

A meeting of the **OVERVIEW AND SCRUTINY PANEL (PERFORMANCE AND GROWTH)** will be held in **CIVIC SUITE, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON PE29 3TN** on **WEDNESDAY, 4 SEPTEMBER 2024** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

## **AGENDA**

### **APOLOGIES**

**1. MINUTES** (Pages 5 - 10)

To approve as a correct record the Minutes of the Overview and Scrutiny Panel (Performance and Growth) meeting held on 10th July 2024.

**Contact Officer: B Buddle**  
**01480 388008**

**2. MEMBERS' INTERESTS**

To receive from Members declarations as to disclosable pecuniary and other interests in relation to any Agenda item.

**Contact Officer: B Buddle**  
**01480 388008**

**3. OVERVIEW AND SCRUTINY WORK PROGRAMME** (Pages 11 - 34)

- a) The Panel are to receive the Overview and Scrutiny Work Programme
- b) Members to discuss future planning of items for the Work Programme

**Contact Officer: B Buddle**  
**01480 388008**

**4. EAST PARK SOLAR FARM** (Pages 35 - 44)

The Panel is invited to comment on the response to the Planning Inspectorate in respect of the East Park Solar Farm as contained within the report.

**Contact Officer: C Fox**  
**01480 388457**



**5. LOCAL PLAN: FURTHER ISSUES AND OPTIONS (Pages 45 - 144)**

The Local Plan: Further Issues and Options report is to be presented to the Panel for comments.

**Contact Officer: C Bond  
01480 387104**

**6. LOCAL PLAN: LAND AVAILABILITY ASSESSMENTS (Pages 145 - 1426)**

The Panel is invited to consider and comment on the Local Plan: Land Availability Assessments.

**Contact Officer: F Schulz  
01480 388432**

**7. LOCAL PLAN: INITIAL SUSTAINABILITY APPRAISAL (Pages 1427 - 3278)**

The Panel is invited to comment on the Local Plan: Initial Sustainability Appraisal Report.

**Contact Officer: C Bond  
01480 387104**

**8. FENS AND LINGS RESERVOIRS UPDATE (Pages 3279 - 3300)**

To receive an update on the Fens and Lings Reservoir Update report which was heard at the Cabinet meeting held on 16th July 2024 under special urgency provisions, as detailed in the Council's Constitution. Further Non-Statutory Consultation is expected in Spring/Summer 2025.

**Contact Officer: C Burton  
01480 388274**

**9. 3C ICT SHARED SERVICE REVIEW (Pages 3301 - 3346)**

The Panel is invited to comment on the 3C ICT Shared Service Review Report.

**Contact Officer: J Taylor  
01480 388119**

**10. FINANCE PERFORMANCE REPORT 2024/25 QUARTER 1 (Pages 3347 - 3398)**

The Panel is invited to comment on the Finance Performance Report 2024/25 Quarter 1 Report.

**Contact Officer: S Russell-Surtees  
01480 388524**

**11. CORPORATE PERFORMANCE REPORT 2024/25 QUARTER 1** (Pages 3399 - 3488)

The Panel is invited to comment on the Corporate Performance Report 2024/25 Quarter 1 Report.

**Contact Officer: N Sloper  
01480 388635**

27 day of August 2024

***Michelle Sacks***

Chief Executive and Head of Paid Service

**Disclosable Pecuniary Interests and other Registerable and Non-Registerable Interests.**

Further information on [Disclosable Pecuniary Interests and other Registerable and Non-Registerable Interests is available in the Council's Constitution](#)

**Filming, Photography and Recording (including Live Streaming) at Council Meetings**

This meeting will be filmed for live and/or subsequent broadcast on the Council's YouTube site. The whole of the meeting will be filmed, except where there are confidential or exempt items. If you make a representation to the meeting you will be deemed to have consented to being filmed. By entering the meeting you are also consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If you have any queries regarding the streaming of Council meetings, please contact Democratic Services on 01480 388169.

The District Council also permits filming, recording and the taking of photographs at its meetings that are open to the public. Arrangements for these activities should operate in accordance with [guidelines](#) agreed by the Council.

**Please contact Mrs Beccy Buddle, Democratic Services Officer (Scrutiny), Tel No. 01480 388008/e-mail [Beccy.Buddle@huntingdonshire.gov.uk](mailto:Beccy.Buddle@huntingdonshire.gov.uk) if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee/Panel.**

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

Agenda and enclosures can be viewed on the [District Council's website](#).

### **Emergency Procedure**

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.

## HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the OVERVIEW AND SCRUTINY PANEL (PERFORMANCE AND GROWTH) held in Civic Suite, Pathfinder House, St Mary's Street, Huntingdon PE29 3TN on Wednesday, 10 July 2024.

PRESENT: Councillor C M Gleadow – Chair.

Councillors A Blackwell, S Cawley,  
S J Corney, I D Gardener, S A Howell,  
R Martin, Dr M Pickering and N Wells.

APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors A R Jennings and D Terry.

IN ATTENDANCE: Councillors S J Conboy and S Wakeford.

### 15. MINUTES

The Minutes of the meeting held on 5th June 2024 were approved as a correct record and signed by the Chair.

### 16. MEMBERS' INTERESTS

Councillor S Corney declared an other registerable interest in minute 24/18 as a member of the North West Cambridgeshire Conservative Association whose office is based within the Ramsey Mews.

Councillor R Martin declared an other registerable interest in minute 24/18 as a member of the North West Cambridgeshire Conservative Association whose office is based within the Ramsey Mews.

### 17. RESPONSES TO QUESTIONS ARISING FROM PREVIOUS MEETINGS

The responses to questions asked at previous meetings were noted.

### 18. OVERVIEW AND SCRUTINY WORK PROGRAMME

With the aid of a report by the Democratic Services Officer (Scrutiny) (a copy of which is appended in the Minute Book) the Overview and Scrutiny Work Programme and the current Notice of Key Executive Decisions which had been prepared by the Leader for the period 1st July 2024 to 31st October 2024 were presented to the Panel.

### 19. MARKET TOWNS PROGRAMME SUMMER UPDATE

By means of a report by the Regeneration and Housing Delivery Manager the Market Towns Programme Summer Update (a copy of which was appended in the Minute Book) was presented to the Panel.

In response to a question from Councillor Pickering, the Panel heard

that in relation to St Neots, only a small number of the shop front grants had been successful, this was due to the remaining applications not fulfilling the criteria for the scheme. The recommendation was that the scheme is expanded to include areas outside of the market towns and previously unsuccessful applications would have the opportunity to reapply.

Following requests for clarification from Councillor Cawley and Councillor Gardener over the proposed purchase of an additional location for the Cromwell Museum and the long term ownership of that property, the Panel were assured that whilst the ownership would sit with Huntingdon Town Council, grant agreement documents would have clauses built in to protect this asset and clarify the use of funds from any future sale.

The Panel heard, following a question from Councillor Pickering, that the gas boiler at the Priority Centre was in good working order and it was not planned to replace this until necessary. In addition it was noted that the current timescales for the project were based upon industry standard assumptions but that it was hoped that additional efficiencies could be established once a contractor was appointed.

Councillor Catmur enquired whether any further hidden risks were anticipated within the St Neots market square project, following the discovery of a previously unidentified pipe through the project, following which, the Panel were advised that all the interrogation into the ground works was now complete, therefore no other unexpected discoveries were anticipated. The Panel were further assured that tolerances had been built into the project timescales and that this was not expected to impact the overall project timescales.

In response to a question from Councillor Martin, the Panel heard that the objections received for the Priory Centre application were no unexpected and that the team were working through those comments. The Panel were also advised that 80% of the anticipated works were internal works and that the external works were looking to bring a more vibrant visual impact for the centre. Work was continuing with the team liaising with planning consultants, conservation team and English Heritage to provide the best solution for all.

Councillor Martin praised the overall plans for the Ramsey project but expressed concern that the proposed pop up shops may affect the street scene and visibility for existing and established businesses. The team were assured that retail champions had been employed to ensure that the scheme would benefit all residents and business owners. The Panel was also assured, following an enquiry from Councillor Catmur, that the popup shops and pedestrianisation of the area were being developed to be accessibility compliant.

Following a question from Councillor Gardener regarding the location of sensors on the Great Ouse River, the Panel heard that detail on this would be sought and brought back to the Panel.

Following the discussion, the Panel were informed that their comments would be added to the Cabinet report in order for an informed decision to be made on the report recommendations

## **20. HUNTINGDONSHIRE PLACE STRATEGY UPDATE**

By means of a report and a presentation by the Assistant Director (Strategic Insights and Delivery) (copies of which are appended in the Minute Book) the Huntingdonshire Place Strategy Update report was presented to the Panel.

Following questions from Councillors Gardener and Cawley, the Panel heard that the Council would be developing its own priorities for the district as it acknowledged that due to working with the County Council, the current plan could not be changed but that the Council could influence future plans. It was also confirmed that local flood groups were not prohibited from applying for funding under the environmental innovation category. It was also acknowledged that although funding was limited, it was also a quick process and alternative funding options were recommended to groups as appropriate.

In response to a question from Councillor Howell on Member involvement, the Panel were advised that this had been hugely successful in giving partners a voice and opportunities to develop this for the future would be investigated and developed.

The Panel were assured, in response to a question from Councillor Martin, that opportunities with health partners were being developed, it was observed that this was a complex field but that the Council aimed to work in conjunction where possible or alternatively in parallel to ensure the best possible outcome for residents. Councillor Martin expressed concern that health partners were unwilling to be influenced by the Council, however the Panel were assured that the development of a Health and Wealth Strategy would address these concerns and would be brought through the democratic cycle in the coming months.

In response to further questions by Councillor Martin and Gardener on the upcoming mayoral elections and how this would affect the CPCA's transport plans and projects, the Panel were assured that a pipeline of projects had been committed to. The Panel were also assured that the Council was aware of the issues in the delivery of the TING bus service and that concerns had been raised with the CPCA to resolve the matter.

Councillor Martin expressed concern that there was an emphasis on buying and eating locally within the strategy but that there did not appear to be a proportionate focus on farming within the district to deliver these objectives. The Panel were assured that many layers existed within the policy and that farming along with associated innovation and technology was well represented.

## **21. PRODUCTIVITY PLANS**

By means of a report by the Corporate Director (People) (a copy of which was appended in the Minute book), the Productivity Plan report was presented to the Panel.

In response to a comment from Councillor Martin, the Panel were

assured that regular benchmarking against industry standards and other neighbouring authorities took place, and that the proposed increase in productivity would not be at the expense of quality. Following a further question from Councillor Martin, the Panel heard that the plans would be embedded within the organisation through key metrics and the Corporate Plan. By using strategic engagement and reporting across the organisation, best practice could be employed for all. It was also noted that the Workforce Strategy would address the required skills and capabilities going forward which would allow for key actions and best practice to be embedded within the culture.

Following a concern raised by Councillor Blackwell regarding the lack of numerical targets, the Panel were assured that metrics and KPIs would be used to measure in each area but that these were already being captured in the performance reports which are regularly brought through the democratic cycle and were therefore not duplicated within this report.

Councillor Pickering observed that there was an issue with some of the links contained within the document, this was noted and the correct documents will be circulated to the Panel following the meeting.

In response to a question from Councillor Wells regarding the 4 day working week model used at South Cambs District Council, the Panel heard that the Council was constantly monitoring best practice and evidence of what works, and continually review opportunities to be more effective. Following a question from Councillor Cawley, the Panel were advised that the aim was not to reduce residents abilities to contact the Council but to reduce the need to contact, by working harder there should be less need to contact the Council. In response to a further question from Councillor Cawley, the Panel heard that AI opportunities were being investigated where they could provide benefit to the Council, with the example of note and minute taking being given as an opportunity currently being explored.

Whereupon it was thereby

**RESOLVED**

that the comments from the Panel would be added to the Cabinet report in order for an informed decision to be made on the report recommendations.

## **22. CORPORATE PEER CHALLENGE**

The Panel were advised that the item was withdrawn from the agenda as the report had not yet been received from the Local Government Association and that it was intended to be heard at the next full Council meeting.

Chair





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## Overview and Scrutiny Work Programme 2024-25

<b>Performance and Growth Agenda Items</b>			
<b>Meeting Date</b>	<b>Pre-Scrutiny</b>	<b>Scrutiny Review</b>	<b>Task and Finish Groups Working Groups</b>
4 <sup>th</sup> September 2024	<ul style="list-style-type: none"> <li>• Local Plan: Further Issues and Options</li> <li>• Local Plan: Land Availability Assessments</li> <li>• Local Plan: Initial Sustainability Appraisal</li> <li>• Review of 3C ICT</li> </ul>	<ul style="list-style-type: none"> <li>• Corporate Performance 2024/25 Quarter 1 Report</li> <li>• Finance Performance 2024/25 Quarter 1 Report</li> <li>• Lincs and Fens Reservoir Update</li> </ul>	
2 <sup>nd</sup> October 2024	<ul style="list-style-type: none"> <li>• Market Towns Programme – Autumn Update</li> </ul>	<ul style="list-style-type: none"> <li>• LGA Peer Challenge – Action Plan</li> </ul>	
5 <sup>th</sup> November 2024		<ul style="list-style-type: none"> <li>• Corporate Performance 2024/25 Quarter 2 Report</li> <li>• Finance Performance 2024/25 Quarter 2 Report</li> <li>• Treasury Management 6 Month Performance Review</li> </ul>	
Unscheduled/Pending Further Details			

## Environment, Communities and Partnerships Agenda Items

Meeting Date	Pre-Scrutiny	Scrutiny Review	Task and Finish Groups Working Groups
5 <sup>th</sup> September 2024	<ul style="list-style-type: none"> <li>Community Health and Wealth Building Strategy</li> </ul>	<ul style="list-style-type: none"> <li>Priority One Delivery Update Quarter 1</li> </ul>	
3 <sup>rd</sup> October 2024	<ul style="list-style-type: none"> <li>HDC Energy Strategy</li> <li>Delivery of Healthy Open Spaces Strategy</li> <li>Huntingdonshire's Priority Landscapes</li> <li>One Leisure PV Solar Installs</li> </ul>	<ul style="list-style-type: none"> <li>BioDiversity Skills In Huntingdonshire</li> <li>Changing Places Closure Report</li> <li>Bio4All Update</li> <li>Climate Adaption Report</li> <li>Annual Parks and Countryside Delivery Report</li> <li>HCP Update</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
6 <sup>th</sup> November 2024	<ul style="list-style-type: none"> <li>Council Tax Support 2025/26</li> <li>Council Tax Premiums</li> </ul>	<ul style="list-style-type: none"> <li>Priority One Delivery Update Quarter 2</li> <li>Accessibility of Public Open Spaces</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
Unscheduled/ Pending Further Details		<ul style="list-style-type: none"> <li>Local Lettings Plan</li> <li>SEUK Update</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>

## Task and Finish Groups

### Performance and Growth

<b>Review of External Appointments to Outside Organisations</b>
<b>Membership:</b> Cllrs S Cawley, S J Corney, I D Gardener and S A Howell
<b>Progress:</b> <b>Summer 2022:</b> Terms of Reference have been established. Questionnaire has been sent to all relevant boards and organisations. Regular meetings are established from September. <b>September 2022:</b> Evidence and information gathering underway. <b>November 2022:</b> Information gathering completed. <b>February 2023:</b> Report presented to O&S Panel and Cabinet <b>March 2023:</b> Cabinet response to the report received by the Panel. <b>July 2023:</b> Communication to be sent to all Councillors who are representatives on outside organisations to advise the new reporting progress. <b>January 2024:</b> Group met to discuss progress and anticipated plan to move forward. <b>Next steps:</b> Regularly review and monitor implementation of recommendations.

## Environment, Communities and Partnerships

<b>Climate Working Group</b>
<b>Members:</b> Cllrs T D Alban, J Kerr, C Lowe and D Shaw <b>Lead Officer:</b> Neil Sloper
<b>Progress:</b> <b>November 2022:</b> Initial Meetings held to establish Terms of Reference for the group. <b>April 2023:</b> Regular meetings established. Evidence and information gathering to be progressed. Group to be involved in the Electric Vehicle Charging Strategy Development. <b>January 2024:</b> Meetings held to discuss proposed work plan for the group and to discuss HVO Fuels project <b>Next Steps:</b> Meetings to be scheduled to allow involvement in proposed works.

<b>Disabled Facilities Grants Group</b>
<b>Members:</b> I P Taylor, B Banks, C Tevlin and C Lowe <b>Lead Officer:</b> Claudia Deeth
<b>Progress:</b> <b>February 2024:</b> Councillors invited to express their interest in being involved with the project. <b>August 2024:</b> initial meeting held and scope of project discussed <b>Next Steps:</b> Further meetings to be scheduled to establish Terms of Reference and timeline for the group.

## NOTICE OF EXECUTIVE KEY DECISIONS INCLUDING THOSE TO BE CONSIDERED IN PRIVATE

**Prepared by:** Councillor Sarah Conboy, Executive Leader of the Council  
**Date of Publication:** 12 August 2024  
**For Period:** 1 September 2024 to 31 December 2024

Membership of the Cabinet is as follows:-

Councillor Details		Councillor Contact Details
Councillor S J Conboy	Executive Leader of the Council and Executive Councillor for Place	Cloudberry Cottage 9 Earning Street Godmanchester Huntingdon PE29 2JD  Tel: 01480 414900 / 07831 807208 E-mail: <a href="mailto:Sarah.Conboy@huntingdonshire.gov.uk">Sarah.Conboy@huntingdonshire.gov.uk</a>
Councillor L Davenport-Ray	Executive Councillor for Climate, Transformation and Workforce	73 Hogsden Leys St Neots Cambridgeshire PE19 6AD  E-mail: <a href="mailto:Lara.Davenport-Ray@huntingdonshire.gov.uk">Lara.Davenport-Ray@huntingdonshire.gov.uk</a>
Councillor S Ferguson	Executive Councillor for Resident Services and Corporate Performance	9 Anderson Close St Neots Cambridgeshire PE19 6DN  Tel: 07525 987460 E-mail: <a href="mailto:Stephen.Ferguson@huntingdonshire.gov.uk">Stephen.Ferguson@huntingdonshire.gov.uk</a>

Councillor J Harvey	Executive Governance Services Councillor for and Democratic	c/o Huntingdonshire District Council Pathfinder House St Mary's Street Huntingdon Cambridgeshire PE29 3TN  Tel: 07941 080531 E-mail: <a href="mailto:Jo.Harvey@huntingdonshire.gov.uk">Jo.Harvey@huntingdonshire.gov.uk</a>
Councillor B Mickelburgh	Executive Councillor for Finance & Resources	2 Grainger Avenue Godmanchester Huntingdon Cambridgeshire PE29 2JT  Tel: 07441 392492 E-mail: <a href="mailto:Brett.Mickelburgh@huntingdonshire.gov.uk">Brett.Mickelburgh@huntingdonshire.gov.uk</a>
Councillor B Pitt	Executive Councillor for Communities, Health and Leisure	17 Day Close St Neots Cambridgeshire PE19 6DF  Tel: 07703 169273 E-mail: <a href="mailto:Ben.Pitt@huntingdonshire.gov.uk">Ben.Pitt@huntingdonshire.gov.uk</a>
Councillor T Sanderson	Deputy Executive Leader and Executive Councillor for Planning	29 Burmoor Close Huntingdon Cambridgeshire PE29 6GE  Tel: 01480 436822 E-mail: <a href="mailto:Tom.Sanderson@huntingdonshire.gov.uk">Tom.Sanderson@huntingdonshire.gov.uk</a>

Councillor S Taylor	Executive Councillor for Parks and Countryside, Waste & Street Scene	66 Wren Walk Eynesbury St Neots Cambridgeshire PE19 2GE  Tel: 07858 032076 E-mail: <a href="mailto:Simone.Taylor@huntingdonshire.gov.uk">Simone.Taylor@huntingdonshire.gov.uk</a>
Councillor S Wakeford	Executive Councillor for Economy, Regeneration and Housing	4 Croft Close Brampton Huntingdon Cambridgeshire PE28 4TJ  Tel: 07762 109210 E-mail: <a href="mailto:Sam.Wakeford@huntingdonshire.gov.uk">Sam.Wakeford@huntingdonshire.gov.uk</a>

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Notice is hereby given of:

- Key decisions that will be taken by the Cabinet (or other decision maker)
- Confidential or exempt executive decisions that will be taken in a meeting from which the public will be excluded (for whole or part).

Notice/agenda together with reports and supporting documents for each meeting will be published at least five working days before the date of the meeting. In order to enquire about the availability of documents and subject to any restrictions on their disclosure, copies may be requested by contacting the Democratic Services Team on 01480 388169 or E-mail [Democratic.Services@huntingdonshire.gov.uk](mailto:Democratic.Services@huntingdonshire.gov.uk).

Agendas may be accessed electronically at the [District Council's website](#).

Formal notice is hereby given under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 that, where indicated part of the meetings listed in this notice will be held in private because the agenda and reports for the meeting will contain confidential or exempt information under Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 (as amended) and that the public interest in withholding the information outweighs the public interest in disclosing it. See the relevant paragraphs below.

Any person who wishes to make representations to the decision maker about a decision which is to be made or wishes to object to an item being considered in private may do so by emailing [Democratic.Services@huntingdonshire.gov.uk](mailto:Democratic.Services@huntingdonshire.gov.uk) or by contacting the Democratic Services Team. If representations are received at least eight working days before the date of the meeting, they will be published with the agenda together with a statement of the District Council's response. Any representations received after this time will be verbally reported and considered at the meeting.



**Paragraphs of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 (as amended) (Reason for the report to be considered in private)**

1. Information relating to any individual
2. Information which is likely to reveal the identity of an individual
3. Information relating to the Financial and Business Affairs of any particular person (including the Authority holding that information)
4. Information relating to any consultations or negotiations or contemplated consultations or negotiations in connection with any labour relations that are arising between the Authority or a Minister of the Crown and employees of or office holders under the Authority
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings
6. Information which reveals that the Authority proposes:-
  - (a) To give under any announcement a notice under or by virtue of which requirements are imposed on a person; or
  - (b) To make an Order or Direction under any enactment
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

Huntingdonshire District Council  
Pathfinder House  
St Mary's Street  
Huntingdon PE29 3TN.

- Notes:-
- (i) Additions changes from the previous Forward Plan are annotated \*\*\*
  - (ii) Part II confidential items which will be considered in private are annotated ## and shown in italic.

Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Reasons for the report to be considered in private (paragraph no.)	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
Local Plan: Further Issues and Options	Cabinet	10 Sep 2024		Clara Kerr, Chief Planning Officer Tel: (01480) 388430 Email: clara.kerr@huntingdonshire.gov.uk		Councillor Tom Sanderson Executive Councillor for Planning	Performance and Growth
Local Plan: and Availability Assessments	Cabinet	10 Sep 2024		Clara Kerr, Chief Planning Officer Tel: (01480) 388430 Email: clara.kerr@huntingdonshire.gov.uk		Councillor Tom Sanderson Executive Councillor for Planning	Performance and Growth

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Local Plan Initial Sustainability Appraisal	Cabinet	10 Sep 2024		Clara Kerr, Chief Planning Officer Tel: (01480) 388430 Email: clara.kerr@huntingdonshire.gov.uk		Councillor Tom Sanderson Executive Councillor for Planning	Performance and Growth
Statement of Consultation	Cabinet	10 Sep 2024		Clara Kerr, Chief Planning Officer Tel: (01480) 388430 Email: clara.kerr@huntingdonshire.gov.uk		Councillor Tom Sanderson Executive Councillor for Planning	Performance and Growth

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Huntingdonshire's Priority Landscapes	Cabinet	10 Sep 2024		Nick Massey, Project Manager - Biodiversity for All and Open Spaces Tel: (01480) 388388 Email: nick.massey@huntingdonshire.gov.uk		Councillor Simone Taylor Executive Councillor for Open Spaces, Waste and Street Scene	Environment, Communities and Partnerships
Community Health and Health Strategy and Fund***	Cabinet	10 Sep 2024		Oliver Morley, Interim Managing Director Tel: (01480) 388103 Email: oliver.morley@huntingdonshire.gov.uk		Councillor Ben Pitt Executive Councillor for Community, Health and Leisure	Environment, Communities and Partnerships

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Response to Planning Inspectorate for East Park Solar Farm***	Cabinet	10 Sep 2024		Clara Kerr, Chief Planning Officer Tel: (01480) 388430 Email: clara.kerr@huntingdonshire.gov.uk		Councillor Tom Sanderson Executive Councillor for Planning	Performance and Growth
Review of 3C T***	Cabinet	10 Sep 2024		John Taylor, Chief Operating Officer Tel: (01480) 388119 Email: John.taylor@huntingdonshire.gov.uk		Councillor Lara Davenport-Ray Executive Councillor for Climate, Transformation and Workforce	Performance and Growth

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Market Towns Autumn Update	Cabinet	15 Oct 2024		Pamela Scott, Regeneration and Housing Delivery Manager Tel: (01480) 388486 Email: pamela.scott@huntingdonshire.gov.uk		Councillor Sam Wakeford Executive Councillor for Jobs, Economy and Housing	Performance and Growth
Home Leisure PV Solar Installs	Cabinet	15 Oct 2024		Neil Sloper, Assistant Director Strategic Insights and Delivery Tel: (01480) 388635 Email: neil.sloper@huntingdonshire.gov.uk		Councillor Lara Davenport-Ray Executive Councillor for Climate, Transformation and Workforce	Environment, Communities and Partnerships

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HDC Energy Statement <sup>***</sup>	Cabinet	15 Oct 2024		Helen Lack, Development Manager Tel: (01480) 388658 Email: helen.lack@huntingdonshire.gov.uk		Councillor Lara Davenport-Ray Executive Councillor for Climate, Transformation and Workforce	Environment, Communities and Partnerships
Council Tax Support 2025/26 <sup>***</sup>	Cabinet	12 Nov 2024		Katie Kelly, Revenue and Benefits Manager Tel: (01480) 38151 Email: katie.kelly@huntingdonshire.gov.uk		Councillor Stephen Ferguson Executive Councillor for Resident Services and Corporate Performance	Environment, Communities and Partnerships

Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Reasons for the report to be considered in private (paragraph no.)	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
Council Tax Premiums***	Cabinet	12 Nov 2024		Katie Kelly, Revenue and Benefits Manager Tel: (01480) 38151 Email: katie.kelly@huntingdonshire.gov.uk		Councillor Stephen Ferguson Executive Councillor for Resident Services and Corporate Performance	Environment, Communities and Partnerships
Infrastructure Funding Statement***	Cabinet	10 Dec 2024		Claire Burton, Implementation Team Leader Tel: (01480) 388274 Email: Claire.burton@huntingdonshire.gov.uk		Councillor Tom Sanderson Executive Councillor for Planning	Performance and Growth



Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Reasons for the report to be considered in private (paragraph no.)	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
Affordable Housing Delivery***	Cabinet	10 Dec 2024		Pamela Scott, Regeneration and Housing Delivery Manager Tel: (01480) 388486 Email: pamela.scott@huntingdonshire.gov.uk		Councillor Sam Wakeford Executive Councillor for Jobs, Economy and Housing	Performance and Growth

**Public**  
**Key Decision - Yes**

## HUNTINGDONSHIRE DISTRICT COUNCIL

**Title/Subject Matter:** East Park Solar Farm

**Meeting/Date:** 4th September 2024 Overview & Scrutiny  
(Performance and Growth)

**Executive Portfolio:** Executive Councillor for Planning

**Report by:** Chief Planning Officer

**Ward(s) affected:** Great Staughton

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### RECOMMENDATION

The Panel is invited to comment on the response to the Planning Inspectorate in respect of the East Park Solar Farm as contained within the report attached.

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**Public**  
**Key Decision – Yes**

## **HUNTINGDONSHIRE DISTRICT COUNCIL**

**Title/Subject Matter:** East Park Solar Farm

**Meeting/Date:** 4<sup>th</sup> September – Overview and Scrutiny  
(Performance and Growth)  
10<sup>th</sup> September - Cabinet

**Executive Portfolio:** Executive Councillor for Planning

**Report by:** Chief Planning Officer

**Wards affected:** Great Staughton

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### **Executive Summary:**

East Park Energy is a proposed new solar farm and energy battery storage scheme that is located to the north-west of St Neots, straddling the Huntingdonshire District, Bedfordshire (Bedford Borough) and Cambridgeshire County boundaries. The scheme proposes connection to the National Grid at the existing substation at Eaton Socon.

The Scheme as proposed would be capable of generating and exporting more than 50 megawatts of renewable energy; therefore, it meets the threshold to be a solar National Significant Infrastructure Project (NSIP) rather than determined by the Local Planning Authorities.

The Applicant has an export agreement with National Grid to provide 400 megawatts of renewable energy generation via the Eaton Socon Substation to the west of St Neots. A 100MW Battery Energy Storage Facility is proposed to be co-located with the solar infrastructure to allow for energy storage at times when grid demand is lower.

As an NSIP application (for which a Development Consent Order (DCO) is required), the proposed solar farm will not be determined locally by Huntingdonshire District Council with input by the County Council. Responsibility for accepting, examining and determining NSIP applications rests with the Secretary of State (in this case the SoS for Energy Security and Net Zero). The Planning Inspectorate (PINS) carries out certain functions related to national infrastructure planning on behalf of the Secretary of State. During the consultation and examination of the NSIP all stakeholders will be invited to comment but their comments are to be submitted directed to PINS, on behalf of the SoS.

The project has been submitted to the Planning Inspectorate and is still at pre-application stage; the applicant's intention is for a round of statutory consultation to take place w/c 24th September. Non-statutory pre-application consultation took place in Autumn 2023, this included stakeholders and the local community including Cabinet Members and Ward Councillors for the three Host Authorities being invited to attend a briefing on the 13th October 2023. The applicant submitted their Environmental Impact Assessment Scoping Report to PINS on 30 October 2023.

A Memorandum of Understanding has been entered into between the three Host Authorities (HDC, Cambridge County Council and Bedford Borough Council) and we are in the final stages of agreeing a shared Planning Performance Agreement with the applicant. This collaborative joint working allows us to share resource where possible.

Due to the statutory timings associated with NSIPs and the DCO process, a short window of time is given in order for consultation documentation to be considered and responded to by specialists across the Council. As such the proposal this report seeks authorisation for is the responses to the formal consultations to be prepared with officers and authorisation delegated to the Chief Planning Officer, in consultation with the Leader and Executive Councillor for Planning.

**Recommendation(s):**

**The Cabinet is**

**RECOMMENDED**

1. delegate authority to the Chief Planning Officer, in consultation with the Leader and Executive Councillor for Planning to take all associated action necessary in the interests of the efficient and timely conduct of the Council's compliance with the East Park Solar Farm DCO procedures including but not limited to:
  - a) prepare the Council's responses to any written questions from the Examining Authority during the DCO Examinations and to submit those to the Examining Authority,
  - b) settle the content of and submit any Written Representations to the Examining Authority,
  - c) to negotiate, settle and complete any legal agreements relevant to secure the granting of a DCO pursuant to the applications,
  - d) settling and the submission of the Statement of Common Ground to the Examining Authority,
  - e) the instruction of witnesses and legal advisors throughout the Examination process if required,
  - f) the discharge of DCO requirements made under any development consent order granted by Secretary of State.

## **1. PURPOSE OF THE REPORT**

- 1.1 This report provides an overview of the East Park Energy Solar Farm Development Consent Order (DCO) application. This solar farm will cross two counties and includes three 'Host Authorities', namely Huntingdonshire District Council (HDC), Cambridgeshire County Council (CCC) and Bedford Borough Council (BBC). It sets out the background to these proposals at this stage, which is part of the pre-app stage prior to the submission of the project as a Development Consent Order (DCO) application. Due to the timing of the consultation, delegation is sought to enable the Council response to be submitted within the statutory, short timelines.

## **2. WHY IS THIS REPORT NECESSARY/BACKGROUND**

- 2.1 The East Park Solar Farm is recognised as a Nationally Significant Infrastructure Project (NSIP). A statutory consultation is currently planned for late September 2024. This will be a formal consultation undertaken by the applicant that will need to comply with all statutory requirements. To avoid any undue delay to the NSIP process and Examination, it is important that the tight deadlines set out in the Examination Timetable are met. The timescale for handling an NSIP application are set out in the legislation. It is noted that PINS, as the Examining Authority, may disregard late responses, which is why officers are seeking to follow PINS guidance and get delegation in place to allow for comments to be provided in time. PINS guidance document for Local Authorities sets out the following timescales for the DCO process:

- Scoping Response (28 Days)
- Statement Of Community Consultation Response (28 Days)
- Principal Areas of Disagreement Summary Statement
- Non-Statutory and Statutory Consultation Response (Deadline For Response Provided by The Applicant)
- Adequacy Of Consultation Milestone Response
- Adequacy Of Consultation Representation (14 Days)

At the pre-examination and examination stages there are activities that are also likely to need approval, such as:

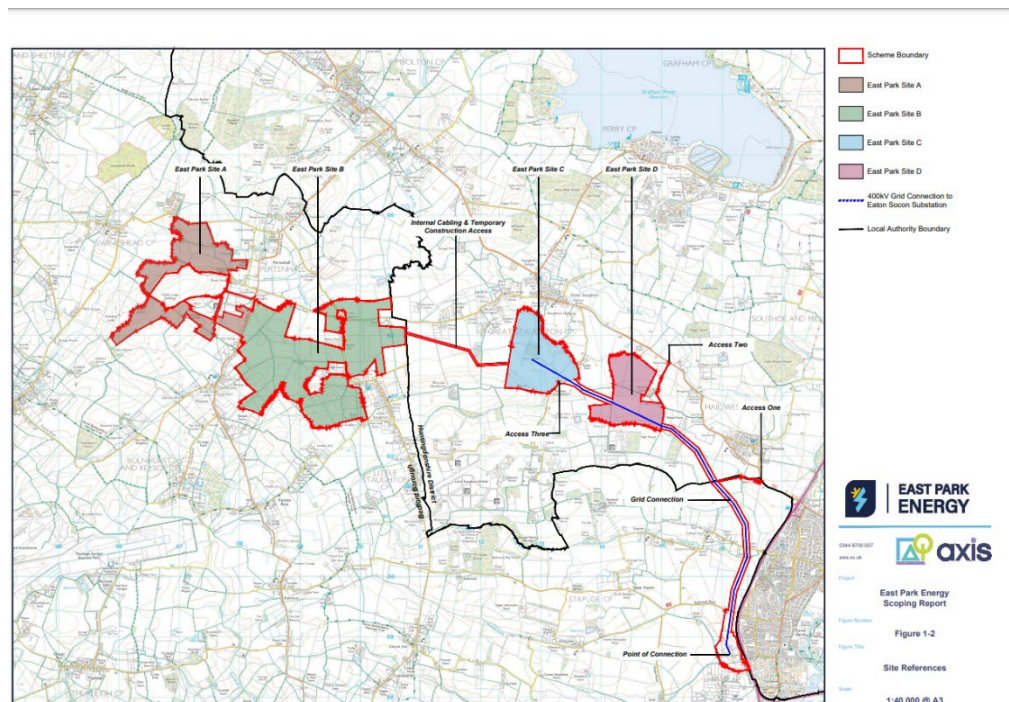
- Relevant Representation (Minimum 30 Days)
- Local Impact Report (Early in the Examination Stage)
- Written Representation (Early in the Examination Stage)
- Responses to the Examining Authority's Written Questions and Requests For Information
- Statement Of Common Ground (to be agreed, where possible, by the close of Examination – a maximum of 6 Months, or 4 Months For Fast-Track Consent Applications)
- DCO Obligation (If Appropriate)

- 2.2 Early engagement will also ensure that that broader key objectives of the Councils Corporate Plan and Place Strategy can be shared with the applicant, ensuring that opportunities are maximised for Huntingdonshire across key themes, including (but not limited to) ensuring skills

opportunities in delivery are maximised for the residents of Huntingdonshire alongside ensuring ambitious Biodiversity Net Gain is part of the scheme.

### 3. EAST PARK PROPOSALS

- 3.1 East Park Energy is a proposed new solar farm and energy battery storage scheme that is located to the north-west of St Neots, straddling the Huntingdonshire District, Bedfordshire (Bedford Borough) and Cambridgeshire County boundaries. The scheme proposes connection to the National Grid at the existing substation at Eaton Socon. The plan below indicates the proposal with the black line marking the Council boundaries with land to the east and north of the line being within HDC, and land to the west and south lying within BBC. The site is in the Great Staughton Ward with Great Staughton and Hail Weston parishes falling within the HDC administrative area.



- 3.2 The Applicant has an export agreement with National Grid to provide 400 megawatts of renewable energy generation via the Eaton Socon Substation to the west of St Neots. A 100MW Battery Energy Storage Facility is proposed to be co-located with the solar infrastructure to allow for energy storage at times when grid demand is lower.
- 3.3 As the scheme would be capable of generating and exporting more than 50 megawatts of renewable energy it meets the threshold to be a solar NSIP rather than determined by the Local Planning Authorities. As an NSIP application the proposed solar farm will not be determined by Huntingdonshire District Council with input by the County Council as responsibility for accepting and examining the NSIP applications rests with the Secretary of State (for Energy Security and Net Zero). The Planning Inspectorate (PINS) carries out certain functions related to national infrastructure planning on behalf of the Secretary of State.

## 4. CONSULTATION

- 4.1 The project has been submitted to the Planning Inspectorate and is still at pre-application stage; the applicant's intention is for a round of statutory consultation to take place w/c 24th September.
- 4.2 As an NSIP proposal, the East Park Energy Solar Farm Project has already undertaken pre-application consultations in Autumn 2023 with stakeholders and the local community at the non-statutory consultation stage including Cabinet Members and the Ward Cllr being invited to attend a briefing on the 13<sup>th</sup> October. This has taken place alongside pre-application discussions on technical matters with key specialisms within the three Host Authorities, to help inform their proposal prior to the submission of their application to PINS and further to the Scoping Opinion adopted by PINS.
- 4.3 Once East Park Energy submits their DCO application to PINS for the solar farm project, currently programmed for Q1 of 2025, the project will move into the 'acceptance' stage. If their application is accepted for examination by PINS, the Council should be notified of this, including whether the Secretary of State will appoint a single Examining Inspector, or a panel of up to five Examining Inspectors (known as the Examining Authority (ExA)) to examine the application. The Examination is carried out in public.
- 4.4 Following notification of the above, the local authorities will then be notified of the preliminary meeting to discuss procedural matters. After which an Examination timetable should be set, including tight deadlines for when information needs to be submitted to PINS. At the pre-examination stage, local authorities are encouraged to continue to engage with the developer. Agreement on any remaining issues should be sought and/or negotiations continued. There may also be the need to continue negotiation in respect of any compulsory acquisition affecting any local 'host' authority's land holdings or interests. Reaching agreement on as many issues as possible in advance of the examination is likely to lead to a more focused and expedient examination process for all participants.
- 4.5 During the Examination, the local authorities will:
- Respond to the Examining Authority's (ExA's) written questions which are normally based on an initial assessment of the application, (including the principal issues of the proposed scheme), and the representations received from interested parties;
  - Prepare and submit to PINS a Local Impact Report (LIR), setting out the likely impacts of the proposed scheme on the Huntingdonshire area by using local knowledge and robust evidence, and set out the relevant local planning policy framework and guidance;
  - Prepare and submit to the Planning Inspectorate a Statement of Common Ground (SOCG), a joint written statement between the applicant and the Council and/or other parties or Host Authorities, setting out matters that they agree or disagree on; and



- Represent the Council and make oral representation at the issue specific hearing(s) and if necessary the open floor hearing(s). The subject of the hearings is based on specific elements / issues of the application that are raised during the NSIP process.
- There is also provision in the Planning Act 2008 (as amended) for the applicant to apply for other consents, for example Compulsory Purchase Order (CPO) and drainage consents, deemed by a DCO.

4.6 Local Authorities are statutory consultees in the NSIP process and it should be noted that the views of the local community, including Town and Parish Councils have to be submitted as Relevant Representations directly to PINS and that HDC, as a Host Authority, cannot respond on behalf of individual parties.

## **5. COMMENTS OF OVERVIEW & SCRUTINY**

5.1 The comments of the relevant Overview and Scrutiny Panel will be forwarded to Cabinet prior to its consideration of the report.

## **6. KEY IMPACTS / RISKS**

6.1 The key impact from not carefully considering the solar farm proposals could be significant negative impacts on ecology, landscape and heritage and that views of Huntingdonshire communities are not heard. With that in mind, and given the defined timescales of the DCO it is important that any formal response of HDC is submitted within the defined DCO timescales. It cannot be assumed that PINs would grant any extension of time.

6.2 In the event of tight timescales that do not allow for the formal cycle of meetings delegations are sought now to ensure prompt responses to future consultations.

## **7. WHAT ACTIONS WILL BE TAKEN/TIMETABLE FOR IMPLEMENTATION**

7.1 Subject to Cabinet approval of the recommendations in this report, the Council will continue to work with the East Park applicants, Bedford Borough Council and Cambridgeshire County Council and respond to submissions as required by PINS.

## **8. LINK TO THE CORPORATE PLAN, STRATEGIC PRIORITIES AND/OR CORPORATE OBJECTIVES**

(See [corporate-plan.pdf \(huntingdonshire.gov.uk\)](#))

8.1 This will help to deliver across a range of the Council's Corporate Plan priorities specifically Creating a better Huntingdonshire for future generations by:

- Forward-thinking economic growth – 32. Continue to update the Local plan.
- Forward-thinking economic growth - 36. Influence delivery of infrastructure including East West Rail, A428, A141 Strategic Outline Business Case and future Transport Strategies
- Lowering carbon emissions – 44. Support community projects and plans that reduce carbon emissions.
- Lowering carbon emissions – 45. Deliver Biodiversity for All (2023-2025) to enable community action and support green skills development.

## **9. LEGAL IMPLICATIONS**

- 9.1 There are no significant implications for this priority, other than the financial and resource implications required to support this project, which has the potential to include significant legal advice. Part 6 of the Planning Act 2008 sets out the legal requirements regarding Development Consent Order applications.

## **10.RESOURCE IMPLICATIONS**

- 10.1 A Memorandum of Understanding has been entered into between the three Host Authorities and we are in the final stages of agreeing a shared Planning Performance Agreement with the applicant in order to share resource where possible with some income received for non-statutory elements of the DCO process. However, for the formal statutory processes HDC will not be reimbursed for the additional resource
- 10.2 This NSIP is in addition to the requirement to determine planning applications within their statutory timelines and work to support the development of the new Local Plan. . A number of specialist officers across the Council are engaging in this process. As a NSIP this resource is considered necessary and is programmed and monitored within Planning Services and the wider Council. Specialist officer input will increase as the NSIP progresses, and through the DCO examination. Resource will need to be carefully planned for and balanced against other areas of statutory work including the determination of planning application and progress of the Local Plan.
- 10.3 There may be future budget implications for resource and or legal support through the formal DCO process.

## **11.HEALTH, ENVIRONMENT, CLIMATE CHANGE AND POLICY IMPLICATIONS**

- 11.1 As the NSIP progress, specialist officers will consider all appropriate implications for our current and future communities and businesses in responding appropriately and proportionately to the application.
- 11.2 Through the consultation process East Park will be strongly encouraged to maximise opportunities for environmental enhancements, to maximise biodiversity net gain and inclusion of PROW enhancements where

possible, which will contribute to environmental and ecology improvements while improving health and wellbeing of residents.

## **12. REASONS FOR THE RECOMMENDED DECISIONS**

- 12.1 Delegation is recommended to meet the requirements for responses to the East Park DCO process as set out by PINS as the Examining Authority.

## **13. LIST OF APPENDICES INCLUDED**

- 13.1 None appended.

## **14. BACKGROUND PAPERS**

- Planning Act 2008 (as amended); [Planning Act 2008 \(legislation.gov.uk\)](http://legislation.gov.uk)
- Planning Inspectorate (PINS) National Significant Infrastructure Project (NSIP) Guidance and Advice Notes; [Nationally Significant Infrastructure Projects: Advice pages - GOV.UK \(www.gov.uk\)](http://www.gov.uk) of particular note is [Nationally Significant Infrastructure Projects: Advice for Local Authorities - GOV.UK \(www.gov.uk\)](http://www.gov.uk)
- NSIP Energy Policy Statements; [National Policy Statements for energy infrastructure - GOV.UK \(www.gov.uk\)](http://www.gov.uk)
- East Park Energy Solar Farm Project website; [Home - East Park Energy](#)
- PINS Project Page for East park Energy Solar Farm NSIP Project; [East Park Energy - Project information \(planninginspectorate.gov.uk\)](http://planninginspectorate.gov.uk)

## **15. CONTACT OFFICER**

Name/Job Title: Charlotte Fox, Strategic Development Team Leader  
Tel No: 01480 388457  
Email: [charlotte.fox@huntingdonshire.gov.uk](mailto:charlotte.fox@huntingdonshire.gov.uk)

**Public**  
**Key Decision - Yes**

## HUNTINGDONSHIRE DISTRICT COUNCIL

**Title/Subject Matter:** Further Issues and Options 2024 engagement paper for the Local Plan Update

**Meeting/Date:** Overview & Scrutiny (Performance and Growth  
**4 September 2024**

**Executive Portfolio:** Executive Councillor for Planning

**Report by:** Chief Planning Officer

**Ward(s) affected:** All Wards

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### RECOMMENDATION

The Overview and Scrutiny Panel is invited to comment on the Further Issues and Options 2024 engagement paper for the Local Plan Update from the Cabinet report attached.

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**Public**  
**Key Decision – Yes/No**  
\* Delete as applicable

## HUNTINGDONSHIRE DISTRICT COUNCIL

**Title/Subject Matter:** Further Issues and Options 2024 engagement paper for the Local Plan Update

**Meeting/Date:** Overview and Scrutiny (Performance and Growth) – 4 September 2024  
Cabinet – 10 September 2024

**Executive Portfolio:** Executive Councillor for Planning

**Report by:** Chief Planning Officer

**Ward(s) affected:** All Wards

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### **Executive Summary:**

Local Plan preparation is highly shaped by statutory requirements. A local planning authority is required under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 to invite representations on the potential content of any future development plan document.

Engagement on the content of the Local Plan Update started at the beginning of 2023. The three 'Issues Engagement Papers' from published for engagement in April 2023 have been analysed and the responses have contributed to the next stage of preparation of the Local Plan Update.

This report presents the proposed Further Issues and Options 2024 engagement paper which gives options on potential strategy and policy areas for inclusion in the Local Plan Update. Its purpose is to provide our communities with their next opportunity to help shape the future development plan for Huntingdonshire. This report is linked to those on the Land Availability Assessments and Sustainability Appraisal which all form part of this set of engagement opportunities.

A communications plan has been prepared in collaboration with the Communications team. The intention is to use a multi-channel approach to communications to try to maximise the diversity of residents, organisations and businesses who can engage with and make comments on the Further Issues and Options 2024. A 10 week engagement period is proposed to run from 18 September to 27 November 2024.

### **Recommendation(s):**

The Cabinet/Committee is

## **RECOMMENDED**

- 1) To endorse the content of the Further Issues and Options 2024
- 2) To agree that the Further Issues and Options 2024 paper be published for public engagement for ten weeks between 18 September and 27 November 2024 under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012
- 3) To grant delegated authority to the Chief Planning Officer, in consultation with the Executive Councillor for Planning to make any necessary typographical or other minor changes to the Report prior to its publication for consultation.

## **1. PURPOSE OF THE REPORT**

- 1.1 Public engagement is a key element of preparation of a Local Plan. This report presents an engagement document which gives options on potential strategy and policy areas for inclusion in the Local Plan Update. This is to provide our communities with their next opportunity to help shape the future development plan for Huntingdonshire. This report is linked to those on the Land Availability Assessments and Sustainability Appraisal which all form part of this set of engagement opportunities.

## **2. BACKGROUND**

- 2.1 The Further Issues and Options 2024 engagement paper builds on the series of engagement opportunities that took place throughout the spring and early summer of 2023. In particular, it responds to comments that were made on the series of Issues Engagement Papers (full, summary and easy read) and builds these into options for inclusion in the Preferred Options draft Local Plan Update for next year.
- 2.2 A local planning authority is required under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 to invite representations from specific and general consultations bodies, residents and those carrying on businesses within the district on what the Local Plan should contain. This is reflected in the National Planning Policy Framework in paragraph 16c). This engagement opportunity would fulfil this statutory requirement. The engagement will align with the methods established in the Statement of Community Involvement approved by Cabinet on 24 January 2023.
- 2.3 Regulation 22 (1) (c) of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), asks that the Council provides a document to demonstrate how the plan has been shaped. This Statement of Consultation forms a supporting document to preparation of the Local Plan. It reports the engagement opportunities that were made available throughout spring and early summer 2023 on the Sustainability Appraisal Scoping report, the Statement of Community Involvement, the Sustainability of Settlements (Settlement Hierarchy) and Land Availability Assessment methodologies, the Call for Sites and the Issues Engagement Papers. The Statement of Consultation summarises the comments and representations received to each of these and explains how we have taken them into account in preparation of this stage. It is an iterative document with this forming the initial version of it; it will be updated after each main phase of engagement.

## **3. FURTHER ISSUES AND OPTIONS 2024 ENGAGEMENT PAPER**

- 3.1 The Further Issues and Options 2024 engagement paper (Appendix 1) starts with an executive summary which highlights the topics that are covered and stresses that people do not need to read all of it, they are welcome to jump straight to the topics they are interested in and only read



and respond on those areas of interest if they wish to. This is followed by an Introduction which explains what we have to do, what we have done so far towards updating the Local Plan, how the document is structured and how it links to other aspects of this phase of engagement which are addressed in the related two reports also being presented to this meeting.

3.2 This is followed by 11 topic-based chapters covering:

- Local Plan Vision and Objectives – what sort of place we want to be and how we achieve sustainable development
- A Settlement Hierarchy for Huntingdonshire – how we can group our towns and villages based on their service provision, size and function
- Approach to Economy and Employment – how and where we should try to grow our local economy
- Housing Figures and Requirement – how we support provision of the homes needed here
- Achieving Well Designed Places – what our design aspirations are for creating high quality places
- Growth Strategy Options – illustrates different ways we could distribute new development around the district
- Our Green and Blue Infrastructure – looks at how we balanced growth with nature and open space to support biodiversity, recreation and landscape enhancement
- The Approach to Climate Change – how we can contribute to national objectives on emissions reductions and ambitious we should be
- Tackling Flooding and Water – how we manage our limited water supplies and minimise the impacts of flood risk
- Housing Tenures and Housing Mix – focuses on the housing choices people have and how we meet the needs of specific groups within our community
- Transport and Connectivity – considers how we can contribute towards reducing the need to travel and promoting access to sustainable and active travel choices

3.3 Each topic-based chapter is structured in a consistent manner to help people navigate the document. The four sections are:

- Introduction - to briefly explain the issue
- What you told us - a summary of the points raised in 2023's Issues Engagement Papers
- What is this about? - a discussion of our adopted policies, changes in national policy and guidance since they were agreed in 2019 and what any evidence we have so far is telling us
- What should we do? - this sets out the options that we think might be possible and asks for opinions on them

3.4 A choice of options is presented within each topic-based chapter with the number of options varying depending on the nature of the issue. This is part of enabling us to demonstrate through the Examination in public process that we have considered reasonable alternatives to the

approaches that we include in the Local plan Update. Most sets of options also include the opportunity for people to suggest an alternative option should they wish to. Direct questions are posed on some issues to explore them where this approach is more appropriate.

#### **4. PROPOSED ENGAGEMENT APPROACH**

4.1 The intention is to use a multi-channel approach to communications to try to maximise the diversity of residents, organisations and businesses who can engage with and make comments on the Further Issues and Options 2024. A 10 week engagement period is proposed to run from 18 September to 27 November 2024.

4.2 A communications plan has been prepared in collaboration with the Communications team which will cover online, social media, face to face and traditional media methods of publicising the engagement opportunities. Videos will be used to present accessible information on the engagement opportunities.

4.3 All material will also be available through our online engagement portal and information and links added on Let's Talk Huntingdonshire and the Council's main website.

4.4 At the time of writing this report workshops are proposed specifically for Members and Town and Parish Councils to provide support through explaining the purpose and content of the Further Issues and Options 2024 and other related engagement opportunities (particularly the site assessments). These are also proposed to provide advice and support on how to respond to the engagement opportunities. Workshops and individual meetings will also be held with other stakeholder groups, such as adjoining local authorities, to ensure the requirements of the duty to co-operate are met.

4.5 To provide face to face engagement opportunities seven exhibitions are proposed around the district at Huntingdon, Kimbolton, Ramsey, Sawtry, St Ives, St Neots and Yaxley. The opportunity will be taken to attend other events such as the Parishes Forum and the Annual Climate Conference.

4.6 Social media, banners in places such as parks, posters on the Council's refuse freighters will all be used to draw attention to engagement opportunities. The support of Members and Town and Parish Councils will be sought to raise awareness, for example through provision of posters for local noticeboards.

#### **5. COMMENTS OF OVERVIEW & SCRUTINY**

5.1 The comments of the relevant Overview and Scrutiny Panel will be circulated to the Cabinet prior to its consideration of the report.

## **6. RISKS**

- 6.1 An updated draft National Planning Policy framework was published for consultation was launched on 30 July 2024 and will close on 24 September 2024. This will change the policy environment within which the Local Plan Update is prepared. The government intends to reintroduce mandatory housing targets and has put forward a revised 'standard method' for calculating the number of new homes the Local Plan is expected to accommodate. The housing requirement options set out in chapter 6 take account of this proposed change by including both the potential number of homes required through the current approved methodology and the potential number through the draft proposed methodology.
- 6.2 The Planning and Infrastructure Bill was introduced during the King's speech on 17 July 2024. This includes proposals for improving land assembly processes which may impact the Local Plan preparation process, particularly regarding the overall growth strategy and potential site allocation choices.

## **7. LINK TO THE CORPORATE PLAN, STRATEGIC PRIORITIES AND/OR CORPORATE OBJECTIVES**

- 7.1 The Further Issues and Options 2024 aligns strongly with priority 2 of the Corporate Plan 2023-2028 which seeks to create a better Huntingdonshire for future generations. It contains options relating to each aspect of 'Improving housing', 'Forward thinking economic growth' and 'Lowering our carbon emissions'. It also aligns with priority 1 on improving the quality of life for local people through options relating to creating well-designed places that people are proud to call home, providing affordable homes to help those who need them and attracting employers and visitors.

## **8. LEGAL IMPLICATIONS**

- 8.1 The Council must follow due Regulations in preparing the Local Plan. Eventually, once the final document is adopted, the Council has a legal duty to determine planning applications in accordance with development plan policies unless there are material considerations that indicate otherwise.

## **9. RESOURCE IMPLICATIONS**

- 9.1 There are limited financial resource implications directly for the engagement work, primarily for exhibition hall hire and board production, publicity materials and printing. Staffing for the exhibitions will be drawn from across the wider Planning department. The Local Plan Update has a rolling budget for preparation to cover the costs of specialisation evidence preparation by consultants and legal representation for the examination in public stage. The Further Issues and Options public engagement will also

encompass that for the Land Availability Assessment and Sustainability Appraisal that are presented in the two following items.

## **10. HEALTH IMPLICATIONS**

- 10.1 The well-designed places element of the Further Issues and Options contains a strong focus on facilitating healthy lifestyle choices through incorporation of active travel routes within new developments. The more detailed design aspects that will result from this and the influence of the climate change response will assist with long term health implications relating to aspects such as heating and cooling of buildings and air pollution.

## **11. ENVIRONMENT AND CLIMATE CHANGE IMPLICATIONS**

- 11.1 Paragraph 9 of the National Planning Policy Framework requires that 'planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.' This includes ensuring that the Local Plan and its policies meet the principles of sustainable development; achieving net gains from an economic, social and environmental perspective defined in NPPF paragraph 8 as follows:

- a) 'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

- 11.2 The Council's response to climate change and promotion of environmental sustainability run throughout the Further Issues and Options 2024. In particular, chapter 10 directly sets out options regarding climate change and the Council's level of ambition and approaches in responding to these. Other aspects of our response are addressed through topic-based chapters such as Flooding and Water and Achieving Well Designed Places. The Local Plan Update is supported by a series of evidence base documents relating to climate change providing expert recommendations on the approaches to be taken.

## **12. OTHER IMPLICATIONS**

- 12.1 Equalities impact assessment is not required at this stage of Local Plan preparation as there are no draft policies yet.

## **13. REASONS FOR THE RECOMMENDED DECISIONS**

13.1 Public engagement is a statutorily required element of local plan preparation. It will also contribute towards achieving action 32 of the Corporate Plan 2023 – 2028's annual Action Plan for this year, "Continue the update to the Local plan, including updating evidence bases in line with National Planning Policy, particularly where it relates to Economy, Environment and Housing.". Receipt and consideration of responses from residents, businesses, organisations and other stakeholders will contribute towards preparation of the Preferred Options Draft Local Plan Update.

13.2 The recommendations are therefore:

- To endorse the content of the Further Issues and Options 2024
- To agree that the Further Issues and Options 2024 paper be published for public engagement for ten weeks between 18 September and 27 November 2024 under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012
- To grant delegated authority to the Chief Planning Officer, in consultation with the Executive Councillor for Planning to make any necessary typographical or other minor changes to the document prior to its publication for consultation.

## **14. LIST OF APPENDICES INCLUDED**

Appendix 1 – Further Issues and Options 2024

## **15. BACKGROUND PAPERS**

- [Cabinet report 18 April 2023 – Local Plan Issues Engagement Papers](#)
- [Cabinet report 24 January 2023 – Huntingdonshire Local Plan Review and Proposed Update](#)
- [Cabinet report 24 January 2023 – Statement of Community Involvement 2023](#)
- [Planning and Compulsory Purchase Act 2004](#)
- [Environment Assessment of Plans and Programmes 2004](#)
- [National Planning Policy Framework](#)

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## Further Issues and Options 2024



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## 1 Executive Summary

The purpose of a Local Plan is to set out a vision and policy framework for the future development of the district. It is expected to provide for enough new development to meet the needs of the district and to provide policies to guide that development. It will be used to judge planning applications against. Public engagement is a strong part of the process to make sure that the Local Plan reflects the needs and aspirations of local people and businesses.

### This Further Issues and Options Engagement paper

This document sets out options for a series of issues that are key to the future planning of Huntingdonshire. There are 11 topics with each chapter structured as:

- Introduction - to briefly explain the issue
- What you told us - a summary of what people told us on the 2023' consultation about the issue
- What is this about? - this gives context to the issue explaining our adopted policies, changes in national policy and guidance since they were agreed in 2019 and what any evidence we have so far is telling us. Some suggest potential pros and cons of an option
- What should we do? - this sets out the options that we think might be possible, and asks you to select an option or options from a list of choices on how we can address the issue through the Local Plan. Many also give you the chance to suggest other approaches if you think they could work well here too. Some contain a series of sub-issues where detailed opinions would be valuable to us. Some also have additional questions relating to the issue.

You don't have to read the whole document, please feel free to use the links below to jump straight to the bits you're interested in.

2 'Introduction' - this covers what we have to do, what we have done so far, explains this Further Issues and Options consultation, explains other parts of this consultation phase, lets you know how to respond to the consultation and tells you what we think the end date of the Local Plan Update should be.

3 'Local Plan Vision and Objectives' - this is about setting a vision which aims to achieve sustainable development by outlining what sort of place we want Huntingdonshire to be in the future. This will help set a clear direction for the Local Plan, and to ensure the vision is delivered it is supported by a series of objectives.

4 'A Settlement Hierarchy for Huntingdonshire' - this looks at how we can group our towns and villages into certain categories based on levels of services, size and function to create a hierarchy which can then be used to determine and develop planning policies in an area and helps to decide where new growth should be distributed.

5 'Approach to Employment and Economy' - this asks about the sort of businesses and jobs we should be looking to attract in Huntingdonshire, and how and where we should try to grow our local economy.

6 'Housing Figures and Requirement' - this looks a key role of the Local Plan which is to ensure it supports provision of enough homes to meet needs as having safe, secure and affordable homes is a basic necessity and providing enough homes is an important factor in creating sustainable communities and ensuring people have a high quality of life.

7 'Achieving Well Designed Places' - creating high quality buildings and places is fundamental to what the planning and development process should achieve. This chapter has questions on design aspirations for the district and what to do about national development management policies if they are introduced.

8 'Growth Strategy Options' - this shows a series of different ways we could look to distribute growth around the district showing the broad development location, potential pros and cons and a visual representation (map) of the strategy.

# 1 Executive Summary

9 'Our Green and Blue Infrastructure' - balancing growth with nature and open space is important to support biodiversity, recreation, and landscape enhancement. Green infrastructure refers to areas such as parks, green space, and woodland. Blue infrastructure includes watercourses, rivers, ponds and lakes.

10 'The Approach to Climate Change' - this asks for opinions on how we can contribute to national objectives to reduce our carbon emissions and how ambitious we should be looking at aspects such as decarbonisation ambitions, renewable energy and energy efficiency of new buildings.

11 'Tackling Flooding and Water' - Huntingdonshire sits within the driest region in the country, the Rivers Great Ouse, Nene and Kym run through the district and Grafham Water Reservoir plays an important role in the supply of water to our district and the surrounding areas. Some areas of Huntingdonshire located in the Fens are below sea level. With these key issues and the effects of climate change it is important that we understand the impact of flooding, water supply, water quality and wastewater treatment in our district.

12 'Housing Tenures and Housing Mix' - housing is about more than just numbers - this chapter looks at the choices around homes for sale and rent and how we meet the needs of particular groups within our community including older people and Gypsies and Travellers.

13 'Transport and Connectivity' - the Council has a limited role in planning for transport and travel infrastructure as most is done by higher level organisations but this explores how we can contribute to achieving higher level ambitions such as reducing the need to travel and promoting access to active travel infrastructure.

14 'Appendix 1 - Detailed Objectives' - this sets out lists of some the detailed suggestions for possible objectives to help you decide your choices for the Local Plan Vision and Objectives

## Site Assessments

Sitting alongside this consultation document are others which give you the chance to look at our assessments of all the sites that have been put forward to us for possible allocation in the Local Plan Update.

The Call for Sites 2023 along with our research on other known potential development sites generated around 400 sites to consider. An Ongoing Call for Sites followed on from this to ensure people continued to have the opportunity to promote sites throughout early preparation of the Local Plan Update to reduce the number of sites being submitted late on in the process.

All the sites are assessed through a 2 stage approach:

1. Land Availability Assessment - which contains individual assessments of each site
2. Sustainability Appraisal - the appendices contain detailed assessment of each site against the sustainability objectives

Outcomes of both assessments are combined in the Land Availability Assessment. These provide a summary of whether the site is considered potentially appropriate for development, and if so for what uses and how much development the site could take.

## 2 Introduction

### What we have to do

The purpose of a Local Plan is to set out a vision and policy framework for the future development of the district. It is expected to provide for enough new development to meet the needs of the district and to provide policies to guide that development and be used to judge planning applications against. Public engagement is a strong part of the process to make sure that the Local Plan reflects the needs and aspirations of local people and businesses.

The Local Plan process is heavily shaped by national legislation and government policy. We have to follow set processes when preparing a Local Plan and all the policies we put in it must be consistent with national planning rules. There is a legal requirement for the Council to prepare a Local Plan for Huntingdonshire and to review it every 5 years.

We have to think about the wider area beyond Huntingdonshire to make sure that what we do here works well with the surrounding area in economic, social and environmental terms. We work with neighbouring local authorities, infrastructure and service providers and other partners to make sure that the growth and environmental aspirations of our Local Plan and be achieved. We have to meet a legal test known as the Duty to Cooperate. This means we have to engage constructively, actively and on an ongoing basis with our neighbouring authorities over matters which affect the wider area such as strategic infrastructure, healthcare and development proposals that are near authority boundaries.

Before any local plan is finalised it goes through an 'examination in public' where an independent Planning Inspector tests it in accordance with paragraph 35 of the National Planning Policy Framework (NPPF) to see if it is:

- Positively prepared - it provides a strategy which meets the area's needs such as for housing and employment
- Justified - it contains an appropriate strategy after looking at reasonable alternatives and is based on proportionate evidence

- Effective - the policies and site allocations are deliverable over the lifetime of the plan
- Consistent with national policy - it will enable the delivery of sustainable development in accordance with the NPPF and other relevant statements of national planning policy

Significant changes to the plan-making system are proposed but the details of what these will be and when they will be brought in are uncertain. The aim of these is to make preparation of local plans significantly quicker while giving local people control over what is built and where. Alongside this the Levelling Up and Regeneration Act (2023) allows for change and introduced the prospect of national policies being brought in for Development Management to influence decisions on planning applications. These would be prepared at national government level to cover nationally important issues and operate alongside the Local Plan. Local plan policies will focus just on locally important issues. The nature and level of detail in the national Development Management policies is as yet unknown, or even if they will now be introduced. If they are not, we will review the adopted Development Management policies against the latest NPPF and other legislation and amend those that are no longer aligned. Consequently, this phase of engagement focuses more on key strategic policy aspects with some more detailed elements that will help feed into the more locally specific elements of Development Management policies.



## 2 Introduction

Key elements of the NPPF (December 2023 version) which will shape the Local Plan Update are set out in boxes below.

### NPPF paragraph 11

Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas

### NPPF paragraph 16

Plans should:

- a) be prepared with the objective of contributing to the achievement of sustainable development;
- b) be prepared positively, in a way that is aspirational but deliverable;
- c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;

### NPPF paragraph 20

Strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), and make sufficient provision for:

- a) housing (including affordable housing), employment, retail, leisure and other commercial development;
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- c) community facilities (such as health, education and cultural infrastructure); and
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

### NPPF paragraph 22

Strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure.

There are many opportunities to get involved in preparation of the Local Plan update. Our intention is to use the outcomes of this phase of public engagement to shape our preferred policies and site allocations. These will then be published for public engagement again as a full draft of our next Local Plan. After the 'Preferred

Options Local Plan' we will again look at all the comments made and prepare an updated Local Plan that we will ask for formal representations on that will be sent to the Planning Inspectorate for formal consideration by an independent Planning Inspector through a public examination process.

### What we have done so far

After a review of the policies and site allocations in Huntingdonshire's Local Plan to 2036 the decision was made at the Council's Cabinet meeting on 24/01/2024 to start work on an update to ensure our local plan reflects up-to-date issues and approaches and is compliant with the latest national policy. During the spring of 2023 we consulted on the following:

- **Statement of Community Involvement 2023** - which set out how the Council will engage on planning related matters.
- **Sustainability Appraisal Scoping Report 2023** - which gives baseline information for Huntingdonshire to inform the development of sustainability objectives to test the Local Plan against.
- **Draft Settlement Hierarchy Methodology** - which set out how we will assess the sustainability of settlements and will aid in the decision-making on their suitability for future growth in the next Local Plan
- **Draft Land Availability Assessment Methodology** - which set out how we will consider potential sites that have been put forward for potential allocation in the Local Plan
- A **Call for Sites** - which asked for details of sites that people wanted to have considered for allocation for residential, commercial, infrastructure and open space uses
- **Issues Engagement Paper** - this highlighted known issues in the district and asked for opinions on topics including responding to the climate crisis, enhancing the natural environment, supporting places, meeting housing needs for all, promoting a prosperous economy, developing high quality sustainable communities with supporting infrastructure, and distributing new growth.

- **Issues Engagement Paper Summary** - this gave a summary of the Issues Engagement Paper which highlighted known issues in the district and asked for opinions on topics including responding to the climate crisis, enhancing the natural environment, supporting places, meeting housing needs for all, promoting a prosperous economy, developing high quality sustainable communities with supporting infrastructure, and distributing new growth.
- **Issues Easy Read Version** - this explained what the next Local Plan could do in a very short form. The survey form asked 12 questions. The questions aimed to find out what is most important to respondents about planning for Huntingdonshire's future.

A report called Statement of Consultation for the Local Plan Update accompanies this public consultation. It provides summaries of the issues raised and how the responses have been taken into account in preparation of this Further Issues and Options document. The Statement of Consultation is an ongoing document and will be updated at each stage of the Local Plan Update's preparation.

### This Further Issues and Options Consultation

This document sets out options for a series of issues that are key to the future planning of Huntingdonshire. Before we write a full draft of the Local Plan Update which will include detailed policy wording and proposed site allocations, we would like your views on the options we are suggesting or any other options that you would like to put forward.

The main issues are structured as:

- Introduction - to briefly explain the issue
- What you told us - a summary of the points raised in 2023's Issues Engagement Papers



## 2 Introduction

- What is this about? - a discussion of our adopted policies, changes in national policy and guidance since they were agreed in 2019 and what any evidence we have so far is telling us
- What should we do? - this sets out the options that we think might be possible and asks for your opinions on them and gives you the chance to suggest other approaches if you think they could work well here too. Some contain a series of sub-issues where detailed opinions would be valuable to us.

If you think we have missed a key issue please let us know.

### Other parts of this consultation

This Further Issues and Options paper is only one part of this current consultation. Please take the time to look at and respond to other elements where they are of interest to you.

### Site Assessments

The Local Plan sets out a strategy for development in the district over certain period, including housing and job growth figures. To ensure the growth targets are met, new land for employment, housing and other uses needs to be supplied. The Local Plan can allocate sites for development from available land, stating the use, criteria required for the site to be successful and other important considerations.

The Call for Sites 2023 along with our research on other known potential development sites generated around 400 sites to consider. An Ongoing Call for Sites followed on from this to ensure people continued to have the opportunity to promote sites throughout early preparation of the Local Plan Update to reduce the number of sites being submitted late on in the process.

All the sites are assessed through a 2 stage approach:

1. Land Availability Assessment - which contains individual assessments of each site
2. Sustainability Appraisal - the appendices contain detailed assessment of each site against the sustainability objectives

### Land Availability Assessment

**2.1** Land Availability Assessments follow a five stage process to assess a site:

- Fundamental constraints such as being on a flood plain or being grade 1 best and most versatile agricultural land
- Looking at the context, constraints and potential suitability
- Checking a site is available for development without legal or ownership constraints
- Considering the achievability in terms of issues that may impact on costs, layout, capacity and certainty of delivering development
- Thinking about whether development of a site could be delivered and if so when

### Sustainability Appraisal

The Sustainability Appraisal is a systematic process for assessing the extent to which the emerging plan will help to achieve sustainable development. It is an opportunity to consider ways by which the plan can contribute to improvements in economic, environmental and social conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. Hence, the Sustainability Appraisal has 16 'Sustainability Objectives' including for example, achieving the districts target of zero carbon emissions by 2040. The site is scored based on how it might contribute to this overall objective using decision aiding questions. The purpose of this stage is to appraise the plan objectives and options to propose measures for alleviating adverse effects and maximise potential benefits.

## Evidence documents

We need evidence to help us shape many of the technical parts of the Local Plan Update. Some of these we prepare within the Council, others we commission technical specialists and for some we draw on strategies and documents prepared by other organisations. Not all evidence documents are available at this stage as some are dependent on outcomes from this engagement phase and all need to be as up-to-date as possible when we submit the Local Plan Update to the Secretary of State for examination by an independent Planning Inspector. All evidence documents that are available can be seen on our consultation portal on the supporting documents section.

Newly prepared evidence includes:

- Sustainability of Settlements - this scores all towns and villages in Huntingdonshire against a series of services and facilities to judge how sustainable they are. Its main purpose is to help develop a settlement hierarchy to shape the future growth strategy for the district.
- Integrated Water Management Strategy - this contains two reports comprising the level 1 strategic flood risk assessment and the stage 1 water cycle study which will help focus development away from areas of flood risk, minimise the impact of development on flooding and support the management of water supplies and disposal.
- Gypsy, Traveller, Travelling Showpeople, Boat dwellers and other Caravan dwellers Accommodation Assessment - this assesses the level and types of need for new pitches, plots and moorings for people seeking these types of accommodation.
- Climate change - this is addressed in a series of 6 documents which cover:
  - The role of the Local Plan Update in responding to climate change
  - Position statement and analysis of baseline and forecast future emissions

- The contribution of sustainable design to achieving net zero carbon
- Assessment of spatial strategy options
- Infrastructure and renewable energy
- Offsetting and sequestering emissions

## How to respond to this consultation

**We strongly encourage residents, businesses, local organisations and interest groups to get involved now rather than wait for a planning application to come in for development and then object to it when the principle of the proposal has already been agreed through the Local Plan and there are only the details left to influence.**

The Consultation Paper was assessed by Overview and Scrutiny (Performance and Growth) Panel on **XXX 2024 before being approved for consultation at Cabinet on XXX 2024**. Engagement opportunities on the Consultation Paper are available from: **XXX 2024 to XXX 2024**.

Comments can be made via the Council's online consultation portal at: <https://consult.huntingdonshire.gov.uk/kse> There is a set of 'FAQs' which explain how to register if you are new to the system and how to reset your password if you need a reminder of it.

Each document being consulted on is shown in a box which gives the start and finish dates for the public engagement period. These are followed by two green buttons to help you get to the right part of the consultation portal:

**LEARN MORE**

**RESPOND**

1) The '**Learn more**' button takes you to a page showing the following choices:



## 2 Introduction

### About This Consultation

### PROPOSAL

### WHAT PEOPLE SAY

- Selecting 'About this consultation' will take you to a page with information about the consultation and links to any supporting documents.
- Selecting 'Proposal' will allow you to scroll through and read the consultation document.
- Selecting 'What people say' will allow you to see the comments that people have made on each section, option or question.

2) The '**Respond**' button takes you a page asking you to either login or, if you haven't used the system before, to register as a user. You can then navigate the document using the chapter list down the left hand side to take you to the section you are interested in. Then you will be able to enter your comment on that section/ option/ question.

### Where to see a paper copy

Printed copies are available to view at: Customer Services Centre, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. Opening hours are: Monday to Thursday 8:45 to 17:00 and Friday 8:45 to 16:30 (excluding Bank Holidays). Printed copies will also be available to view in all [libraries](#) in Huntingdonshire and on the mobile library; details of the dates and times of routes can be found at [mobile library stops](#)

Queries can be directed to Planning Policy by:

- **Email:** [local.plan@huntingdonshire.gov.uk](mailto:local.plan@huntingdonshire.gov.uk)
- **Telephone:** 01480 388424
- **Post:** Planning Policy, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN
- **Social media:** [Huntingdonshire DC](#) | [Twitter](#), [Instagram](#), [Facebook](#) | [Linktree](#)

Following the close of consultation we will look at all the responses use them to help write the Preferred Options version of the Local Plan Update. This will include complete draft policies and site specific proposed development allocations.

## End date of the Local Plan Update

A key element of preparing a Local Plan update is deciding how long it should run for. The current Local Plan has a plan period of 2011 to 2036. It is proposed to use 2021 as the base date for this Local Plan as this will coincide with the Census 2021 which forms a robust source of evidence on many aspects of population, housing, health and employment.

In our Issues consultations held between April and July 2023 we asked you how far into the future the plan period should be for the updated Local Plan, the responses have been summarised as follows:

- Approximately 12% of respondents said the end date of the local plan should be 2043 - the shortest time likely to be possible and still retain 15 years lifespan after adoption
- Approximately 51% of respondents said the end date of the local plan should be 2046 - retaining 15 years lifespan after adoption and allowing flexibility to respond to national changes in the planning system
- Approximately 16% of respondents said the end date of the local plan should be 2050 - aligning the Local Plan update with the national target date for achieving net zero
- Other dates ranged between 2052 to 2060
- Many noted that a 30 year plan would help to encompass the delivery of new settlements or strategic sites
- Some encouraged the vision of the local plan to look 30 years ahead regardless of the end date

### Question 1

#### End date of the Local Plan Update

An end date of 2046 was the most popular choice last year. Do you agree with this?  
If you would prefer a different date please tell us what you think it should be.

## 3 Local Plan Vision and Objectives

### 3 Local Plan Vision and Objectives

#### Introduction

The fundamental basis for planning policy is set out in the National Planning Framework (December 2023) which states in paragraph 7:

'The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations –including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.'

To contribute towards truly sustainable development in Huntingdonshire the Local Plan Update's Vision needs to send a clear message on the sort of place we want Huntingdonshire to be in the future.



#### What you told us

In our Issues consultations held between April and July 2023 we asked for your thoughts on what the vision and objectives should be. Suggestions were for:

##### The vision to include reference to:

- The delivery of housing and affordable housing, green infrastructure and biodiversity net gain, employment land, health services and other community needs, infrastructure, high quality development and sustainable transport
- Reflect the Huntingdonshire Futures Place Strategy
- A positive vision for the future of each area, consideration of the four market towns.
- Supporting development (homes and businesses) in locations which will deliver benefits that will enhance the sustainability of existing communities
- Provision of homes that meet everyone's needs
- Becoming a leader in high quality, affordable housing within integrated communities
- Protecting, preserving, providing and enhancing existing green spaces, landscape and countryside for the public and wildlife to enjoy in harmony
- Working towards achieving net carbon zero by 2050, mitigating and adapting to climate change and supporting sustainable living
- Facilitating opportunities for people to pursue a healthy lifestyle and have a high quality of life
- Taking advantage of new strategic infrastructure
- Ensuring the natural environment is well looked after

**The objectives to include:**

- Objectives from Huntingdonshire Corporate Plan 2023- 2028 (March 2023) and Place Strategy
- Delivering sufficient new homes / meeting housing need
- Delivering a balanced housing mix and affordable housing
- Supporting minor developments
- Sustainability
- Protecting small settlements and rural character
- Addressing climate change – mitigation and adaption / net carbon zero by 2050
- Prioritising education
- Locating growth along public transport corridors e.g. the busway / promoting sustainable movement and travel
- Investing in appropriate infrastructure and services to support growth
- Conserving and enhancing the historic environment
- Protecting local green spaces and enhancing green and blue spaces enhancing and providing new areas for biodiversity
- Current local plan objectives
- Water related objectives around land drainage, water level and flood risk management, water resources/water neutrality, environmental conservation and enhancement, navigation water quality/nutrient neutrality.
- Providing solutions for farming
- Promoting healthy living and wellbeing

**What is this about?**

The Local Plan's Vision statement is a key element of a Local Plan. Its role is to set a clear direction for the Local Plan to provide a framework on which all the policies and proposals are built such that collectively they will help to deliver the vision for Huntingdonshire. It will be supported by a series of strategic objectives which are intended to help with the delivery of the Vision.

Together the Vision and Strategic Objectives will need to try to balance out the inherent conflicts that arise from new development: the Council's ambitions for growth, challenging net zero carbon aspirations and environmental improvements and improving people's quality of life and well-being. They will need to be complementary to each other rather than considered in isolation. Collectively the Vision, all the Strategic Objectives and the Local Plan policies that follow on from them will need to deliver new development that achieves environmental, social and economic benefits for Huntingdonshire.

**Huntingdonshire's Local Plan to 2036 vision:**

By 2036 Huntingdonshire's physical environment will support the health and wellbeing of all its residents, by:			
Supporting a diverse, thriving economy	Providing sufficient infrastructure to support healthy communities	Meeting the needs of a changing population	Working with our climate, landscape and heritage

This vision is supported by 25 objectives based on the 4 categories in the second row. These are set out in Appendix 1 for reference with a few examples below.

To maintain a good supply of suitable land for growth in sustainable locations and focusing on previously developed land, offering sites of a variety of sizes and types to meet a range of market demands.

### 3 Local Plan Vision and Objectives

To enhance the role of Huntingdon, St Neots, St Ives and Ramsey's town centres helping them to adapt to modern retail trends and focusing commercial developments towards the most accessible locations.

To promote attractive, safe and distinctive residential neighbourhoods in which people can meet their day-to-day social, health, educational, recreational and convenience shopping requirements with access to sustainable transport to meet other needs.

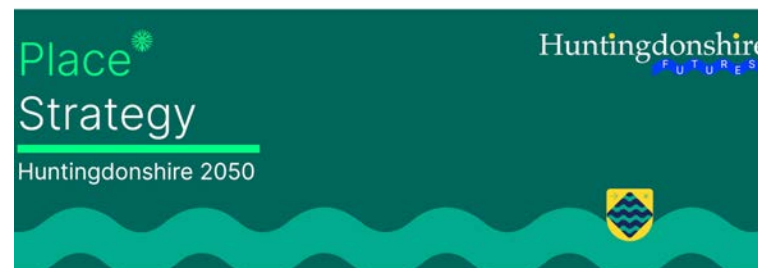
To maintain, enhance and conserve Huntingdonshire's historic environment, characteristic landscapes, natural habitats and biodiversity.

#### Huntingdonshire Futures Place Strategy

One of the main roles of the Local Plan Update is to help deliver the aspirations of the Huntingdonshire Futures Place Strategy. This was prepared through 2022 and early 2023 based on extensive engagement with local residents, organisations and community service providers. Firstly it sought to establish understanding of local people's aspirations for the future of Huntingdonshire, on the themes of people, place, economy, and the environment, then it explored priorities for change and what actions could be taken to deliver it. The Huntingdonshire Futures Place Strategy (2023) sets out a shared vision for Huntingdonshire in 2050 which seeks to shape bold, long term plans and priorities for the district. It is structured around 5 core elements, referred to as journeys:

- Pride in place
- Inclusive economy
- Health embedded
- Environmental innovation
- Travel transformed

The Local Plan Update is one of many delivery mechanisms that will help to achieve these. The aspirations of the Huntingdonshire Futures Place Strategy and the Corporate Plan to 2028 can work in tandem to help shape the Vision and Objectives of the Local Plan update so that in turn it can contribute to delivery of these high level aspirations.



Each of these is supported by 5 'pathways' setting out more detailed priorities which will need different actions to achieve their aspirations and involve a wide range of people and organisations in their delivery. Many aspects that are raised in the Huntingdonshire Futures Place Strategy will involve land use planning in their achievement and the Local Plan Update's vision, objectives and the supporting policies may assist in their delivery. All based on the question 'What if?', the most clearly related pathways include:

- Our homes responded to our needs
- We built up the resilience of our communities
- Our high streets were the centre of social and cultural life
- We created a place where our businesses could flourish
- It was easier to live healthily
- This was a vibrant place for children and young people
- Zero carbon became the norm
- Our natural assets inspired a new infrastructure
- All our energy was produced within the district
- The car wasn't the first choice of transport

The Local Plan Update's strategy, allocations and policies will make a significant contribution to delivering the ambitions of the Huntingdonshire Futures Place Strategy.

## Local Plan Vision and Objectives 3

Our Corporate Plan to 2028 aims to make sure Huntingdonshire is a place where people can thrive. It is made up of three key priorities.



### What should we do?

We have listened to what you said both in shaping the Huntingdonshire Future's Place Strategy and in response to the Issues engagement papers of 2023. We are now asking you to help us to shape the Vision and Objectives for Huntingdonshire for the next few decades building on the priorities that you have already told us about. We have set out some options below and would like to know what you think.

#### The Vision

##### Options - The Vision

###### Should we...

*(Please pick one option.)*

###### **Option A: Have a Vision based strongly on the Huntingdonshire Futures Place Strategy and the Corporate Plan to 2028:**

'By 2046 Huntingdonshire will be a place which people take pride in, where the economy is inclusive of everyone, health and happiness are highly valued, our local landscapes are protected and enhanced with environmental innovation welcomed, and travel is transformed to focus on transitioning away from cars.'

###### **Option B: Have a Vision of a better future achieved through ambitious climate action and a just transition<sup>(1)</sup> towards more social and economic equity.**

'By 2046 Huntingdonshire will be a place where our decisions about land use and planning have helped enable lasting benefits for nature and climate, enhanced the well-being of our residents and have facilitated a just transition towards a more sustainable economy.'



### 3 Local Plan Vision and Objectives

**Option C: Retain the current Vision with minor amendments:**

By 2046 Huntingdonshire's physical environment will support the health and wellbeing of all its residents, by:				
Supporting a diverse and thriving economy	Providing sufficient infrastructure to support vibrant, inclusive communities	Accelerating our climate change response actions	Meeting our changing population's needs	Protecting and enhancing our landscape and heritage

**Option D: Have a Vision describing how Huntingdonshire intends to evolve focused on the three strands of economic, social and environmental sustainability:**

'Huntingdonshire to be a place where high quality growth enhances our communities and supports sustainable living and a high quality of life, balanced with protecting and enhancing our landscape and open spaces for the benefit of people and nature.'

**Option E: Consider an alternative Vision.**

Please let us know what it should be.

**The Objectives**

Suggested lists of detailed objectives are set out in Appendix 1 due to their length. Options are presented for different sets of objectives to support each Vision option. Please choose whether there is a particular group of objectives which you prefer or pick any individual suggested objectives that you support.

**Options - The Objectives**

**Should we...**

(Please choose whether there is a particular group of objectives which you prefer or pick any individual suggested objectives that you support)

**Option A** - The objectives build on Vision Option A and are **shaped by the key 'pathways'** that support the Huntingdonshire Futures Place Strategy journeys:

**Option B** - The objectives build on Vision Option B and **aim to help achieve a better future through a just transition towards ambitious climate action.**

**Option C** - **Minor amendments to the current list** of 25 objectives

**Option D** - The objectives build on Vision Option D and are **focused on the three strands of economic, social and environmental sustainability:**

**Option E** - **Consider alternative objectives** - Please suggest any that you think would be appropriate.

## A Settlement Hierarchy for Huntingdonshire

4

### 4 A Settlement Hierarchy for Huntingdonshire

#### Introduction

A settlement hierarchy is a way of grouping settlements into certain categories, for example a hierarchy may include cities, towns, villages and hamlets, each of which will be of differing size, have different levels of services and facilities and different functions. This hierarchy of settlements can then be used to determine and develop planning policies which can set out what is and is not acceptable in planning terms for an area and provide a guide for acceptable locations for the distribution of new growth. The policies included in the local plan can then be used to assess planning applications.



#### What you told us

In our Issues consultations held between April and July 2023 we asked you where in Huntingdonshire future growth should be focussed. Suggestions were for:

- Proportionate growth of existing settlements/ sustainable villages / small to medium sites to help protect and enhance existing facilities and services
- Densification of/ focus around existing market towns where existing infrastructure and employment is located
- Densification/expansion of existing urban areas / urban extensions
- Putting development in locations that are near/along public transport corridors to reduce congestion and emissions, and improve air quality and public health
- Continuing with the current local plan approach
- A combination of the identified development scenarios in the [Issues consultation document](#) (chapter 9)
- Focussing on areas with good services and facilities or where growth could help retain services.
- Avoid developing in small rural villages/hamlets and the countryside especially where there are no services and facilities to support growth

#### What is this about?

In 2023 we consulted on a methodology to assess the sustainability of our settlements. After amending the methodology from comments received we used this to identify what services and facilities were available in our towns, villages and hamlets and how sustainable they are in terms of meeting the needs of our communities. You can find the full details and outcomes for each place in our [Sustainability of Settlements](#) document.



## 4 A Settlement Hierarchy for Huntingdonshire

We looked at all places in Huntingdonshire with 30 or more homes using the detailed methodology. We also did a basic assessment of each named settlement with fewer than 30 homes. The Sustainability of Settlements 2023 showed that our top 12 most sustainable settlements were: Huntingdon, St Neots, St Ives, Yaxley, Godmanchester, Brampton, Ramsey, Little Paxton, Sawtry, Fenstanton, Houghton and Wyton and Farcet.

The methodology produced scores for all the indicators shown in the table below. These were weighted to show whether they are used by most of the population or some of the population and whether they are used occasionally or frequently.

Indicator	Usage	Frequency
H1 - Time taken to an accident and emergency department from settlement by car	Most of the population	Occasionally
H2 - Access to and capacity of GP surgeries for settlement	Most of the population	Occasionally
E1 - Access to and capacity of catchment primary school(s) for settlement	Some of the population	Frequently
E2 - Access to and capacity of catchment secondary school(s) for settlement	Some of the population	Frequently
RS1 - Presence of foodstore by type	Most of the population	Frequently
RS2 - Number of other shops and services in settlement	Most of the population	Occasionally
CF1 - Cultural and community meeting places	Some of the population	Occasionally
CF2 - Small-scale social meeting places	Some of the population	Occasionally
CF3 - Diversity of formal indoor and outdoor sports facilities	Some of the population	Frequently
PT1 - Frequency of Bus Service	Some of the population	Frequently
PT 2 - Presence of Railway Station	Most of the population	Occasionally
C1 - Coverage of broadband service across a settlement	Most of the population	Frequently
C2 - Number of service providers that provide 'good' indoor 4G voice coverage in settlement	Most of the population	Frequently
EM 1 - Access to employment	Most of the population	Frequently

## A Settlement Hierarchy for Huntingdonshire

4

This work can help us to identify the most sustainable places to locate new homes and jobs and will be one part of the evidence influencing the growth strategy option that we take along with technical evidence on issues such as flood risk, transport infrastructure, environmental constraints and your comments on this document.

In [Huntingdonshire's Local Plan to 2036](#) the current settlement hierarchy is set out in policy 'LP2 Strategy for Development'. It groups Huntingdonshire's settlements as follows.

- **Spatial Planning Areas:** Huntingdon including Brampton and Godmanchester, St Neots including Little Paxton, St Ives including parts of surrounding parishes in the contiguous built-up area, Ramsey including Bury
- **Key Service Centres:** Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys, and Yaxley
- **Small Settlements:** all other villages containing 30 or more homes
- **The Countryside:** All land outside of these is considered to be the countryside including hamlets of less than 30 homes, small clusters and individual properties

The majority of housing and employment growth (75%) is focussed within the Spatial Planning Areas as these were considered the most sustainable locations. Approximately 25% is directed to Key Service Centres and Small Settlements. Specific sites for new development were allocated in the Spatial Planning Areas and Key Services. Development in Small Settlements was supported through policy criteria if the amount and location of growth proposed was considered sustainable. Development in the Countryside was limited to specific opportunities such as supporting the rural economy so as to protect the best agricultural land and the landscape.

### What should we do?

We are now asking you to input into the settlement hierarchy which will be included in the next local plan. The settlement hierarchy will help to determine which locations growth may be directed to and how much. We will also use the settlement hierarchy to outline what may or may not be acceptable in these areas. We have set some options below and would like to know what you think.

**Note:** The Sustainability of Settlements outcomes can be found [here](#).

#### Options - Settlement Hierarchy

##### **Should we...**

*(You may pick multiple options)*

*Options A to D relate to the whole Settlement Hierarchy.*

**Option A** - Keep the existing settlement hierarchy of Spatial Planning Areas, Key Service Centres, Small Settlements and Countryside with the same list of settlements in each

**Option B** - Keep the current categories in the existing settlement hierarchy but update the settlements included in the categories based on their current sustainability (informed by the Sustainability of Settlements outcomes)

**Option C** - Strictly reflect the Sustainability of Settlements scoring outcomes of individual settlements and apply a categorisation based on a preferred number of groupings

**Option D** - Remove the category of Spatial Planning Areas and group each settlement based on its individual merits

## 4 A Settlement Hierarchy for Huntingdonshire

*Options E to I relate to specific elements of the Settlement Hierarchy.*

**Option E** - Put Huntingdon and St Neots in a higher category on their own, reflecting their higher level of services (with or without their associated other SPA settlements)

**Option F** - Have the four market towns of Huntingdon, St Ives, St Neots and Ramsey as the highest category in the settlement hierarchy so as to direct most growth to these areas.

**Option G** - Replace the Key Service Centres and Small Settlements categories with 3 categories to reflect the significant variation in levels of services and facilities (informed by the Sustainability of Settlements outcomes)

**Option H** - Recognise clusters of villages which benefit from shared services or facilities and group them together as one 'settlement'.

**Option I** - Move less or unsustainable small settlements into a hamlets and/or countryside category

**Option J** - Consider an alternative option. Please let us know.



## 5 Approach to Employment and Economy

### Introduction

We need to think about our approach to employment and the economy, how much employment growth is needed and what we want the district to look like in the future. Our Issues Engagement consultation held between April and July 2023 raised a number of issues relating to retail and town centres, the rural economy, logistics and distribution and the green economy. We have taken these comments on board and will be gathering evidence and investigating our approach to these issues. This chapter therefore focuses on more of our strategic economic priorities and asks for your opinions on these options moving forward.



### What you told us

In our Issues consultations held between April and July 2023 we asked for your thoughts on employment and the economy. Suggestions were for:

- Requiring new business to be sustainable contributing towards net zero
- Allowing space for businesses to grow
- Understanding the impact and influence of Cambridge and Peterborough on the local economy.
- Supporting for the green economy, jobs and logistics
- More sites for logistics and distribution especially along major roads such as the A1 and A14.
- Logistics and distribution will have a negative impact on transport infrastructure and pollution (especially in villages) and will produce minimal jobs with little opportunity for upskilling.
- Support small businesses and start-ups.
- Protection and enhancement of town centres, independent shops and retail sector, provide policies that are flexible, adapt to market conditions and increase employment opportunities
- Ensure appropriate infrastructure to support increased working from home and opportunities for co-working facilities.
- Support for the rural economy, farm diversification and rural business hubs.
- Protection of agricultural land to ensure food security.
- Encourage and promote the small scale rural tourist economy focussed on nature and heritage assets.
- Create employment sites locations which meet the emerging sectors' demands easily accessible by road, active travel and public transport.
- Support and encourage specific sectors including advanced manufacturing, biotechnology, hi-tech, life sciences, health, construction/ housebuilding, creative industry, leisure



## 5 Approach to Employment and Economy

### What is this about?

The Local Plan can influence the local economy and employment in the district number of ways, it can allocate sites for development, set requirements for new developments and buildings and establish what type of development is considered acceptable or unacceptable and in what locations. Local Plans can identify the type and use class of business that they would like to see in the district, they can encourage specific sectors in specific locations. These requirements would need to be supported by identifying the use class proposed and the criteria that planning applications will be assessed on, robust evidence would be required to justify these decisions. An example of this from our current is Local Plan Policy LP18 Established Employment Areas which supports class 'B uses' (employment uses) within our Established Employment Areas (EEA) unless it can be demonstrated that other specific criteria are met such as being compatible with the existing employment use. These [B uses](#) included general industrial uses (B2), storage or distribution (B8), offices (B1a), research and development of products or processes (B1b) and industrial processes (B1c). In 2020 the categorisation of these uses were amended and the B1 uses were moved into a new [Category E - Commercial, Business and Service](#) it includes but is not limited to uses such as retail, professional services, sport, recreation and fitness, medical and health services, nurseries and creches.

The NPPF identifies that planning policies should help create the environment *"in which businesses can invest, expand and adapt."*, this means an element of flexibility within the policies may be required to meet changing market conditions. Local Plans should also look at and assess local business needs and wider opportunities for development to help the district to *"build on its strengths, counter any weaknesses and address the challenges of the future."*

Our current local plan includes policies on the number of jobs the plan makes provision for, preferred locations for business development and the identification, protection and expansion of Established Employment Areas, including appropriate uses. There are 37 [EEAs](#) dispersed across 20 settlements around the district. It also includes a policy to promote a vibrant rural economy in the countryside and

identifies acceptable uses. Alconbury Enterprise Zone also provides opportunities for investment and the economy with a potential for at least 290,000sqm of business floorspace.

The NPPF says that planning policies should have regard to Local Industrial Strategies, other local policies for economic development and regeneration. This means that we will need to understand the ambitions of the Cambridgeshire and Peterborough Local Industrial Strategy, aims of the Oxford to Cambridge Pan-Regional Partnership, Huntingdonshire Futures Place Strategy and our own future Economic Growth Strategies. We will need to assess and test what this means for us and how and if these ambitions can be achieved through evidence.

The [Oxford to Cambridge pan-Regional Partnership](#) is working to draw investment opportunities along the Oxford to Cambridge Arc, with a key focus on knowledge intensive businesses, research and development and collaboration networks. The East West rail proposal connects Oxford, Cambridge and areas in the region with the potential to facilitate growth and productivity gains.

The [Local Industrial Strategy](#) identifies 3 sub-economies within Cambridgeshire and Peterborough focussed on Peterborough, Greater Cambridge and the Fens, Huntingdonshire is located within all three sub-economies meaning it has the potential to support and benefit from all three. The key priority sectors were identified as life sciences, digital and information technologies (including artificial intelligence), advanced manufacturing and materials and agri-tech. These are complimented by supporting sectors such as logistics, health and social care, education, visitor economy and business tourism, and construction.

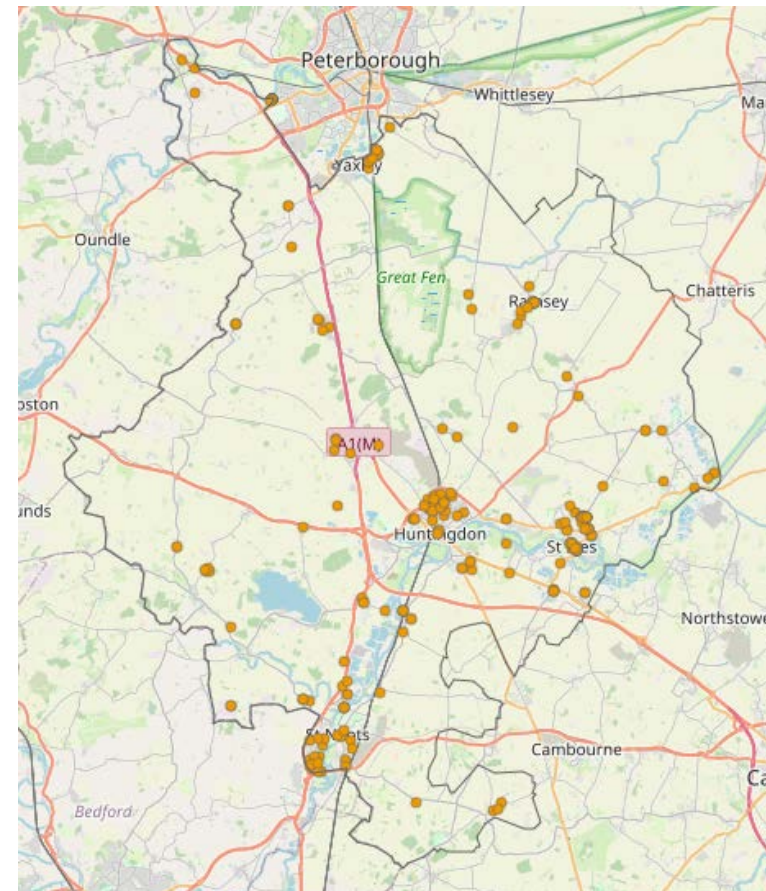
The [Huntingdonshire Futures Place Strategy](#) created a shared vision on what Huntingdonshire should be like by 2050 with a clear path or 'journeys' relating to inclusive economy, and environmental innovation including the aim to create an environment where businesses can prosper including start ups and established industries. It looks towards securing the right workspaces to respond to business needs including flexible workspaces, circular economy principles for new developments, clusters, hybrid working, innovative green R&D and energy, warehousing and production facilities with easy distribution access, accessible by public transport and situated at strategic locations.

A refresh of our economic growth strategy will look towards building on these principles and target sectors to establish local growth and priority areas to complement and unlock our economic potential within the district.

Industry cluster mapping undertaken by our economic development team looked at the location of businesses in our district based on sector such as advanced manufacturing, life science, knowledge intensive industries, wholesale/retail distribution, business services, construction and utilities, I.T., transport and travel.

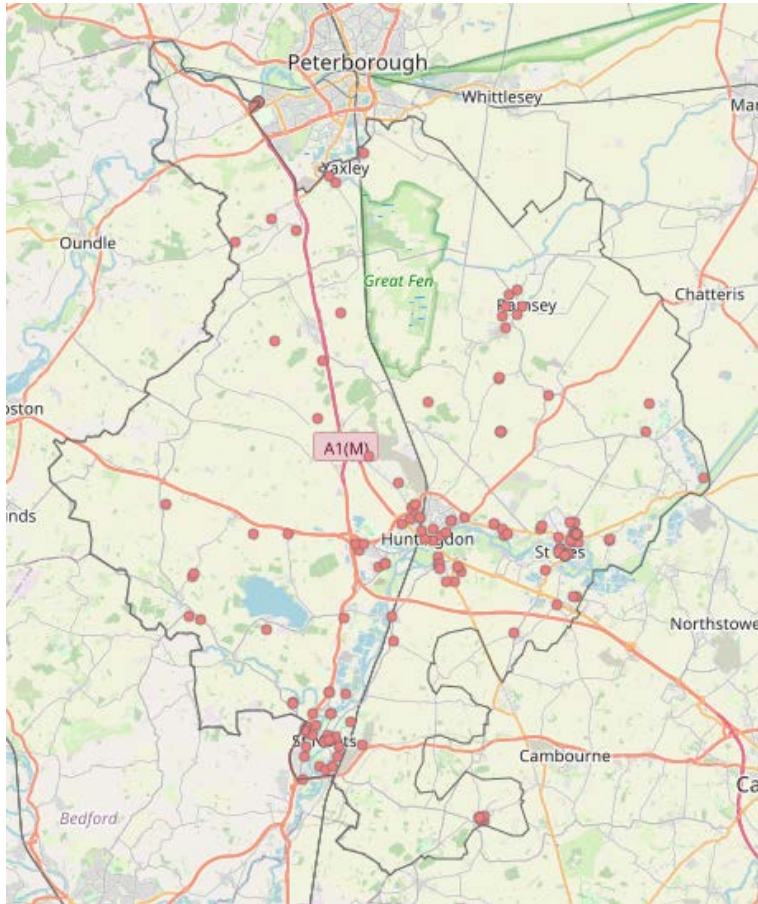
The sector mapping shows that a large proportion of business activity occurs in the main economic centres in the district, namely Huntingdon, St Ives and St Neots and key service centres/ larger settlements. Advanced manufacturing/ manufacturing is clustered within Established Employment Areas and town centres, and strategically located along major roads such as the A1. In addition, relative to scale/ population size, the density of manufacturing businesses in the north of the district is greater, particularly in Yaxley, which could be due to its relationship with Peterborough and the A1. The knowledge intensive sector shows a higher density of businesses in southern/ central Huntingdonshire and a similar trend is demonstrated within the life science sector, particularly St Ives where there is clustering within and surrounding Compass Business Park potentially benefiting from being in proximity to Cambridge. <sup>(2)</sup>

### Advanced Manufacturing Industries

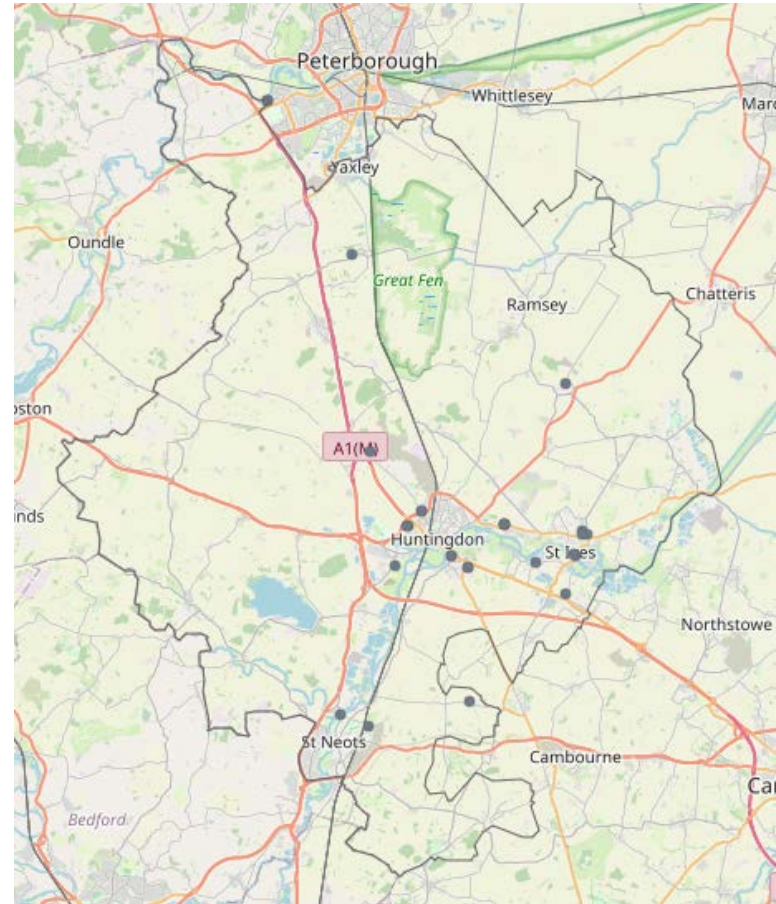


# 5 Approach to Employment and Economy

### Knowledge Intensive Industries



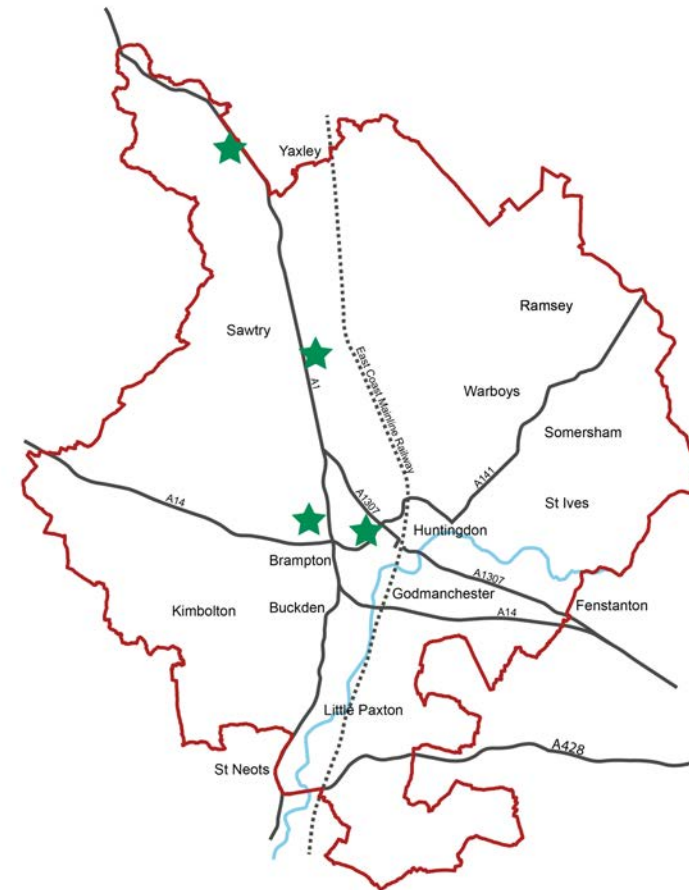
### Life Science Industries





Comparing business completions and commitments data with the location of Established Employment Areas indicates the policies in the current Local Plan are broadly functioning with a significant amount of employment land activity occurring within and adjoining EEA. There may be an emerging trend whereby a combination of retail and employment are becoming more popular within some EEAs, however, this will be investigated further through and evidence base for confirmation. There has been some development and approved applications outside of EEAs in new locations, most notable of which is a commitment for a mixed-use development including employment uses north of Ramsey Tesco.

During our [Call for Sites consultation](#) in 2023 a number of large scale (strategic) sites and clusters of employment sites were put forward for consideration as new employment locations which could be included in the next Local Plan as employment allocations. These sites include locations in the north of the district and west of the A1, south east of Sawtry, at Brampton Cross (west of the A1 and north of the A14) and north west of Huntingdon (north of the A141). Most of these sites have the potential to provide 120,000sqm or more of employment focussed development as a standalone site or as part of a cluster of sites.



- Administrative Boundary
- Roads
- River Great Ouse
- ... East Coast Mainline Railway
- ★ Large Scale Employment Sites



## 5 Approach to Employment and Economy

Our Economic Development team has looked at a cross section of businesses and sectors across Huntingdonshire to help us to gain an understanding of the number of jobs that could be created per 100sqm of new business floorspace. Sectors such as advanced manufacturing in general see between 2 to 3 jobs per 100sqm and logistics and distribution 1 to 2 jobs. Knowledge intensive services within Huntingdonshire produce a higher number of jobs per square metre demonstrating 3 to 4 jobs per 100sqm, whilst I.T. and Telecoms sees a greater concentration of employment at 8 to 10 jobs. This information could enable us to understand what an increase in business floorspace would mean in the district in terms of job creation and the need for new homes. A strong focus towards economic growth could see the requirement for additional housing provision above the standard method to reduce travel distances enabling a more sustainable strategy.

To help inform future policies and develop our strategy for economic growth an evidence base will be produced. We will draw on strategic documents and a future economic growth strategy for Huntingdonshire, establish a baseline for the current supply and demand of employment land and properties in the market, the status and functioning of EEAs and growth forecasts. This will help to identify any failures within the market, adapting to increased premises demand for growing sectors and business whilst responding to a changing market which may include aspects such as sector decline. Landowners and developers have submitted potential sites for consideration as new employment allocations, these will assist in identifying potential suitable land.

The evidence will help us to understand what policies are working, what target sectors we should focus on, whether new land is required for protection or allocation, how much business space is needed and the most appropriate locations for this. We will also investigate where we can benefit from existing and adjoining economies.

### What should we do?

We are now asking you to input into how the next Local Plan can support, enhance and respond to the local economy

#### Strategy ambitions

##### Options - Strategy Ambitions

###### **Should we...**

*(Please pick one option.)*

**Option A: Plan for limited (low) employment growth** to support Huntingdonshire's existing businesses. Growth guided exclusively by criteria based policies.

**Option B: Plan for sustainable (medium) growth** by supplying a sufficient amount of employment land/ allocations to allow for some business expansion and investment and to provide a flexible approach to changing market conditions.

**Option C: Plan for ambitious (high) growth** capitalising on key priority sectors of the wider economy and creating business clusters.

**Option D: Consider an alternative strategy ambition.** Please let us know what it should be.

## Location of development

## Options - Location of Development

**Should we (subject to an Employment Land Study)...**

*(You may pick multiple options)*

**Option A: Focus employment growth within and adjacent to Established Employment Areas.**

**Option B: Focus employment growth strategically along major highways** such as the A1.

**Option C: Focus employment growth next to or within large scale housing sites** promoting mixed use development aligning employment growth with housing growth.

**Option D: Focus employment growth in sustainable locations** such as allocating sites that are accessible by public transport and active travel.

**Option E: Focus employment growth in existing economic centres** which are located in market towns and larger settlements.

**Option F: Consider an alternative strategy ambition.** Please let us know what it should be.

## Established Employment Areas

## Options - Established Employment Areas

**Should we...**

*(You may pick multiple options)*

**Option A:** Remove the designation of EEA that protects and encourages use class B (general industrial, storage and distribution uses) being located within these areas.

**Option B:** Continue with safeguarding and enhancement of EEA accounting for changes to national policy and regulations.

**Option C:** Continue with safeguarding and enhancement of EEA but review the type of uses that are acceptable within them and the criteria used to assess their suitability.

**Option D:** Create additional and / or extended employment areas by reviewing existing employment sites or allocating new employment sites.

**Option E:** Consider an alternative option. Please let us know.



## 6 Housing Figures and Requirement

### 6 Housing Figures and Requirement

#### Introduction

Having a safe, secure and affordable home is a basic necessity that provides shelter and supports a person's health, well-being and independence. Collectively, homes that meet people's needs help to build thriving sustainable communities where residents can experience a high quality of life.

A key role of the Local Plan is to provide a strategy for meeting Huntingdonshire's housing needs in terms of the quantity, size, type and tenure of new homes. It will aim to ensure that the housing needs of all types of households are provided for. Housing is often seen as the crux of a Local Plan as proposals for new housing growth can have direct impacts on existing communities. However, housing is just one element of many that go towards making up sustainable communities and assisting people in having a high quality of life.



#### What you told us

In our Issues consultations held between April and July 2023 we asked for your thoughts on what the housing requirement should be. Suggestions were for:

- The standard methodology for housing need to form the baseline but the Housing Needs of Specific Groups evidence should be updated to advise the level of additional uplift justified
- More than the standard methodology number should be provided to give flexibility, this could be between 10-20% to respond to changes in delivery rates, changes in national policy and unexpected circumstances
- An uplift is required as the anticipated decline in average household size will necessitate additional housing to accommodate the existing population before allowing for extra population growth
- An uplift in overall housing and hence market housing supply is needed to be able to support adequate affordable housing to meet needs while being viable to deliver
- A higher housing requirement above the standard method to meet the economic aspirations of the Huntingdonshire Futures Place Strategy and support the commitment of economic growth along the Oxford to Cambridge corridor
- Additional housing to maximise the value of significant strategic infrastructure investment in the area
- The Local Plan could over-allocate where there is evidence of suitable, available and sustainable sites to contribute to national aspirations to significantly boost housing supply
- Potential for taking on additional homes where there is an unmet needs from neighbouring authorities
- Prioritising delivery of smaller new homes for local people to a maximum 5% growth in rural area residential properties in any plan period

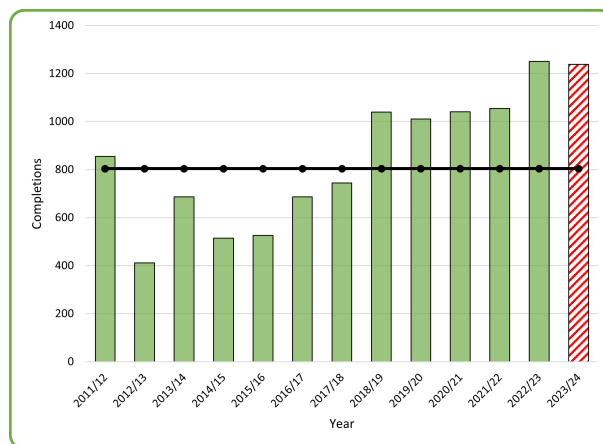
## Housing Figures and Requirement

6

### What is this about?

The government is committed to significantly increasing the supply of new homes with the ambition to deliver 370,000 new homes a year across England during the lifetime of this parliament as part of a growth focused approach to the planning system. Their aim is for us to meet the area's identified housing need including with an appropriate mix of housing types for the local community.

Huntingdonshire's Local Plan to 2036 has an annual housing target of 804 new homes per year, based on an overall target of 20,100 new homes across its 25 year lifespan. This is set out in policy 'LP1 Amount of Development'. By 31st March 2023, 9,821 new homes had been completed since 1 April 2011, the equivalent of 818 per year. 1,115 new homes were under construction and 10,638 homes had planning permission that hadn't been started. For context, over the last 5 years under the strategy adopted in Huntingdonshire's Local Plan to 2036 on average 1,079 homes have been built a year. In the longer term of 10 years, on average 855 homes have been built a year. In 2022/23 1,250 new homes were completed. The following graph shows how many homes have been delivered in relation to our current target (completions for 2023/24 are shown in red as these are yet to be finalised but initial data shows it will be at this level):



The Huntingdonshire Futures Place Strategy recognised the importance of having homes in the district that meet our needs. People valued high quality, accessible homes that are affordable to all who need them and located in inclusive, well serviced communities.

The starting point for the number of homes that we have to plan for comes from a nationally set formula known as the government's 'standard method' number. A revised standard methodology approach was published for consultation on 30 July 2024. The government have announced their intention is for the revised housing targets to be mandatory. However, until the revised methodology is finalised we cannot be certain what the minimum target number will be. Until then we cannot be sure what level of housing growth we should plan for.

The current approved standard method is based on the 2014 household projections and makes allowance for any historic under-supply. It also aims to address housing affordability problems by applying an adjustment factor based on local median workplace based affordability ratios which are updated in March each year. The uplift to account for affordability is currently around 30% with the maximum required being capped at 40%. In the National Planning Policy Framework (December 2023), paragraph 67 advises that the housing requirement 'may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment'.

A proposed revised method has been issued for public consultation from 30 July to 24 September 2024. This is set out within a revised draft of the National Planning Policy framework. The proposed revised standard method is based on the housing stock as at 2023 and includes a greater adjustment to address the relative affordability of homes in the district. The expectation is that this will be a mandatory target to provide the basis for plan making, not the final housing requirement. The draft National Planning Policy Framework states that the government are absolutely clear that authorities may justify planning for a lower number only where they can evidence hard constraints to the Planning Inspectorate. Given the annual nature of the updates to the standard method housing number it will be fixed at a point when the Local Plan is nearing completion.

## 6 Housing Figures and Requirement

The box below shows what the approved standard method calculation was at the start of the Plan period (2021), what it is now in 2024 and what it would be using the draft revised methodology to allow a comparison of the figures.

### Huntingdonshire's Standard Method Housing Calculation

2021 standard method figure	2024 standard method figure	Proposed revised standard method figure
Number of households in 2021 = 77,962	Number of households in 2024 = 80,282	Housing stock estimates 2023 = 82,155
Number of households projected in 2031 = 85,146	Number of households projected in 2034 = 87,022	0.8% of dwelling stock as baseline starting point = 657.24
Total projected household growth = 7,184	Total projected household growth = 6,740	Average house price to workplace based earnings affordability ratio over the last 3 years = 9.53
Annual projected growth = 718.4	Annual projected growth = 674	Adjustment factor = $\frac{((9.53-4)/4) \times 0.6}{1} + 1 = 1.83$
Local median workplace based affordability ratio = 9.97	Local median workplace based affordability ratio = 8.75	Draft proposed standard method outcome = $657.24 \times 1.83 = 1,203$ new homes per year
Adjustment factor = $\frac{(((9.97-4)/4) \times 0.25)}{1} + 1 = 1.373$	Adjustment factor = $\frac{(((8.75-4)/4) \times 0.25)}{1} + 1 = 1.297$	

2021 standard method figure	2024 standard method figure	Proposed revised standard method figure
Standard method outcome = 718.4 x 1.373 = 987 new homes per year	Standard method outcome = 674 x 1.297 = 874 new homes per year	<b>Over the period 2021-2046 (25 years) = 30,069 new homes</b>
Over the period 2021-2046 (25 years) = <b>24,675 new homes</b>	Over the period 2021-2046 (25 years) = <b>21,850 new homes</b>	

The Cambridgeshire and Peterborough devolution deal (2017) committed to delivering substantial economic growth across the area with the ambition of virtually doubling the area's economic output over 25 years to over £40billion. The aspiration is to evolve into an area which is internationally renowned for its low carbon, knowledge based economy and has further developed key sectors of life sciences, information and communications technologies, creative and digital industries, clean tech, high value engineering and agri-business. In March 2024 the former government issued an update to 'The Case for Cambridge' which sought to grow Greater Cambridge by 150,000 new homes and associated employment and other uses estimated to add around £6.4billion to the economy. The future for this is now uncertain in the light of the proposed revised standard method which would lead to a 56% uplift in Cambridge's housing target over the current figure anyway. The government promotes effective strategic planning across local planning authority boundaries to support sustainable growth including meeting housing needs. Given the proximity of Huntingdonshire to Greater Cambridge and the existing and potential transport and connectivity levels we may continue to play an important role in supporting the economic and housing needs of the wider area.



The [Housing Needs of Specific Groups for Cambridgeshire and West Suffolk \(2021\)](#) provides evidence on the level of housing need in Huntingdonshire and details of needs for specific groups within our community. It is recognised that this needs to be updated now that the relevant Census 2021 data has been published. Updated evidence will provide detail on the nature of the housing that is required as is explained more in chapter 11 'Housing Tenures and Housing mix'.

NPPF paragraph 67 states a requirement that within the overall housing requirement of the Local Plan, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.

We have looked at what you suggested and provided four main options to ensure that they are significantly different from each other. These are identified below with a brief assessment of the pros and cons that the option may have.



**Option A - Plan for the standard method number (approved current methodology = 874 new homes a year and draft proposed methodology =1,203 new homes a year)**

Pros	Cons
<ul style="list-style-type: none"> <li>• Meets the minimum requirements of the NPPF</li> <li>• Minimises the amount of land needed for development</li> <li>• Allows for selection of the most sustainable sites only</li> <li>• Minimises the delivery targets measured at the national level which minimises the risk of the application of the 'tilted balance' where the bar to refuse planning applications for new homes is much higher</li> <li>• Higher delivery rates could be supported through policies, additional to allocations, without the risk of being measured at the national level against higher targets</li> </ul>	<ul style="list-style-type: none"> <li>• Would not align with the growth aspirations of the Huntingdonshire Futures Place Strategy</li> <li>• Does not provide any flexibility should the standard method number increase</li> <li>• Could leave the Local Plan Update vulnerable to inclusion of additional sites through the examination process with less local input to decision making if proposed allocations prove unachievable</li> <li>• Liable to challenge at examination that it does not address the exceptional circumstances of the wider Cambridgeshire and Peterborough area</li> </ul>

## 6 Housing Figures and Requirement

**Option B - A 5% uplift on the standard method number to allow a small amount of flexibility in case some sites do not deliver as expected (approved current methodology = 918 new homes a year and draft proposed methodology =1,263 new homes a year)**

Pros	Cons
<ul style="list-style-type: none"> <li>Slightly more allocations gives some resilience against housing market changes and enhanced demand for housing or speeding up of housing delivery rates</li> <li>Would help support the growth aspirations of the Huntingdonshire Futures Place Strategy</li> <li>A greater overall amount of housing could help with the viability of delivering affordable housing</li> <li>Could help to support and sustain local services and facilities</li> <li>Would enhance market choice</li> </ul>	<ul style="list-style-type: none"> <li>Limited flexibility if some proposed site allocations prove unacceptable through the Local Plan examination and the numbers are not fully made up on alternative allocations</li> <li>Housing delivery is monitored from the base date of the plan; delivery may be in deficit for the early years unless easy to deliver allocations come through to completion very quickly; some risk of application of the national presumption in favour of sustainable development where the bar to refuse planning applications for new homes is much higher resulting in probable approvals of schemes which are not compliant with the Local Plan Update's policies.</li> <li>Could increase the pressure for development on less sustainable sites</li> </ul>

**Option C - A 10% uplift on the standard method number to allow a some flexibility in case some sites do not deliver as expected or affordability ratios worsen (approved current methodology = 961 new homes a year and draft proposed methodology =1,323 new homes a year)**

Pros	Cons
<ul style="list-style-type: none"> <li>Provides a clear statement of support for aspirations for enhanced economic growth</li> <li>Could help to meet needs from Greater Cambridge to support the wider economy and facilitate timely housing growth</li> <li>Increased housebuilding would stimulate economic growth and support mobility of employees</li> <li>Could help meet housing needs throughout the district including in smaller villages</li> <li>Could help to support and sustain local services and facilities</li> <li>Would maximise market choice</li> <li>A greater overall amount of housing would help with the viability of delivering affordable housing</li> <li>A phased housing target could be included in to account for the lead-in time for delivery of strategic scale sites but this would result in even higher annual housing targets later in the plan's lifetime</li> </ul>	<ul style="list-style-type: none"> <li>Under the proposed revised standard method number the annual housing target would be higher than the number of new homes completed in any year since 2000/01.</li> <li>Housing delivery is monitored from the base date of the plan; delivery is likely to be in deficit for the early years giving high risk of the national presumption in favour of sustainable development where the bar to refuse planning applications for new homes is much higher resulting in probable approvals of schemes which are not compliant with the Local Plan Update's policies unless a phased target is included.</li> <li>Would increase development pressure throughout the district and increase the amount of land needed</li> <li>Could give rise to market absorption challenges in locations of highly concentrated growth</li> </ul>

Pros	Cons
	<ul style="list-style-type: none"> <li>• Additional housing would give rise to increased carbon emissions, and increased travel and transport demands</li> <li>• Achieving the housing target would be vulnerable to market fluctuations from non-planning related impacts such as recession or national/ international political instability.</li> </ul>



**What should we do?**

We are now asking you to input how what the housing requirement should be for the updated Local Plan.

**Options - Housing Requirement**

**Should we....**

*(Please pick one option.)*

**Option A - Plan for the standard method number** (approved current methodology = 874 new homes a year and draft proposed methodology =1,203 new homes a year)

**Option B - A 5% uplift** on the standard method number to allow a small amount of flexibility in case some sites do not deliver as expected (approved current methodology = 918 new homes a year and draft proposed methodology =1,263 new homes a year)

**Option C - A 10% uplift** on the standard method number to allow a some flexibility in case some sites do not deliver as expected or affordability ratios worsen (approved current methodology = 961 new homes a year and draft proposed methodology =1,323 new homes a year)

**Option D - Consider an alternative option.** Please let us know.



## 7 Achieving Well Designed Places

### 7 Achieving Well Designed Places

#### Introduction

Creating high quality buildings and places is fundamental to what the planning and development process should achieve. Building design is an aspect of this with other aspects relating to context, identity, movement around places, public and open spaces, land uses, and green infrastructure.

Settlement character is hugely influenced by the design of buildings. This character is continually evolving with the types, variety, materials, construction methods and age of buildings playing an important role. Development proposals need to respond to their context. Building design is a key way in which developments can be sustainably integrated into towns and villages as part of wider placemaking principles.



#### What you told us

In our Issues consultations held between April and July 2023 we asked you how the updated Local Plan can deliver high quality places reflective of settlement character. Suggestions were for:

- The updated Local Plan to give consideration to national policy and guidance as well as local guidance within Huntingdonshire's Design Guide and Landscape and Townscape SPD.
- Development to be net carbon zero, energy efficient and climate resilient
- Be of high quality and reflective of local character and design and where appropriate draw on opportunities offered by the historic environment and reflect local character and distinctiveness
- Integrated walkable neighbourhoods containing local facilities
- Provide a wide range of housing to suit all needs in terms of household composition, affordability, demographics and specialist needs, and doing so in a manner that promotes mixed communities
- Prioritising active travel and public transport and supporting the public rights of way network
- Supporting social inclusion and interaction by creating a sense of place
- Ensuring places are designed to feel safe
- The provision of new infrastructure, new facilities and new services in strengthening the sense of identity of places and supporting the creation of healthy communities
- A variety of open spaces should be utilised including informal green space, orchards, parks, community gardens, children's play areas, amenity spaces, MUGAs, sports pitches and local nature habitats across both residential and other development sites
- Ensuring that settlements which are distinctive and different from each other, are both perceived to be and remain physically separated

## What is this about?

The NPPF explains that local plans should set clear design visions and expectations.

The Huntingdonshire Local Plan to 2036 has several design policies that strive to create and shape high quality places and building design, these are policies 'LP11 Design Context', 'LP12 Design Implementation', 'LP13 Placemaking' and 'LP14 Amenity'. These policies require development proposals to utilise the [Huntingdonshire Design Guide \(2017\)](#) as well as [conservation area character statements](#) and the [Huntingdonshire Landscape and Townscape SPD \(2022\)](#) to shape proposals.

These policies alongside 'LP4 Contributing to Infrastructure Delivery' and 'LP32 Protection of Open Space' require developers to provide or financially contribute to the provision of open spaces, guide the design of new developments and also protect against the loss of open space, outdoor recreation facilities, allotments and areas of garden land that provide amenity value. The Design Guide provides guidance on the design and layout of public and open spaces and the [Developer Contributions SPD \(2011\)](#) provides more detailed information on the requirements for new developments including the quantity of required for parks and gardens, natural and semi-natural green space, children's play space, allotments and community gardens etc.

Two 'journeys' of the Huntingdonshire Futures Place Strategy are particularly relevant to the issues of achieving well-designed and beautiful places:

- Pride in Place
- Environmental Innovation

Engagement for the Pride in Place journey showed that local people strongly value the district's rich heritage and landscapes; the market towns and villages, the wide open fens and parklands, rolling claylands, and the Ouse Valley all contribute to Huntingdonshire being thought of as a beautiful place. Raising our ambition for better design was promoted by many people as important through local guidance and standards, particularly for new homes. There is now a much greater awareness

of the importance of open space and the benefits it can provide not only to the physical and mental well being of people but to wildlife and to mitigating the impacts of climate change. The Council produced in 2020 a [Healthy Open Spaces Strategy](#) to ensure that Huntingdonshire's open spaces continue to be used and valued by communities and to explore how they can support wider positive change.

Rewilding and nature based infrastructure schemes were advocated through the Environmental Innovation journey. Our varied natural landscape, with river valleys, woodlands, meadows and fenlands were highlighted as being greatly valued. Achieving well-designed and beautiful places is an essential way of maintaining and enhancing aspects of our landscape that people value. Projects can vary from the landscape scale of the Great Fen rewetting of peatland and establishment of a 3,700 ha wildlife haven to sustainable drainage systems within new developments which are a feature that can provide both a technical solution to drainage issues and aid rainwater in infiltrating soils and slow the rate of surface water run off as mentioned in 11 'Tackling Flooding and Water'. Other possible design features reflected in the Environmental Innovation journey which we might explore include rainwater harvesting which is the process of collecting and filtering rainfall from the roofs of residential and commercial buildings.

Since the adoption of the Local Plan, there is now greater emphasis on development that is beautiful with this requirement found throughout the NPPF. In 2021, the [National Model Design Guide](#) and [National Model Design Code](#) were published which illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice and form part of the Government's collection of planning practice guidance. The NPPF highlights that local planning authorities should prepare design guides or codes consistent with the principles set out in these documents. To ensure that the Huntingdonshire's Design Guide SPD 2017 meets the new criteria set out in the NPPF 2021, we undertook a [compatibility check](#) of the SPD against the requirements set out in the National Model Design Guide and National Model Design Code's, both of which incorporate 10 characteristics for a well-designed place. The compatibility check confirms that our Design Guide meet the requirements of both these documents.

## 7 Achieving Well Designed Places



The ten characteristics of well-designed places

Sport England have also developed 10 principles of active design that can apply to our built and natural environments to encourage people to be active through their daily lives. It recognises that well designed places can have a positive impact on people’s health and well-being, both physical and mental. Active design has a wide range of other potential benefits too including being socially inclusive, generating lower carbon emissions, supporting better air quality and promoting economic productivity. The following illustrations show the 10 principles of active design.

### FOUNDATIONAL PRINCIPLE



#### Principle 1 – Activity for all

All environments should support physical activity equitably across all ages, ethnicities, genders, and abilities, enabling everyone to be active and build long-term active habits and behaviours. This is essential for the delivery of all the principles of Active Design and is its foundational principle.

### SUPPORTING ACTIVE TRAVEL



#### Principle 2 – Walkable communities

Facilities for daily essentials and recreation should be within easy reach of each other by active travel means, making it more likely that people will make the journey by using active travel modes (defined in Theme 1). Good active travel connections should be provided to extend the range of services that are accessible while remaining physically active.



#### Principle 3 – Providing connected active travel routes

Encourage active travel for all ages and abilities by creating a continuous network of routes connecting places safely and directly. Networks should be easy to use, supported by signage and landmarks to help people find their way.



#### Principle 4 – Mixing uses and co-locating facilities

People are more likely to combine trips and use active travel to get to destinations with multiple reasons to visit. Places with more variety, higher densities, and a mix of uses also reduce the perception of distance when travelling through spaces. They also generate the critical mass of travel demand to better support public transport services.



**ACTIVE HIGH-QUALITY PLACES AND SPACES****Principle 5 – Network of multi-functional open spaces**

Accessible and high quality open space should be promoted across cities, towns and villages to provide opportunities for sport and physical activity, as well as active travel connections and natural or civic space for people to congregate in and enjoy.

**Principle 6 – High-quality streets and spaces**

Streets and outdoor public spaces should be Active Environments in their own right. They should be safe, attractive, functional, prioritise people and able to host a mix of uses, with durable, high quality materials, street furniture in the right places and easy-to-use signage. High quality streets and spaces encourage activity, whereas poor quality streets and spaces are much less likely to be used to the same degree.

**Principle 7 – Providing activity infrastructure**

Infrastructure to enable sport, recreation and physical activity to take place should be provided across all contexts including workplaces, sports facilities and public space, to facilitate activity for all.

**Principle 8 – Active buildings, inside and out**

Buildings we occupy shape our everyday lives, both when users are inside and outside. Buildings should be designed with providing opportunities for physical activity at the forefront, considering the arrival experience, internal circulation, opportunities to get up and move about, and making the building an active destination.

**CREATING AND MAINTAINING ACTIVITY****Principle 9 – Maintaining high-quality flexible spaces**

Spaces and facilities should be effectively maintained and managed to support physical activity. These places should be monitored to understand how they are used, and flexible so that they can be adapted as needed.

**Principle 10 – Activating spaces**

The provision of spaces and facilities which can help to improve physical activity should be supported by a commitment to activate them, encouraging people to be more physically active and increasing the awareness of activity opportunities within a community.

These options focus on higher level design issues rather than detailed policies such as those set out in Section C of Huntingdonshire's Local Plan to 2036. This is because there is a strong likelihood of national development management policies being introduced. Once there is more certainty on these we will look to develop locally based policies to complement them if necessary. If they do not come forward we will look to update and revise our current development management policies to reflect changes in national policy and in local priorities since they were approved in 2019.

**What should we do?**

We are now asking you to input how the updated Local Plan can plan well-designed and beautiful places across the district.

## 7 Achieving Well Designed Places

### Question - Design Characteristics

We will be using the [National Design Code](#) to shape what aspects of design we will include in our future design policies. Are there any specific design characteristics that are important to you and that you think we should include in the Local Plan Update?

### Question - Active Design

Would you support use of the 10 principles of active design through future Local Plan policies? Are there any in particular that you think are more important than others?

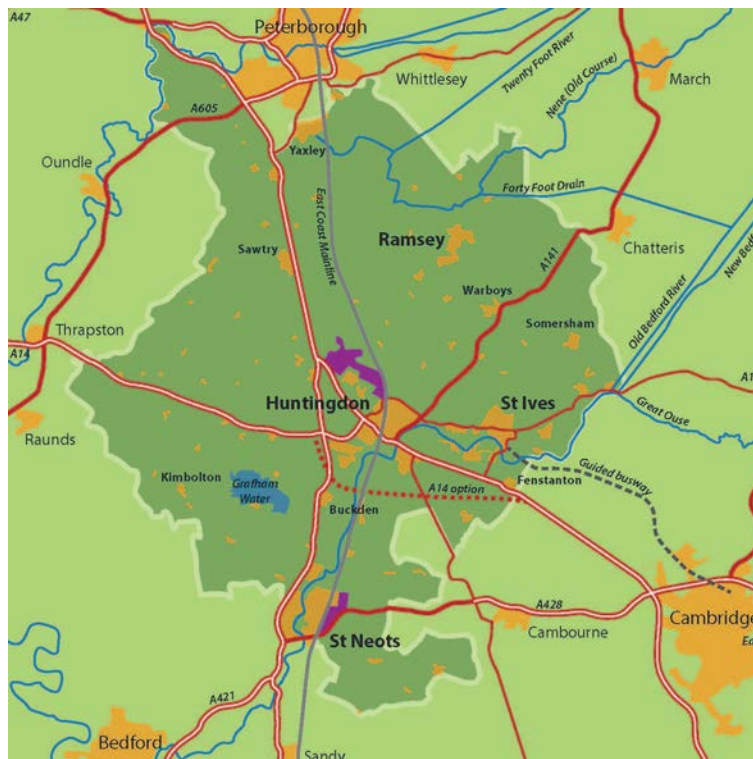
### Question - Updating current Development Management Policies

If national development management policies do not come forward while we are preparing this Local Plan Update do you have any suggestions for changes that you would wish to see to any of our current development management policies? If so, please specify the current policy number.

## 8 Growth Strategy Options

### Introduction

In this section we will be looking at how and where our district may grow to meet our housing and employment needs in the future. The Local Plan is not just concerned with delivering housing. The National Planning Policy Framework (December 2023) (paragraph 20) requires that Local Plans must set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for housing, employment, retail, leisure, other commercial development.



### What you told us

In our Issues consultations held between April and July 2023 we asked for your thoughts on where growth should be focussed. Suggestions were for:

- Proportionate growth of existing settlements/ sustainable villages / providing small to medium sites.
- Densification of and focus around existing market towns.
- In sustainable locations which have lots of services and facilities, and existing infrastructure to support growth.
- Densification or expansion of existing urban areas and urban extensions where there is more employment.
- Putting development near or along public transport corridors.
- Continuation of current development strategy in our Local Plan.
- A combination of the identified development scenarios in the [Issues Engagement Paper](#) (chapter 9).
- Providing proportionate growth of Key Service Centres or places where growth could help retain services.
- Regenerating existing sites and previously developed land outside of settlement boundaries.
- Providing new settlements.
- Allocating specific locations put forward in the Call for Sites.
- No new settlements, no satellite settlements without adequate facilities, and no over-reliance on large settlements.
- Avoiding unsustainable locations or settlements in rural areas and avoiding overwhelming small villages and the countryside (even if near major roads).
- Avoid scenarios that increase congestion, noise, air and pollution impacts and put pressure on local infrastructure.
- Not promoting dispersed development regardless of the sustainability.
- Not continuing or providing more growth focussed on Alconbury Weald and St Neots East.

## 8 Growth Strategy Options

### What is this about?

We have listened to what you suggested and provided a set of growth options which broadly indicate where new development could be focussed. Six options are shown below as alternative approaches to shape our future growth strategy. Each represents a slight extreme to highlight the focus of the approach. You may like part of one option and part of another and think that a combination of several would actually be your preferred choice. If this is so, please tell us what combination of options you think would be best.

The number of new homes, amount of employment land and quantity of development for other uses could be delivered in each growth strategy option depending on the outcomes of the options in chapter '5 'Approach to Employment and Economy' and chapter '6 'Housing Figures and Requirement'. It should also be noted that paragraph 70 of the NPPF (December 2023) states that 10% of the housing requirement be identified on sites no larger than one hectare. Using the 2024 standard method calculation as a minimum figure this would mean that 2,185 homes will need to be found on sites of this size and using the proposed revised standard method would mean 3,007 new homes will need to be found on sites of this size. To not do this, national policy states that we would require robust evidence to demonstrate that this cannot be achieved.

Each growth strategy option is shown as an image followed by some of the pros and cons that the option may have.

The growth options are:

**Option A - *Continue with the existing growth strategy*** set out in our current Local Plan (Policy LP2 Strategy for Development). This currently focusses on 75% growth in Spatial Planning Areas and 25% elsewhere e.g. Key Service Centres and Small Settlements.

**Option B - Focus on *strategic expansions to existing towns***

**Option C - Focus growth on *public transport corridors*.** This corridors would be located around the A428/A421, the guided bus route and future ambitions to provide East West Rail, the proposal to reroute the A141, a a public transport corridor from Cambridge to Alconbury Weald and a possible railway station at Alconbury Weald.

**Option D - Concentrate development around the *strategic road network*** i.e. the A1, A14 and A428

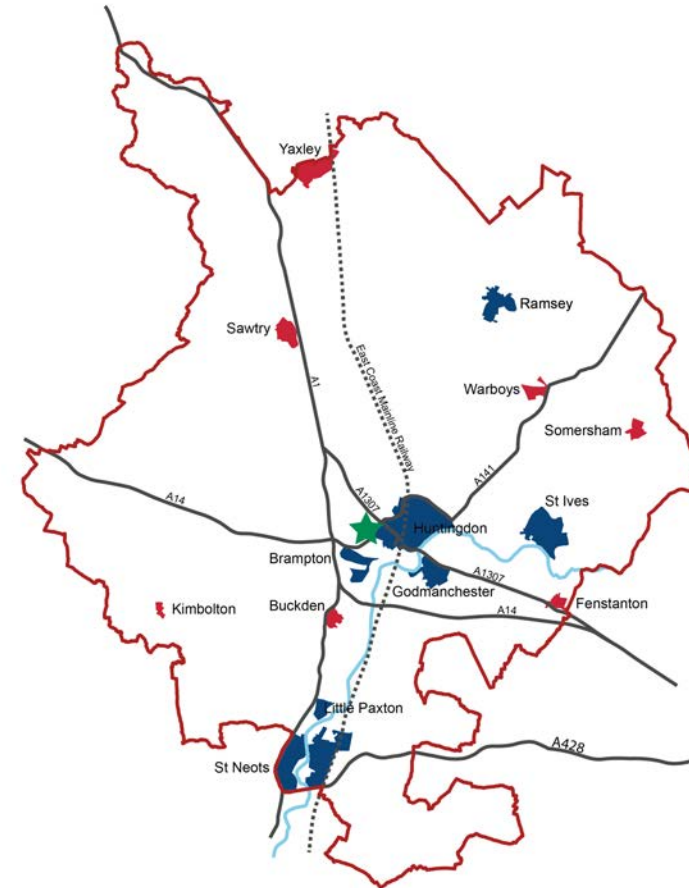
**Option E - Distribute growth across many settlements in Huntingdonshire and limit growth in our towns creating *dispersed growth*.**

**Option F - Provide 1 *one or more new community/ies plus some dispersed growth*.**

**Option A - Continue with the existing growth strategy**

This strategy would mean that we continue to use the same approach as in our current Local Plan (Policy LP2 Strategy for Development). This would mean 75% growth would be focussed in our Spatial Planning Areas and 25% elsewhere e.g. Key Service Centres and Small Settlements.

-  Administrative Boundary
-  Roads
-  River Great Ouse
-  East Coast Mainline Railway
-  Spatial Planning Areas
-  Key Service Centres
-  Large Scale Employment Sites











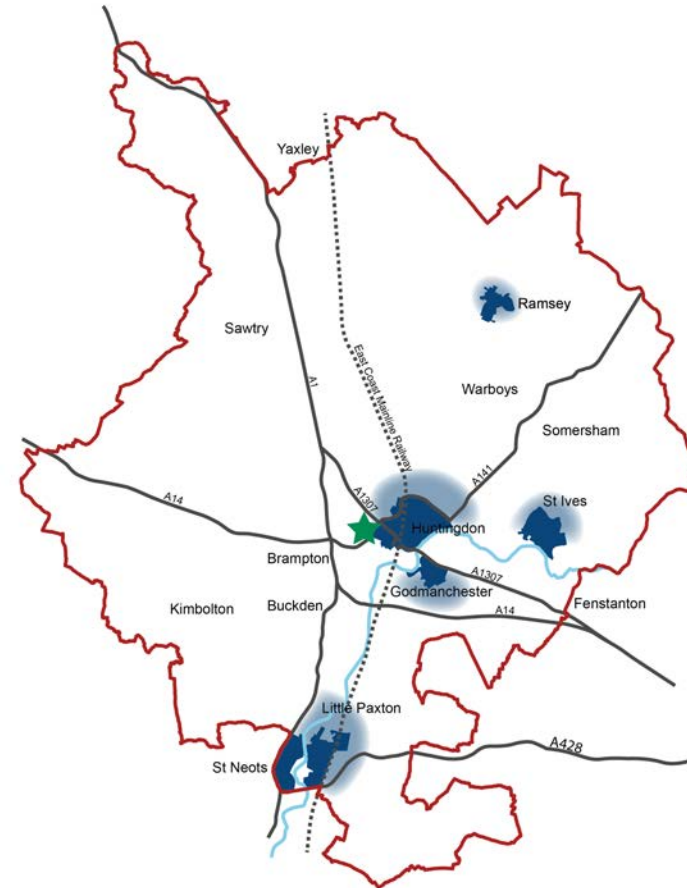
## 8 Growth Strategy Options

Pros	Cons
<ul style="list-style-type: none"> <li>• Sustainably located development, reducing the need to travel.</li> <li>• Existing infrastructure in place.</li> <li>• Close to employment opportunities.</li> <li>• Protects rural locations and the countryside / sense of identity of the district.</li> <li>• Provides consistent growth patterns proving ongoing certainty for investment.</li> <li>• Could provide opportunities for higher and lower density development.</li> <li>• Could increase opportunities for active travel and public transport usage.</li> <li>• Supports existing town centres through greater catchment population.</li> <li>• Could help maintain existing services and facilities in Key Service Centres.</li> <li>• Opportunities for brownfield development in existing centres.</li> </ul>	<ul style="list-style-type: none"> <li>• Some existing areas may now not be able to support future growth.</li> <li>• Relies on existing settlement hierarchy, there may be some other settlements that may now be more sustainable that could provide opportunities for sustainable growth.</li> <li>• Spatial Planning Areas may be at capacity already and require more infrastructure and services.</li> <li>• Population of smaller villages will decline over time potentially putting existing services and facilities at risk.</li> <li>• Developments in larger settlements may be focussed on peripheries with longer distances to reach services and facilities.</li> <li>• Over development in existing locations could impact on congestion, pollution and demand for services.</li> <li>• Would limit provision of affordable housing in villages.</li> </ul>

**Option B - Strategic expansions to existing towns**

This strategy would focus on providing new growth predominantly around our existing towns, Huntingdon, St Ives, St Neots and Ramsey.

-  Administrative Boundary
-  Roads
-  River Great Ouse
-  East Coast Mainline Railway
-  Expansion of Existing Towns
-  Large Scale Employment Sites



## Growth Strategy Options

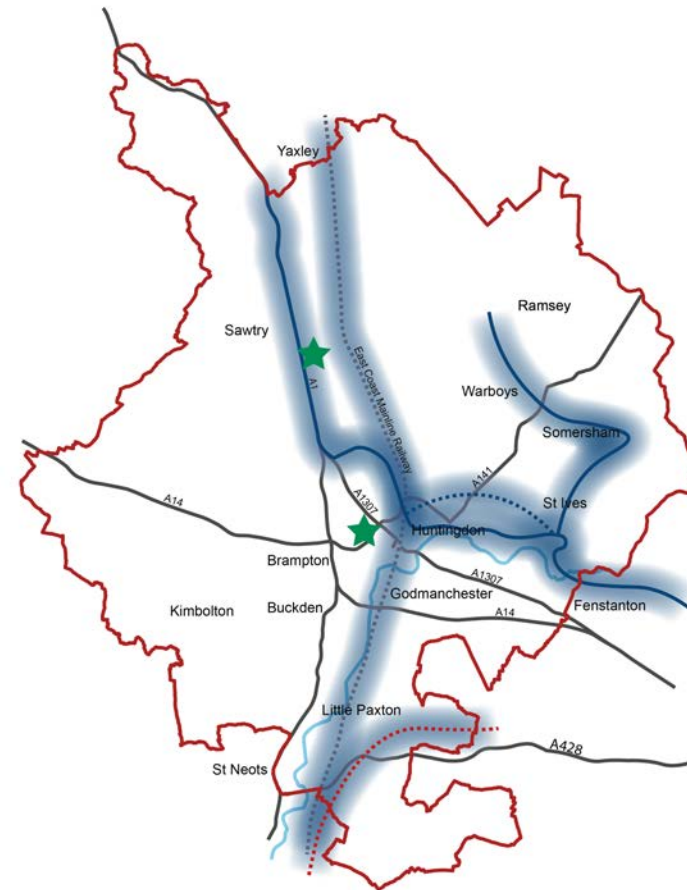
Pros	Cons
<ul style="list-style-type: none"> <li>• Sustainably located development, reducing the need to travel.</li> <li>• Existing infrastructure in place.</li> <li>• Close to employment opportunities.</li> <li>• Concentration of future employees for new employment developments.</li> <li>• Opportunities for networking and local supply chain inputs for business development.</li> <li>• Protects rural locations and the countryside sense of identity of the district.</li> <li>• Could provide opportunities for higher density development meaning less land required.</li> <li>• Could increase opportunities for active travel and public transport usage.</li> <li>• Could support a very diverse range of housing types and tenures.</li> <li>• Supports existing town centres through greater catchment population.</li> <li>• Opportunities for brownfield development in existing centres.</li> <li>• All infrastructure and services e.g. primary school, local shops,</li> </ul>	<ul style="list-style-type: none"> <li>• May lead to pressure on existing infrastructure and services.</li> <li>• Developments in larger settlements may be focussed on peripheries with longer distances to reach services and facilities.</li> <li>• Over development in existing locations could impact on congestion, pollution and demand for services.</li> <li>• Potential for deterioration all villages through loss of services and facilities due to population decline/stagnation.</li> <li>• Lack of choice and availability of new homes in villages.</li> <li>• Potential increase in house prices in all villages due to lack of supply.</li> <li>• Large scale sites can be slow to deliver and may require phasing and infrastructure.</li> <li>• May limit opportunities for small scale housebuilders.</li> <li>• Could create a lack of local distinctiveness and character / 'anywhere development'.</li> <li>• Some towns have physical constraints to where growth may</li> </ul>

Pros	Cons
<ul style="list-style-type: none"> <li>• services could be provided as part of the scheme.</li> <li>• Could provide enhanced green infrastructure and comprehensive masterplan for development.</li> <li>• Creates new communities and social opportunities.</li> <li>• Could protect the character of existing villages and their settings.</li> <li>• Concentrated development has greater potential to bid for funding for largescale supporting infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>• go for example, strategic road barriers and flood risk.</li> <li>• Potential for some coalescence with neighbouring villages.</li> <li>• No support for the rural economy and expansion of rural businesses.</li> </ul>

**Option C - Public transport corridors.**

This strategy would look to focus new growth around public transport corridors. These would be located around the A428/A421 and the guided bus route. They could also focus on future ambitions to provide East West Rail, the proposal to reroute the A141, a public transport corridor from Cambridge to Alconbury Weald (Guided Busway extension) and a possible railway station at Alconbury Weald.

-  Administrative Boundary
-  Roads
-  River Great Ouse
-  East Coast Mainline Railway
-  East - West Rail
-  Existing Bus Routes
-  Proposed Bus Routes
-  Large Scale Employment Sites
-  Expansion along Public Transport Corridor











## Growth Strategy Options

Pros	Cons
<ul style="list-style-type: none"> <li>• Potential for sustainable travel options to employment locations offering wider employment opportunities (inclusive economy).</li> <li>• Wider access for employers to potential employees.</li> <li>• Sustainably located development, reducing the need to travel.</li> <li>• Would contribute to reaching net zero.</li> <li>• Has the potential to minimise increases in pollution and congestion.</li> <li>• Could encourage and sustain a shift towards increase public transport availability and use.</li> <li>• Could support the case for investment in a new station at Alconbury Weald.</li> <li>• Opportunities for distributing growth to a mixture of towns and villages.</li> <li>• Could support a diverse range of site types and sizes.</li> <li>• Opportunities to support public transport nodes and facilitate longer distance connections.</li> <li>• Could help maintain or enhance existing services and facilities in</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed future public transport corridors such as Guided Busway extensions and East West Rail are currently uncertain.</li> <li>• Timings of proposed future public transport corridors such as Guided Busway extensions and East West Rail dependant on external organisations which may impact delivery of homes in related locations.</li> <li>• Inhibits growth in the west of Huntingdonshire.</li> <li>• Potential for deterioration villages not associated with public transport corridors through loss of services and facilities due to population decline/stagnation.</li> <li>• Cannot guarantee continued frequency and availability of public transport and use.</li> <li>• Would require behavioural change.</li> </ul>

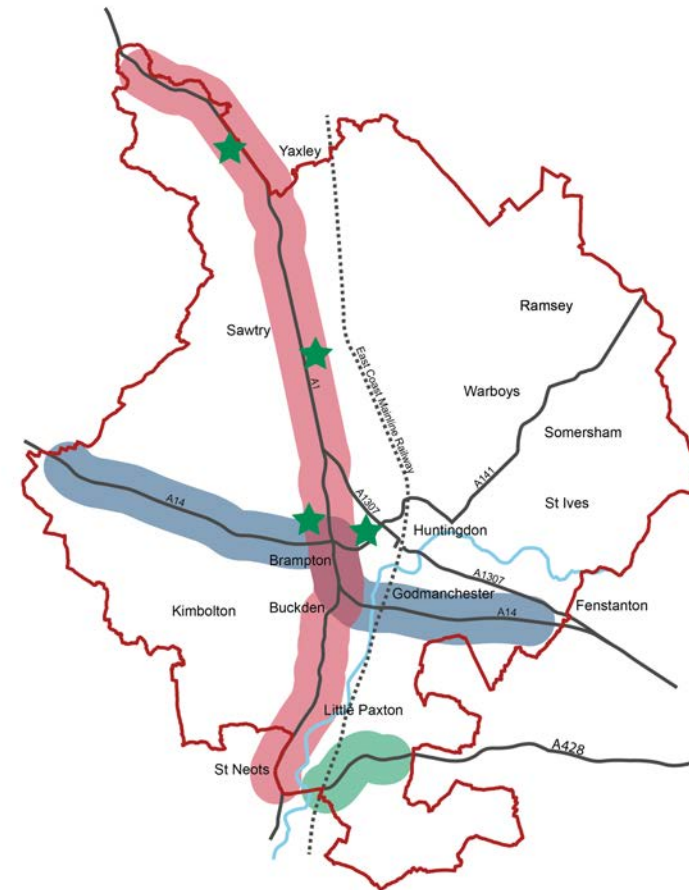
Pros	Cons
<p>towns and villages along public transport corridors.</p> <ul style="list-style-type: none"> <li>• Could support behavioural change in villages creating potential public transport hubs.</li> </ul>	

**Option D - Strategic road network**

This strategy would look to focus growth along the strategic road networks that run through the district, this would include areas along or near to the A1, A14 and A428/A421.

-  Administrative Boundary
-  Roads
-  River Great Ouse
-  East Coast Mainline Railway
-  A1 Road Corridor
-  A14 Road Corridor
-  A428 Road Corridor
-  Large Scale Employment Sites

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## Growth Strategy Options

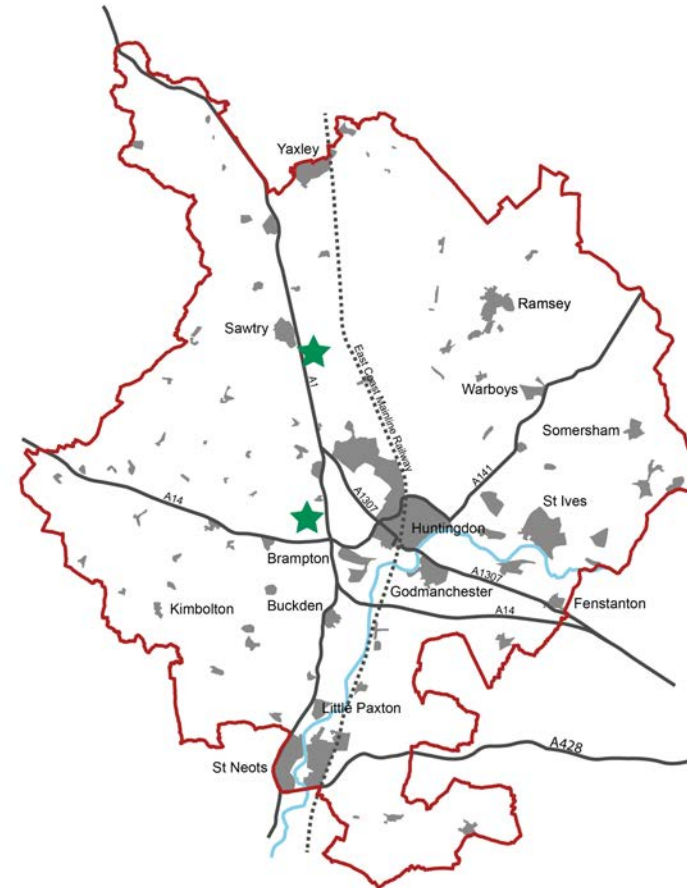
Pros	Cons
<ul style="list-style-type: none"> <li>• Could benefit from links to the proposed East West Rail.</li> <li>• Disrupts current settlement pattern moving growth away from 3 of the 4 market towns, protecting their character and setting.</li> <li>• Accessible locations for employment and logistics.</li> <li>• Opportunities for co-location of employment and housing.</li> <li>• Opportunity to provide some growth in western Huntingdonshire to help support, provide or maintain local services and facilities.</li> <li>• Takes advantage of existing road infrastructure and proposed improvements to the A428/421.</li> <li>• Presents the opportunity for stand-alone new settlements/communities.</li> <li>• Could contribute towards delivery of the Ox-Cam Arc aspirations for housing employment and green infrastructure.</li> <li>• Has potential to enhance public transport availability along more heavily populated routes.</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed future East West Rail are currently uncertain.</li> <li>• Disrupts current settlement pattern moving growth away from 3 of the 4 market towns.</li> <li>• Encourages car use with the potential to increase congestion, carbon emissions and pollution.</li> <li>• Increase in local traffic usage of strategic highways and potential congestion of strategic road network.</li> <li>• Limited accessibility to existing services, facilities and infrastructure.</li> <li>• Would impede growth in areas remote from the strategic growth network such as the north east of the district.</li> <li>• Could establish continuous development along the A1 and A14 east of the A1.</li> <li>• Population of towns and villages outside of the strategic road corridors will decline over time potentially putting existing services and facilities at risk.</li> <li>• Would inhibit reaching net zero.</li> </ul>



**Option E - Dispersed Growth**

This option would distribute growth across many settlements in Huntingdonshire and limit growth in our towns

-  Administrative Boundary
-  Roads
-  River Great Ouse
-  East Coast Mainline Railway
-  Existing Settlements
-  Large Scale Employment Sites





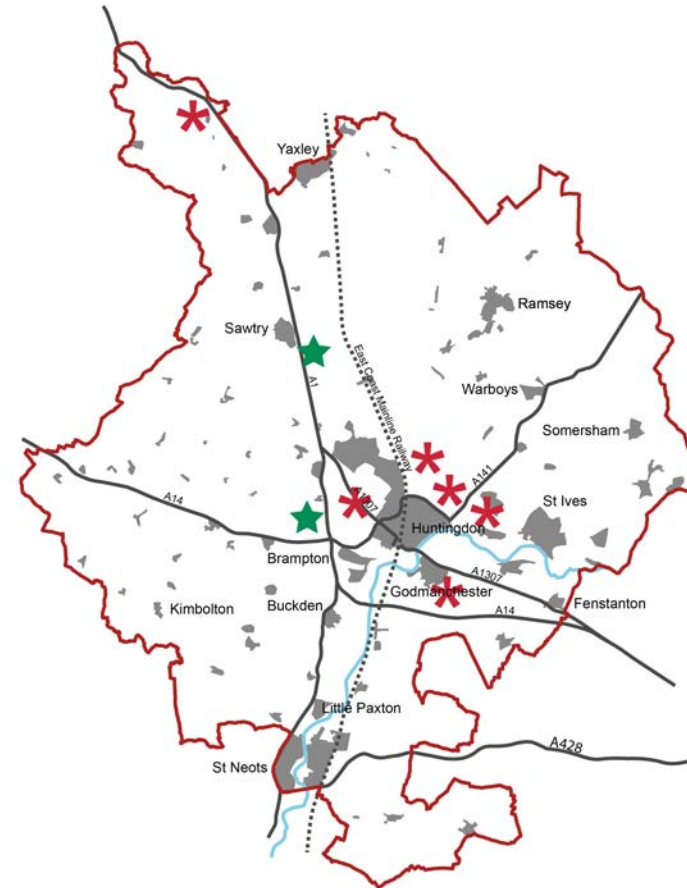
## Growth Strategy Options

Pros	Cons
<ul style="list-style-type: none"> <li>• Will allow villages to maintain and potentially enhance the population to support the retention of existing services and facilities.</li> <li>• Would increase the choice and availability of new homes in villages.</li> <li>• Smaller sites may be quicker to deliver allowing a steady flow of homes.</li> <li>• Could maximise our contribution towards government aspirations for 10% of our housing requirement to be on sites no larger than one hectare.</li> <li>• May provide opportunities for small scale housebuilders.</li> <li>• Sites across Huntingdonshire could support more local employment growth.</li> <li>• Potential to deliver affordable housing across a wide range of villages.</li> <li>• Could allow young people and older people to remain in their existing communities.</li> <li>• Benefits of growth are evenly distributed across the district.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourages car use with the potential to increase congestion, carbon emissions and pollution.</li> <li>• Could inhibit reaching net zero.</li> <li>• Would be challenging to achieve new infrastructure provision.</li> <li>• Could impact on the character of existing village and their settings.</li> <li>• May take time for developments and their residents to integrate with the existing community.</li> <li>• There may not be enough sites to fulfil the level of housing need required.</li> <li>• May impact on the vitality and viability of our town centres.</li> <li>• Would use higher amount of agricultural land with potential impacts on food security.</li> <li>• Would result in lower density development.</li> <li>• People would be further away from high concentrations of employment and opportunities.</li> <li>• Difficult to provide active travel benefits.</li> <li>• Could increase harm to designated nature conservation and heritage assets.</li> </ul>

**Option F - One or more new communities plus some dispersed growth**

This option would involve the allocation of one or two new settlements creating a new community. The remainder of the growth required will then be picked from a range of large and small sites across Huntingdonshire. Due to the size of the new communities each would include a mix of uses including housing, substantial employment, some retail and supporting infrastructure such as schools, community centres or health uses etc.

-  Administrative Boundary
-  Roads
-  River Great Ouse
-  East Coast Mainline Railway
-  Existing Settlements
-  Large Scale Employment Sites
-  Potential New Communities



## Growth Strategy Options

Pros / Advantages	Cons / Disadvantages
<ul style="list-style-type: none"> <li>Will allow some villages to maintain and potentially enhance the population to support the retention of existing services and facilities.</li> <li>Opportunities to provide new employment clusters based around new communities.</li> <li>Delivery of some smaller sites in the short term allow for lead in time to establish the masterplan for the new community/ies.</li> <li>Allows selection of the most sustainable dispersed sites.</li> <li>Gives opportunity to design an innovative, resilient, well designed places with the potential to contribute towards enhanced green infrastructure and net zero ambitions through district heat networks and renewable energy generation.</li> <li>Provides a mix of opportunities for small and medium scale house builders and volume house builders.</li> <li>Concentrated development in one new community provides a single point of focus for funding towards large scale supporting infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>May require significant and costly infrastructure investment which may impact affordable housing delivery.</li> <li>Limited growth elsewhere restricting market choice.</li> <li>No support for the rural economy and expansion of rural businesses.</li> <li>May impact on the vitality and viability of our current town centres shifting demand elsewhere.</li> <li>Some proposed sites could benefit from further land assembly to provide the best possible settlement layout.</li> <li>Depending on location it could increase harm to designated nature conservation and heritage assets.</li> <li>Depending on location it could encourage car use with the potential to increase congestion, carbon emissions and pollution.</li> <li>Depending on the location some new communities may have limited access to public transport connections.</li> <li>Risk of delivery failure leaving a part built community with reduced</li> </ul>

Pros / Advantages	Cons / Disadvantages
<ul style="list-style-type: none"> <li>Could provide employment uses integrated into the new community as well as community services and facilities.</li> <li>New communities/ settlements can provide a steady stream of housing and flexibility in delivery of housing supply in response to market demand.</li> <li>Could provide opportunities for higher density development meaning less land required.</li> <li>Can provide high and low density housing and a diverse range of housing types and tenures.</li> <li>Sites across Huntingdonshire could support some local employment growth.</li> <li>Could increase opportunities for active travel and public transport usage in limited locations.</li> </ul>	<ul style="list-style-type: none"> <li>services and facilities to those promised.</li> <li>Depending on location it could use higher amount of agricultural land with potential impacts on food security.</li> <li>Employment growth alongside new communities may not respond to market demand depending on the location.</li> <li>Risk of encouragement of commuting to other employment destinations.</li> </ul>

## What should we do?

We are now asking you to input into our growth strategy for the next local plan. We have set some options below and would like to know what you think.

### Options - Approach to Strategic Growth

#### **Should we...**

*(You may pick a combination of options or parts of options)*

**Option A - Continue with the existing growth strategy** set out in our current Local Plan (Policy LP2 Strategy for Development). This currently focusses on 75% growth in Spatial Planning Areas and 25% elsewhere e.g. Key Service Centres and Small Settlements.

**Option B** - Focus on **strategic expansions to existing towns**

**Option C** - Focus growth on **public transport corridors**. This corridors would be located around the A428/A421, the guided bus route and future ambitions to provide East West Rail, the proposal to reroute the A141, a a public transport corridor from Cambridge to Alconbury Weald and a possible railway station at Alconbury Weald.

**Option D** - Concentrate development around the **strategic road network** i.e. The A1, A14, A428

**Option E** - Distribute growth across many settlements in Huntingdonshire and limit growth in our towns creating **dispersed growth**.

**Option F** - Provide 1 **one or more new community/ies plus some dispersed growth**.

**Option G** - Consider an alternative option. Please let us know.

## 9 Our Green and Blue Infrastructure

### 9 Our Green and Blue Infrastructure

#### Introduction

Green and blue infrastructure is a key land use which serves to balance built development. It supports a range of functions, including recreation and wildlife as well as landscape enhancement. Green infrastructure includes areas such as parks, green space and woodland while blue infrastructure refers to watercourses, rivers, ponds and lakes.

Green infrastructure is essential to enhancing biodiversity by creating and reinforcing habitats and helping to protect against habitat fragmentation. It aids mitigation and adaptation to climate change and provides multiple benefits for human health.

Access to green and blue infrastructure is also important for people's physical and mental health as well as a place for social activity and local tourism.



#### What you told us

In our Issues consultations held between April and July 2023 we asked you how much you valued green and blue infrastructure and how it could be enhanced and planned for within the updated Local Plan. Suggestions were for:

- A clear strategy for the enhancement of existing green infrastructure, creation of new infrastructure and the long-term management of both
- Green and blue infrastructure were considered very important by 75% of respondents to the Easy Read survey
- Green infrastructure to be managed strategically reflecting nature recovery networks and corridors
- A clear green and blue infrastructure framework to inform design across the district with positive opportunities at all scales being encouraged
- Current deficiencies by area be identified along with opportunities where they can be addressed through future development proposals
- The amount of green infrastructure within new developments not to be eroded at the expense of a general approach to biodiversity net gain, sustainable drainage and open space
- Collaboration with neighbouring authorities and partners to deliver cross boundary green infrastructure
- The existing approach in LP30 of the Local Plan to 2036 be retained subject to updating to reflect the statutory requirement for biodiversity net gain and also reflect Local Nature Recovery Strategies and Nature Recovery Networks
- Specify a minimum area of green infrastructure for new developments
- The open space standards by Natural England and the Fields Trust be utilised within policies
- The Ouse Valley be designated as a National Landscape (formerly area of outstanding natural beauty), an application was submitted to Natural England in 2013

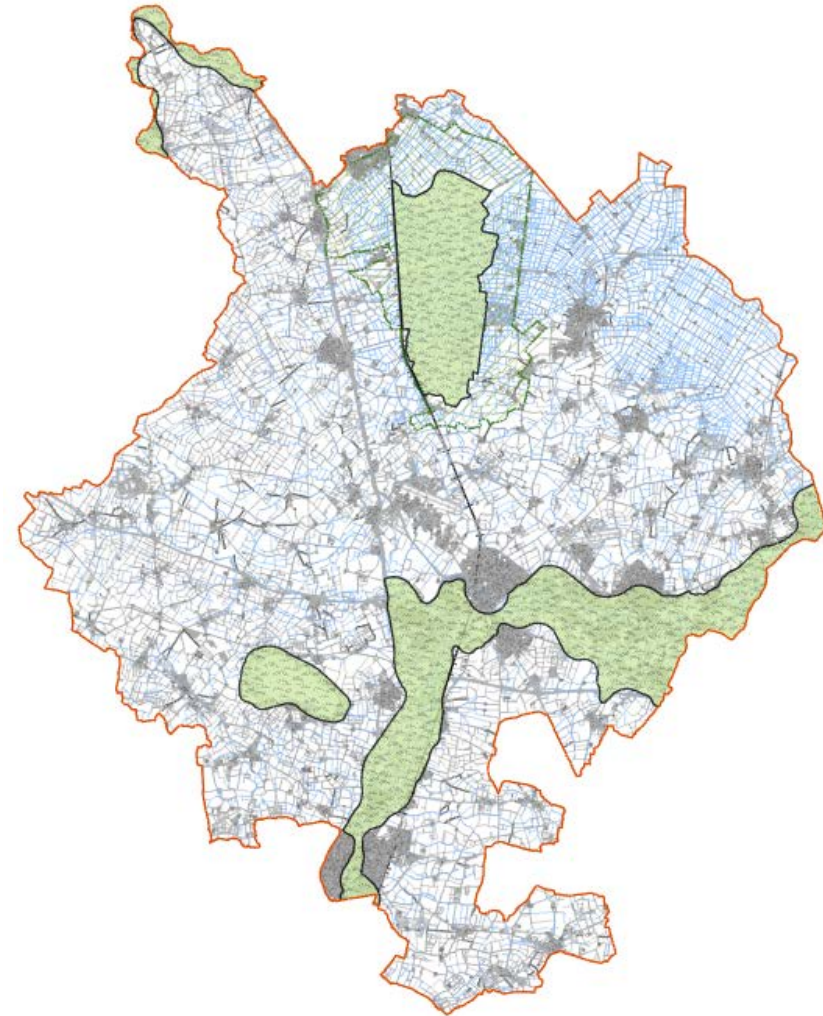


## What is this about?

Policy '[LP3 Green Infrastructure](#)' of Huntingdonshire's Local Plan to 2036 designated four Green Infrastructure Priority Areas (GIPAs) and sets out the strategic approach for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. The policy is supported by policy 'LP30 Biodiversity and Geodiversity'. These GIPAs are the following and shown as green in the next map:

- Great Ouse Valley,
- Great Fen,
- Nene Valley, and
- Grafham Water

These are not only areas of biodiversity and habitat richness but also areas for recreation and enjoyment of the natural environment.



## 9 Our Green and Blue Infrastructure

Huntingdonshire also benefits from a network of nature conservation sites ranging from sites of European significance (Portholme Meadow, Ouse Washes, Woodwalton Fen) to SSSIs, ancient woodland, and then to locally significant sites in the form of County Wildlife Sites. There are also sites that are not designated at any level that still provide benefits. These areas can also face pressure from recreation and with new development this pressure is likely to increase, therefore managing existing areas of green infrastructure and creating new ones is an important planning consideration.

Engagement on the Environmental Innovation and Pride In Place journeys of the Huntingdonshire Futures Place Strategy demonstrated the passion local residents have for our landscape and our blue and green infrastructure. Opportunities exist to work with nature rather than against it; to optimise use of nature based solutions to create resilient built and natural environments. Many opportunities crossover between blue and green infrastructure, our approach to climate change and tackling flooding and water.



Green and blue infrastructure should be accessible to all. Natural England promote this through publication of [Access to Natural Greenspace Standards \(ANGSt\) \(revised 2023\)](#) to indicate the scale of space they consider should be available to people within certain distances of their homes. These are:

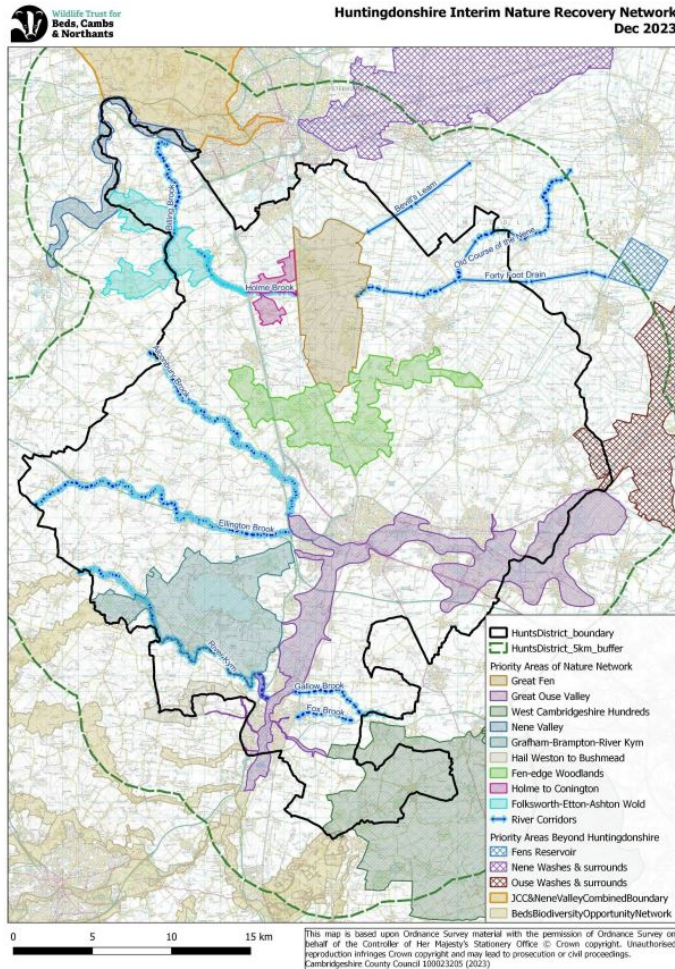
- Doorstep standard where homes are within 200m of 0.5ha natural greenspace
- Local Standard where homes are within 300m of 2ha natural greenspace
- Neighbourhood Standard where homes are within 1km of 10ha natural greenspace

The public rights of way network is an important way for many people not only to enjoy Huntingdonshire's countryside but also our diverse and extensive green and blue infrastructure by walking, cycling, wheeling or horse-riding. Therefore, maintaining and where possible enhancing access via these networks is also important.

Since our engagement on the Issues Paper, the interim Huntingdonshire Nature Recovery Network Report (December 2023) was made available. This identifies the following priority areas (also shown in the following map <sup>(3)</sup>):

- Fen-edge Woodlands
- Folksworth-Elton-Ashton Wold
- Grafham-Brampton-River Kym
- Great Fen
- Great Ouse Valley
- Hail Weston-Bushmead
- Holme-Conington
- West Cambridgeshire Hundreds
- Nene Valley
- River Corridors (Kym, Alconbury Brook, Ellington Brook & Fen Rivers)

This interim Nature Recovery Network will provide an evidence base to help inform the county-wide Local Nature Recovery Strategy for Cambridgeshire and Peterborough.



### What should we do?

We are now asking you to input how the updated Local Plan can plan for green and blue infrastructure across the district. We have set some options below and would like to know what you think.

#### Options - Green and Blue Infrastructure

**Should we...**  
(You may pick multiple options)

- Option A - Retain the existing four Green Infrastructure Priority Areas**
- Option B - Retain the existing Green Infrastructure Priority Areas and also designate additional areas identified within the Interim Huntingdonshire Nature Recovery Network**
- Option C - Allocate sites for new green and blue infrastructure and/or additional land for existing green and blue infrastructure to expand**
- Option D - Consider an alternative option. Please let us know.**



## 10 The Approach to Climate Change

### 10 The Approach to Climate Change

#### Introduction

Climate change and responding to the climate crisis is one of the greatest challenges facing our society and is now a much bigger priority than ever before.

The UK government has committed to the target of being net zero carbon by the year 2050 compared to the 1990 baseline. In December 2021, HDC adopted the aspiration of a net carbon zero Huntingdonshire by 2040.



#### What you told us

In our Issues consultations held between April and July 2023 we asked you how the updated Local Plan can help address climate change and reduce carbon emissions. Suggestions were for:

- Working towards a net zero carbon future
- A holistic approach between new development and the retrofitting of the existing building stock, utilising recycled materials and integration of renewable energy
- Flexibility within policies to reflect changing and advancing technology and champion best practices in green technologies
- Locating growth so that communities can live in areas close to employment and daily services via public transport and other more sustainable modes of transport
- The Local Plan be informed by the Climate Strategy and Place Strategy as well as an appropriate technical evidence base
- Maintaining existing carbon sinks by including policies that ensure their protection, conservation and restoration
- Creating new opportunities to store carbon within the natural environment through policies and site allocations
- A flexible approach towards carbon offsetting where there was a clear need and evidence to do so
- Allocating sites for renewable energy and low carbon energy including support for community and/or district heating
- Stipulating policy requirements on the integration of renewable energy and low carbon technologies within developments
- Assessing areas of potential for wind and solar generation which will have the least impact upon communities, the environment and landscape
- Setting higher energy efficiency targets than those set nationally
- Supporting tackling fuel poverty with policies adopting a 'fabric first' approach to ensure that the dwellings are as energy efficient as possible

## What is this about?

Huntingdonshire's Local Plan to 2036 contains a range of policies aimed at helping to reduce carbon emissions.

Its strategy for development focuses 75% of its housing requirement to spatial planning areas due to their more comprehensive range of services and facilities and access to public and sustainable travel modes. 'LP16 Sustainable Travel' expects new developments to contribute to an enhanced transport network that supports an increasing proportion of journeys being undertaken by sustainable travel modes. 'LP12 Design Implementation' seeks high standards of design including sustainable design and construction methods and is supported by the [Huntingdonshire Design Guide \(2017\)](#). 'LP35 Renewable and Low Carbon Energy' sets out the approach to reducing reliance on fossil fuels and transitioning to a cleaner energy infrastructure network powering Huntingdonshire's homes, businesses and infrastructure. This is supported by the [Wind Energy Development in Huntingdonshire SPD \(2014\)](#), [Wind Turbine Developments: A Guidance Note for Applicants and Agents](#) and the [Huntingdonshire Landscape and Townscape SPD \(2022\)](#).

It doesn't have any policies that directly relate to carbon sequestration and offsetting but policies 'LP3 Green Infrastructure', 'LP30 Biodiversity and Geodiversity' and 'LP31 Trees, Woodland, Hedges and Hedgerows' recognise the importance of trees, woodlands, hedgerows, and areas of green infrastructure in storing carbon alongside their ecological, recreational and conservation value.

The Climate Change Act (2008) requires us to consider how Local Plan policies can deliver on reducing emissions. Since the adoption of the Local Plan to 2036, there is a much greater emphasis on tackling climate change not just within planning but across all aspects of life. Therefore, the updated Local Plan provides us with an opportunity for Huntingdonshire to play its part. The updated Local Plan can build upon these existing policies and include new policies which require new developments to be as net carbon zero as possible as well as adapting and mitigating the impacts of climate change.

By 2025, the Government plans to introduce the Future Homes and Building Standards which will increase the energy efficiency and reducing the carbon emissions of new homes and non-domestic buildings by between 75-80% on current standards. This will be set through building control regulations. These standards will take a fabric first approach of reducing heating and energy demand to a very low level. By building future buildings to this standard, the Government anticipates that no further energy efficiency retrofit work will be necessary to enable these buildings to become zero-carbon. Therefore, there are changes nationally which development will be required to meet as standard. An option for the Local Plan update is whether we can set higher standards than those set nationally.

Since our Issues Engagement consultation, the NPPF was updated in December 2023 whereby paragraph 164 now requires local authorities, in determining planning applications, to give "significant weight" to the need to support "energy efficiency and low carbon heating improvements" through adaptation of buildings. This represents strong in-principle policy support for energy efficiency.

However, also in December 2023 the Government published a Written Ministerial Statement called [Planning – Local Energy Efficiency Standards Update](#). This sets out that any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale. It is uncertain whether this statement will be overturned as a legal challenge against it has been made; once an outcome on this challenge has been made we will have a clearer picture on how we should tackle energy efficiency in the local plan.

The implications of the extra costs involved in constructing homes to higher energy efficiency standards and also being supported by appropriate technical assessments relating to the carbon and energy implications of development would be reviewed to assess their impact on the viability of differing scales of development within Huntingdonshire.

## 10 The Approach to Climate Change

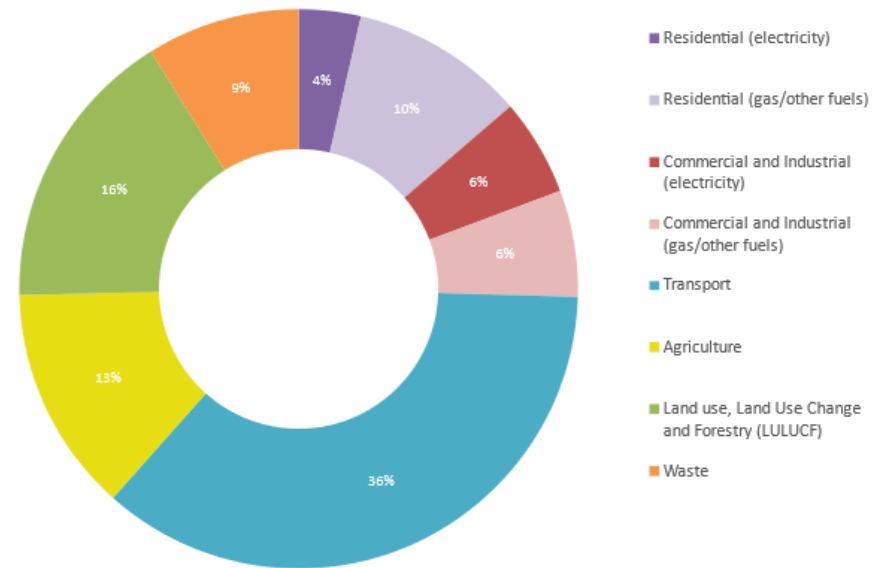
To support the updated Local Plan, we have commissioned climate change evidence. The purpose of this evidence is to shape new development in the district in ways that mitigate and adapt to climate change and will support our transition to a low and eventually net zero carbon future whilst building in local resilience. This evidence will consist of six documents:

- Document A: The role of the Local Plan Update in responding to climate change
- Document B: Position statement and analysis of baseline and forecast future emissions
- Document C: The contribution of sustainable design to achieving net zero carbon
- Document D: Assessment of spatial strategy options
- Document E: Infrastructure and renewable energy
- Document F: Offsetting and sequestering emissions

The aspects considered in this document focus on the more strategic elements of responding to the climate emergency through decarbonisation ambitions and renewable energy generation aspirations. Aspects relating directly to other topics such as green infrastructure are covered in their relevant chapter to avoid duplication. Many of the aspects raised during last year's Issues engagement relate to more detailed approaches to responding to climate change these will be shaped through detailed development management policies, whether these are national or locally prepared.

### Decarbonisation

Greenhouse gas (GHG) emissions in Huntingdonshire as of 2021 are estimated to be 1,805 kt CO<sub>2</sub>e (kilotonnes of carbon dioxide equivalent). The breakdown of these emissions is shown in the following chart:



The above chart shows that some 36% of the district's emissions are from transport (1% from buses and rail; 21% from cars, large goods vehicles and motorbikes; and 15% from heavy goods vehicles). This largely as a result from the presence of several strategic road routes that run through the district such as the A1 and A14. Of these emissions, 60% are from A roads, 21% from motorway traffic and 19% from minor roads.

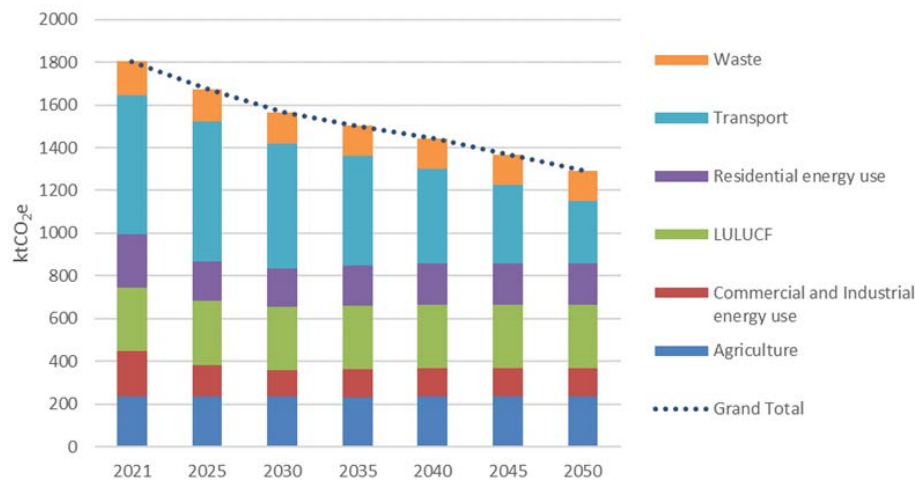
By 2050, if no further changes were made to decrease emissions above those already in the pipeline nationally, our emissions would decrease only by approximately 17%. Therefore, in order to reach net zero carbon more action needs to be taken. Using 2021 as a starting point, district-wide GHG emissions have been projected forward to evaluate potential future pathways towards net zero emissions.

Document B of our climate change evidence sets out three potential decarbonisation scenarios which will help us move more substantially towards a lower carbon future. For all scenarios, it should also be noted that all scenarios assume that grid electricity will be largely decarbonised by the mid-2030s.

**Scenario 1 - Low ambition decarbonisation scenario**

This scenario largely mirrors the Department for Energy Security and Net Zero's Energy and Emissions Projections, but assumes that all cars and vans are replaced with electric vehicles by 2050. This reflects the Government's intention to prohibit the sale of petrol and diesel cars and vans after 2035.

In this scenario, GHG emissions would reduce by approximately 28% by 2050. The additional reduction compared with the BAU scenario is entirely attributable to the uptake of electric cars and vans.

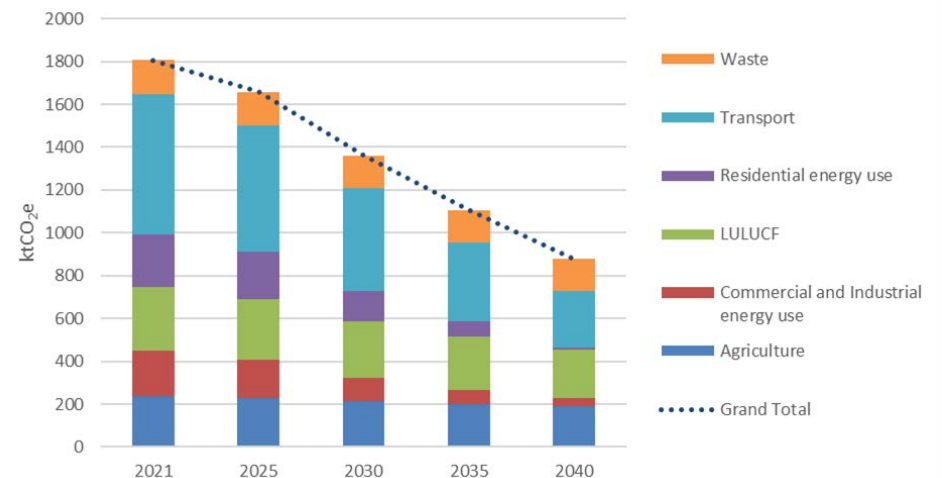


**Scenario 2 - High ambition decarbonisation scenario**

This scenario aims to achieve maximum GHG reductions by 2040 using currently available technologies and practices. Those would need to be adopted quickly to meet a target date 10 years in advance of the national 2050 target, and from that standpoint it is a more ambitious scenario.

This scenario assumes that progress in reducing Land Use, Land-Use Change and Forestry emissions is slower because this relies on re-wetting a significant amount of peatland that is currently used to grow crops. However, scenario 2 excludes technologies that are not yet commercially available, such as green hydrogen-powered HGVs or carbon capture and storage (CCS). This puts a cap on the scale of reduction that can be achieved.

In this scenario, emissions decrease by roughly 53% by 2040.



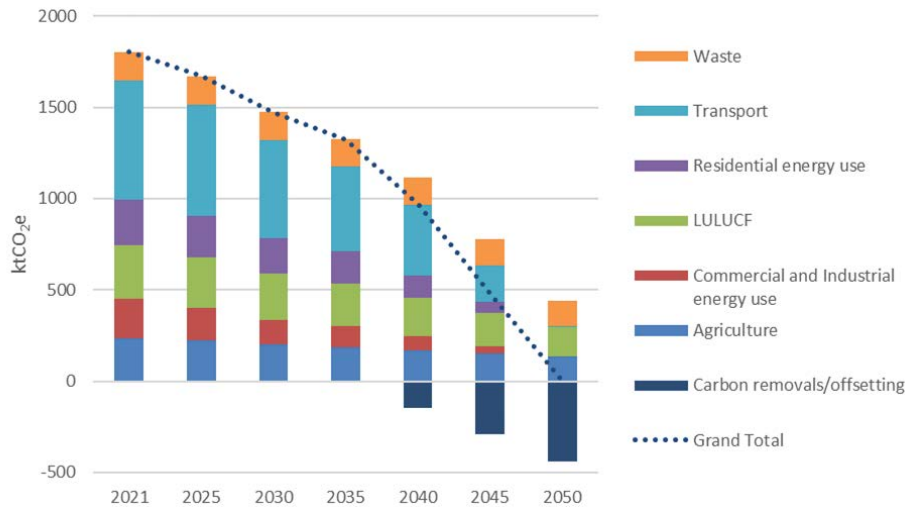
# 10 The Approach to Climate Change

## Scenario 3 - Moderate ambition decarbonisation scenario

This scenario is intended to broadly align with the Climate Change Committee's 'Balanced Pathway' for decarbonisation, both in terms of the measures that are adopted and the timeframes when these take place.

It includes all of the same measures as in Scenario 2, but spreads them out over a longer timeframe (to 2050). It also allows for decarbonising HGVs and use of carbon capture and storage to mitigate residual emissions.

In this scenario, GHG emissions reduce by 76% by 2050 but a net zero is achieved through the use of carbon capture/ removal technologies. As shown in the below these technologies are only factored in after 2040 once they are more established.



## Renewable Energy

Our evidence base looks at the different types of renewable and low carbon energy technologies that may be suitable within the district. Renewable energy comes from sources that are not depleted when used such as wind and solar. Low carbon

energy sources are those which produce power with substantially lower amounts of carbon dioxide emission than are emitted from conventional oil and gas power generation such as heat pumps. Promotion of renewable energy generation is a key way the Local Plan can play a role in responding to climate change and reduce future greenhouse gas emissions.

As of July 2024 operational and consented renewable energy installations in Huntingdonshire are capable of generating almost 325,000 MWh/year of electricity. Within our evidence base Document E: Infrastructure and renewable energy looks at the technical capacity of the district for a range of renewable energy technologies identifying ground-mounted solar PV modules as having the largest technical potential energy output in Huntingdonshire, wind turbines as the second largest potential and roof-mounted solar PV as the third highest potential source. There are significant differences though between the amount of technical capacity and the technology mix that could actually be deployed in the district to deliver renewable and low carbon energy generation. The deployability of wind turbines and ground-mounted solar PV is often affected by complex site specific constraints. Document E looks at two potential deployment scenarios for Huntingdonshire to help us move towards local generation of much of the electricity we will need in the future. Along with the rest of the UK our electricity system will need to undergo significant transformation on the path to net zero and there will be a significant increase in electricity demand. Our evidence suggests that our total energy demand in the district will be 1,549 GWh/year by 2046.

## Scenario 1 - Business as Usual

The anticipated level of deployment of renewable and low carbon energy technologies under this scenario would reflect their recent and existing deployment within Huntingdonshire and the wider UK. This would support renewable and low carbon energy meeting 39% of expected demand by 2046 and 41% by 2050.



## Wind Turbines

Electricity generation per year	Existing situation	2046	2050
Installed capacity	73 MW	133 MW	143 MW
Equivalent scale of technology	29 x 2.5 MW turbines	53 x 2.5 MW turbines	57 x 2.5 MW turbines
Potential CO2 savings	16,940 tonnes/year	31,067 tonnes/year	33,327 tonnes/year
Percentage of identified technical capacity required			2.9%

## Ground-mounted Solar PV

Electricity generation per year	Existing situation	2046	2050
Installed capacity	143 MW	308 MW	335 MW
Equivalent scale of technology	14 x 10 MW solar farms	31 x 10 MW solar farms	33 x 10 MW solar farms
Potential CO2 savings	16,873 tonnes/year	36,260 tonnes/year	39,362 tonnes/year
Percentage of identified technical capacity required			0.9%

## Roof-mounted Solar PV

Electricity generation per year	Existing situation	2046	2050
Installed capacity	25 MW	95 MW	106 MW
Equivalent scale of technology	4,879 detached dwelling solar installations	18,223 detached dwelling solar installations	20,334 detached dwelling solar installations
Potential CO2 savings	2,986 tonnes/year	11,151 tonnes/year	12,442 tonnes/year
Percentage of identified technical capacity required			8.5%



## 10 The Approach to Climate Change

### Scenario 2 - Ambitious approach meeting national targets

This scenario is based on achieving a rate of renewable and low carbon energy development that would be needed for Huntingdonshire to meet our share of renewable energy generation in line with the Climate Change Committee's 6th Carbon Budget. This assumes that 80% of Huntingdonshire's energy demand will be met by renewable energy by 2050. This would support renewable and low carbon energy meeting 79% of expected demand by 2046 and 80% by 2050.

#### Wind Turbines

Electricity generation per year	Existing situation	2046	2050
Installed capacity	73 MW	207 MW	214 MW
Equivalent scale of technology	29 x 2.5 MW turbines	83 x 2.5 MW turbines	86 x 2.5 MW turbines
Potential CO2 savings	16,940 tonnes/year	48,285 tonnes/year	50,072 tonnes/year
Percentage of identified technical capacity required			4.3%

#### Ground-mounted Solar PV

Electricity generation per year	Existing situation	2046	2050
Installed capacity	143 MW	409 MW	424 MW
Equivalent scale of technology	14 x 10 MW solar farms	41 x 10 MW solar farms	42 x 10 MW solar farms

Electricity generation per year	Existing situation	2046	2050
Potential CO2 savings	16,873 tonnes/year	48,093 tonnes/year	49,873 tonnes/year
Percentage of identified technical capacity required			1.2%

#### Roof-mounted Solar PV

Electricity generation per year	Existing situation	2046	2050
Installed capacity	25 MW	453 MW	477 MW
Equivalent scale of technology	4,879 detached dwelling solar installations	87,057 detached dwelling solar installations	91,742 detached dwelling solar installations
Potential CO2 savings	2,986 tonnes/year	53,270 tonnes/year	56,137 tonnes/year
Percentage of identified technical capacity required			38.1%

## What should we do?

We are now asking you to input how the updated Local Plan can plan to help reduce Huntingdonshire's carbon emission and plan for low and net zero carbon development across the district. We have set some options below and would like to know what you think.

### Decarbonisation scenarios

Our Climate Change evidence puts forward three possible decarbonisation scenarios that we might take going forward in the Local Plan Update.

#### Options - Decarbonisation Scenarios

##### Should we....

*(Please pick one option.)*

**Option A - Business as usual** with electric vehicle uptake reflecting recent trends

**Option B - Maximise reductions by 2040** using current technologies

**Option C** - Follow the national **Climate Change Commission's 'Balanced pathway'** approach

### Renewable Energy

Our Climate Change evidence puts forward three possible deployable renewable energy (level of renewable energy that could be delivered) scenarios that we might take going forward in the Local Plan Update.

#### Options - Renewable Energy

##### Should we....

*(Please pick one option.)*

**Option A** - Business as usual with renewable and low carbon energy meeting 39% of expected demand by 2046 and 41% by 2050

**Option B** - Ambitious approach meeting national targets with renewable and low carbon energy meeting 79% of expected demand by 2046 and 80% by 2050



# 11 Tackling Flooding and Water

## 11 Tackling Flooding and Water

### Introduction

Huntingdonshire sits within the driest region in the country, the Rivers Great Ouse, Nene and Kym run through the district and Grafham Water Reservoir plays an important role in the supply of water to our district and the surrounding areas. Some areas of Huntingdonshire located in the Fens are below sea level. With these key issues and the effects of climate change it is important that we understand the impact of flooding, water supply, water quality and wastewater treatment in our district. Some of these issues will be addressed to a certain extent by external organisations such as water companies however the Local Plan can and should also look at what it can do by creating policies to address these issues - where able - which then can then be used to identify suitable locations for growth and be used to assess planning applications.



### What you told us

In our Issues consultations held between April and July 2023 we asked for your thoughts on flooding, water supply and water pollution. Suggestions were for:

- Avoiding development in high-risk flood areas, prioritising brownfield development.
- Requiring flood resilient buildings and flood resistant construction.
- Implementing sustainable drainage systems (SUDs), multifunctional greenspace, nature-based strategies and natural filtration to reduce pollutants.
- Avoiding sites that are reliant on flood defences or ensuring that they are sufficiently resilient to remain safe.
- Ensuring developments provide betterment on site and downstream.
- Considering catchment based, up and down-stream impacts and cumulative impacts of development for flooding and water issues.
- Ensuring adequate long-term ownership, funding, management and maintenance of flood risk management systems.
- Requiring rainwater/storm water harvesting, enabling smart water communities and water efficiency measures, promoting water neutrality.
- Using building regulations for water use, efficiency and pollution control.
- Ensuring wastewater treatment capacity, drains, sewerage system and water supply can support new growth without increasing risk.
- Avoiding negative impact on waterbodies and water quality, approaches to surface run-off should be considered.
- Considering the whole water cycle process and integrated water management approach for developments.
- Ensuring policies are flexible to adapt to future changes in technology, identify evidence required for planning applications and programmes that support community resilience.
- Accounting for the impact of climate change and extreme weather events.

## What is this about?

The [Huntingdonshire Futures Place Strategy 2050](#) sets out two water related objectives (pathways) within their Environmental Innovation chapter (journey). These look specifically at reducing water consumption and retrofitting sustainable drainage systems. These are important actions that can help to support our communities and were developed through public and stakeholder engagement, reflecting what is important to our residents, businesses and the district.

Our current [Local Plan](#) includes specific policies on flooding and water, specifically LP5 Flood Risk, LP6 Waste Water Management and LP 15 Surface Water. These policies look at acceptable locations for development, flood management and mitigation, flood risk assessments, waste water capacity in terms of the sewer network and water treatment and the sustainable management of surface water.

We recently published an update of our [Strategic Flood Risk Assessment \(Level 1\) and Water Cycle Study \(stage 1\)](#) for Huntingdonshire. These documents took an integrated approach to flooding and water issues and took into account the impacts from the wider area. We will be using both of these documents to help us decide what we will ask for in new developments and also where these developments should be.

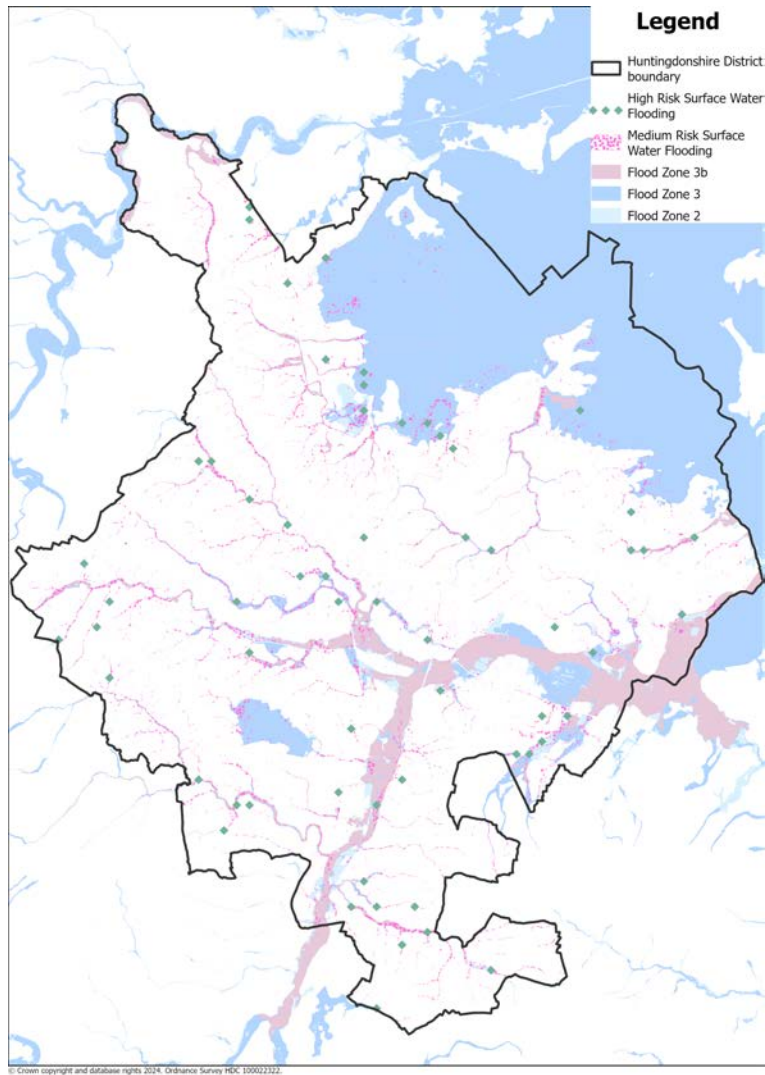
The Strategic Flood Risk Assessment (SFRA) provided a high-level assessment of sites that were submitted to us in the Call for Sites and provided high level screening on their status and relative flood risk. It also provided maps showing flood risk in Huntingdonshire, taking into account all sources of flooding including but not limited to surface water, groundwater, rivers etc. It also made the following recommendations:

- No development within the functional floodplain, unless development is water compatible;
- Surface water flood risk should be considered with equal importance as fluvial risk;
- The sequential approach must be followed in terms of site allocation and site layout;

- Ensure site-specific flood risk assessments are carried out to a suitable standard, where required, with full consultation with the Lead Local Flood Authority, the Environment Agency, Anglian Water and Cambridge Water;
- Appropriate investigation and use of sustainable drainage systems (SuDS);
- Natural flood management techniques must be considered for mitigation;
- Phasing of development must be carried out to avoid possible cumulative impacts; and
- Planning permission for at risk sites can only be granted following an acceptable site-specific flood risk assessments being submitted, in line with the local plan, SFRA and National Planning Policy Framework.

The impact of climate change on our district is an important consideration with numerous reports that the risk to life from flooding could increase significantly, whilst also limiting sustainable locations for growth. The map below shows flood risk from rivers and surface water. With flood zone 2 represents a medium probability of flooding from rivers and the sea, Flood zone 3a a high probability and flood zone 3b is land where water has to be stored in times of flood. More information can be found here on [fluvial](#) (rivers and sea) and [surface water flood risk](#).

## 11 Tackling Flooding and Water



The Water Cycle Study set out a baseline for Huntingdonshire presenting information on the status of water resources, wastewater infrastructure and water quality including the environmental status and water balance/supply. It also provided an analysis of potential integrated water management approaches that could be used and how beneficial they would be. These approaches included: green infrastructure, blue infrastructure, diversifying water resources, leakage reduction, efficient fixtures and fittings, education, rainwater harvesting, greywater recycling and sustainable drainage systems.

Water supply is provided to Huntingdonshire by Anglian Water and Cambridge Water. The availability of water, and the impact of new water demand on the environment, has led to restrictions/delays on granting planning permission and a requirement to demonstrate water-neutral development in the Cambridge Water area, specifically in Cambridge itself. However, this is also important to Huntingdonshire as some of our towns and villages fall within the Cambridge Water area including, St Ives, Ramsey, Warboys, Bluntisham, Somersham and other villages in the east of the district. The Government published [guidance in March 2024](#) setting out how it would address this challenge in the Greater Cambridge area. This included long and short term responses ranging from the provision of new infrastructure such as the Grafham pipeline transfer and the [Fens and Lincolnshire Reservoirs](#) to piloting schemes such as water positive development by reducing water use in new buildings; reusing more water; and offsetting water use. The guidance also noted that water reuse systems can typically lower drinking water consumption from 144 down to 80 litres per person per day, a significant reduction below that of the current Building Regulations requirements.

In December 2023, the Government also published a [Written Ministerial Statement](#) saying that in areas of serious water stress and where water scarcity is inhibiting the adoption of Local Plans or the granting of planning permission for homes, local planning authorities are encouraged to work with the Environment Agency and delivery partners to agree standards tighter than the 110 litres per day that is set out in current guidance.

Our Water Cycle Study notes that Huntingdonshire is in an area of serious water stress and there is sufficient justification for the tighter water efficiency target currently allowed for under building regulations of 110l/p/d (usage based on litres, per person, per day).

There are 33 Water Recycling Centres (WRC) within or serving in Huntingdonshire. Of these, 29 are expected to meet the needs of growth anticipated within the period of the adopted Local Plan (up to 2036). Ten WRCs are predicted to exceed their permit limit once committed growth is taken into account meaning that upgrades may be required to support any future growth in these areas. We will need to understand the future capacity of areas and may need to consider the phasing of some developments to allow for capacity to be available.

Our Water Cycle Study also notes that growth during the local plan period will also increase the discharge of treated wastewater from WRCs in Huntingdonshire. There is a potential for this to cause a deterioration in water quality in watercourses and this must be carefully considered. A significant deterioration in water quality is not acceptable under the Water Framework Directive. The sensitivity analysis suggests that ammonia concentrations in watercourses within Huntingdonshire may be most sensitive to increases in the discharge of treated wastewater.

### What should we do?

Our findings from the Strategic Flood Risk Assessment and Water Cycle Study strongly reflect the concerns you raised with us. Together these provide a focus on what our local plan policies should include. We will be using and building on the options and recommendations presented to us in the Strategic Flood Risk Assessment (Level 1) and Water Cycle Study (Stage 1) documents by producing Level 2 and Stage 2 assessments. These will provide us with more detailed information and help inform what we may ask for in new developments and also where these developments should be. Some requirements are already required through national policy and guidance, for example requiring major developments to "incorporate sustainable drainage systems unless there is clear evidence that

this would be inappropriate" and that there are clear maintenance and adoption arrangements in place for the lifetime of the development. Therefore we have only set out some additional options below and would like to know what you think.

### Integrated Flood and Water Management

National Planning Practice Guidance sets out some potential approaches to natural flood management. [Natural flood management techniques](#) use natural processes to manage flooding, they also can assist in providing additional benefits to people, the environment and wildlife. Techniques proposed include measures such as land management e.g. tree planting, making green space to allow flood water to flow or collect and removing impermeable surfaces to allow water to soak away. River restoration is another technique that could be used, this could include removing culverts and physical restraints, increasing the river capacity by reintroducing meanders or even using natural techniques to slow the flow of the river.

#### Options - Integrated Flood and Water Management 1

##### Should we....

*(You may pick multiple options)*

**Option A - Meet national requirements only.**

**Option B - Require natural flood management techniques as part of an integrated approach** to flood risk management and impact on water quality **on all developments** (excluding extensions).

**Option C - Require natural flood management techniques as part of an integrated approach** to flood risk management and water quality **on all developments in high and medium risk areas** (excluding extensions).

**Option D - Consider an alternative option.** Please let us know.



## 11 Tackling Flooding and Water

### Options - Integrated Flood and Water Management 2

#### Should we...

*(You may pick multiple options)*

**Option A - Ask that developments do not increase flood risk elsewhere**

**Option B - Ask that all developments seek a betterment of existing flood risk** both within the site and in surrounding areas.

**Option C - Ask that developments** (excluding minor extensions) **in high or medium risk areas seek betterment of existing flood risk** both within the site and in surrounding areas.

**Option D - Require developments to provide surface water management plans** where applicable, addressing run off rates.

**Option E - Consider an alternative option.** Please let us know.

### Options - Water Efficiency in Residential Development

#### Should we...

*(You may pick multiple options)*

**Option A - Have no policy, meaning that all development would meet existing and future Building Regulations Standards of 125 litres per person per day** (possible future equivalent of 105 l/p/d) for residential buildings.

**Option B - Ask that all residential developments meet Building Regulations optional standards or future equivalent and require 110 l/p/d** (possible future equivalent of 100 l/p/d) as in the current Local Plan.

**Option C - Ask that all residential developments go above current/future Building Regulations standards and require up to 80 l/p/d** if practicable, investigating opportunities for efficient fixtures and fittings, rainwater harvesting and greywater recycling <sup>(4)</sup>

**Option D - Consider an alternative option.** Please let us know.

### Water Efficiency - Residential Development

Building regulations currently ask for residential developments to either require buildings to meet water efficiency targets of 125 litres per person per day; or an optional requirement of 110 litres per person per day which should be set out in a Local Plan. Our current Local Plan asks for 110 litres per person per day. A Thames Water study of customers with smart meters showed that households did not achieve the intended performance levels. The Government are considering amending building regulations to require 105 litres per person per day (l/p/d) and 100 l/p/d where there is a clear local need in the future.

<sup>4</sup> Government published [guidance in March 2024](#) noted that water reuse systems can typically lower drinking water consumption from 144 down to 80 litres per person per day, a significant reduction below that of the current Building Regulations requirements.

### Water Efficiency - Non-Household Development

Non-household developments such as businesses currently have no national requirement for water efficiency. Our current Local Plan asks that these developments address water issues by meeting Building Research Establishment Environmental Assessment Method (BREEAM) standard 'Good' as a minimum. BREEAM is widely accepted as the best way to improve standards for non-residential buildings moving towards a zero-carbon target. The [BREEAM](#) New Construction Standard scores developments across nine categories, four of which are related to water: water consumption (called WAT01), water monitoring (WAT02), leak detection (WAT03) and water efficient equipment (WAT04). The score/credits are based on what a development includes e.g. providing certain fixtures, fittings or systems, which then produces a percentage score and a rating from "Pass" to "Outstanding":

1. Outstanding: Less than the top 1% of UK new non-domestic buildings (innovator)
2. Excellent: Top 10% of UK new non-domestic buildings (best practice)
3. Very Good: Top 25% of UK new non-domestic buildings (advanced good practice)
4. Good: Top 50% of UK new non-domestic buildings (intermediate good practice)
5. Pass: Top 75% of UK new non-domestic buildings (standard good practice)

WAT01 specifically looks at reducing the demand for potable water through the provision of efficient sanitary fittings, rainwater collection and water recycling systems, WAT02 at monitoring water use, WAT 03 looks at appropriate technologies designed into buildings to control flow and actively detect leaks and WAT04 reducing water consumption for non-sanitary water uses by using efficient systems for water-using processes.

### Options - Water Efficiency in Non-Household Development

#### **Should we....**

*(You may pick multiple options)*

#### **Option A - Have no policy.**

**Option B - Ask that all 'non-household' development be required to achieve 'outstanding'** for category Wat 01 of BREEAM unless demonstrated impracticable

**Option C - Ask that all 'non-household' development be required to achieve 'excellent'** for category Wat 01 of BREEAM unless demonstrated impracticable

**Option D - For larger employment developments, ask that all 'non-household' developments achieve 'excellent' or 'very good' for WAT 03 on water leak detection and prevention** unless demonstrated impracticable.

**Option E - Consider an alternative option.** Please let us know.

### The Cambridge Water Area

Some of our towns and villages fall within the Cambridge Water area including, St Ives, Ramsey, Warboys, Bluntisham, Somersham and other villages in the east of the district. Here the availability of water, and the impact of new water demand on the environment is having an even more immediate impact.

## 11 Tackling Flooding and Water

### Question - The Cambridge Water Area

Would you support even stricter restrictions on water efficiency standards for residential and non-residential buildings for settlements that fall within the Cambridge Water Area? What would they be? Or would you suggest a different approach?

## 12 Housing Tenures and Housing Mix

### Introduction

Housing tenures refer to the legal arrangements by which people occupy their homes. They are broadly split into market housing tenures and affordable housing tenures. Owner occupation is the most common market tenure in Huntingdonshire which is where people own their homes either outright or with a mortgage. The private rented tenure is where people have an agreement with landlord (an individual or company) to rent their home at full market value. Affordable housing is defined by the government in the National Planning Policy Framework (2023) as 'Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to homes ownership and/ or is for essential local workers'. This can include homes for rent at levels fixed below private market rates, designated 'first homes' sold at significant discounts below market rates specifically for first time buyers and other discounted routes to home ownership such as shared equity where people partly buy and partly rent their home.

Housing mix looks at the type and size of homes that might be built and the need for homes to meet the requirements of different types and sizes of households. For instance, it considers whether homes should be built as houses, apartments or bungalows, and whether they should be detached, semi-detached or terraced. The size of homes in this case refers to the number of bedrooms rather than the amount of space in each room. It also involves provision of housing specifically to meet the needs of older people, such as retirement housing and provision of residential homes. National policy encourages people to build their own homes, known as self and custom build, which is also considered in this section.



### What you told us

In our Issues consultations held between April and July 2023 we asked you what your priorities were for provision of affordable housing and the mix of sizes and types of new homes that should be built. Suggestions were for:

- Concentration of affordable housing in locations with access to services, employment and public transport
- New homes should be designed to be low cost to run
- Requirements for affordable housing to respond to local evidence
- Provision of a choice of affordable housing tenures including those for sale
- Additional sites to be allocated to make up for any shortfall of affordable housing provision on sites where a reduced proportion is agreed
- Encouragement of rural exceptions housing in small communities to meet local residents' needs only
- A flexible approach to be taken to housing mix to reflect individual site circumstances and market changes
- A mix of new housing to cater for changing demographics and local needs
- Provision of specialist housing to meet older people's needs; preferably within active town and village communities
- Homes that are flexible enough to cope with modern lifestyles
- Flexibility for self and custom build housing to be built on the edges of settlements to meet market demand



## 12 Housing Tenures and Housing Mix

### What is this about?

#### Affordable Housing and Housing Mix

The most recent evidence on the types of homes that we need in Huntingdonshire can be found in the [Housing Needs of Specific Groups for Cambridgeshire and West Suffolk](#) which was completed in October 2021. This provides a base to look at for options now but we intend to get updated evidence to help us decide what sort of housing the Local Plan Update should aim to deliver before it is finished to make sure our future policies are up-to-date.

In Huntingdonshire's Local Plan to 2036 policy '[LP24 Affordable Housing Provision](#)' sets a target to include 40% affordable housing when a development scheme includes 11 or more homes or 1,001m<sup>2</sup> or more of residential floorspace. Of this 40% affordable housing around 70% should be for social rent with the rest as other affordable tenures. The policy also allows for the viability of a proposed development site to be taken into account to help make it deliverable; the first adjustment is to the mix of tenures, for example to include a higher proportion of shared equity housing than normal and only if this can't make a site deliverable is consideration given to lowering the percentage of affordable housing below the 40% target. It does not specify the types of places in which affordable housing may be supported but does expect the housing to meet the requirements of the local community.

Since the Local Plan to 2036 was adopted there have been several national changes. The 2023 NPPF requires affordable housing within any 'major' housing scheme which means where 10 or more homes are to be built or if the site is over 0.5ha. As the national target is newer than the adopted Local Plan this has to be applied to planning applications. In 2021 a 'First Homes' scheme was introduced to help first time buyers get into the housing market. This expects 25% of all affordable housing within a development to be made available for sale under this scheme at a discount of at least 30% below the market price for the property.

The Housing Needs of Specific Groups for Cambridgeshire and West Suffolk suggests that just over 40% of all new homes would need to be built as affordable housing to rent to meet the expected level of need. A small amount of extra need

for affordable homes to buy takes the total affordable housing requirement to around 44%. This level may change slightly when new evidence is prepared looking at the most up-to-date levels of need.

Policy '[LP25 Housing Mix](#)' of Huntingdonshire's Local Plan to 2036 promotes an evidence led approach to the mix of homes to be provided in new developments using assessments for the Cambridge and Peterborough housing market areas supplemented with any local assessments of housing need and demand such as those which may be done by or for Town and Parish Councils to support preparation of Neighbourhood Plans.

People's choice of market housing to buy or privately rent is usually shaped by a combination of the size of home they need, what they aspire to and what they can afford. Size choices for 'First homes' and shared ownership properties are shaped by eligibility criteria focussed on what people can afford but developments tend to include more 1 to 3 bedroom homes than many market housing schemes. In contrast, the size of affordable housing to rent that people live in is shaped mainly by the number and ages of people who will live in the home and homes tend to be fully occupied rather than having any spare rooms. The size mix of affordable housing is usually shaped by known need from the Housing Register at the time. The Housing Needs of Specific Groups for Cambridgeshire and West Suffolk suggests that the greatest demand for market housing is for new 3 bedroom homes with 2 bedroom homes being most needed for affordable housing both to rent or to buy. Just over 70% of new market homes built over the last few years have had 3 or 4 bedrooms. In contrast, just over 50% of all affordable homes have had 2 bedrooms and 25% have had 3.

#### Specialist and Supported Housing

The Housing Needs of Specific Groups for Cambridgeshire and West Suffolk also considered the need for a range of supported and specialist housing uses. Within Huntingdonshire the main categories for this are the need for homes designed to meet the additional needs of older people with limited mobility or additional care requirements, residential care homes and nursing homes and plots of land for people wishing to self or custom build their own homes.

As required by government we keep a register of people who are looking for land on which to build their own home. Self and custom build housing varies significantly from people who literally want to build their home themselves to those looking to commission an architect to design a home to their own requirements and then pay for it to be built with many combinations in between. The most frequent reason people give for wanting to build their own home is for it to be built to higher environmental standards than are generally available, the second most common reason is the wish for a larger property and the third most common is that people want to improve or learn building and construction skills. The majority of people on the self and custom build register want to build a 4 bedroom detached house. The [register](#) allows people to select multiple locations where they might like to live. Around 55% of those registered state they are very flexible about where they would like to live selecting the 'anywhere in Huntingdonshire' option. Around 45% would like a home in the countryside outside any settlement and around 40% would prefer to be in a village rather than any of the market towns.

Policy 'LP26 Specialist Housing' guides provision of self-contained specialist housing and residential institutions for people with particular support needs. The proportion of people over the age of 75 living in Huntingdonshire is expected to nearly double through the next two decades. Many will find ordinary market or affordable homes meet their needs. However, some will need more specialised places to live such as housing with support, housing with care and residential care homes or nursing homes due to additional mobility, care or medical needs. Around 1,700 homes with support are expected to be needed, 1,000 homes with care and around 1,800 new bedspaces in residential care or nursing homes. Housing with support is generally described as being self-contained where the property has its own individual front door and adequate kitchen facilities for the resident(s) to prepare meals. Sometimes such housing may be clustered together into retirement communities, variously known as retirement living, retirement villages, continuing care communities or integrated retirement communities. These are characterised by self-contained properties supported by a range of communal facilities, often a restaurant, organised social activities and provision of support services including an amount of care where needed. Residential care homes may be occupied by any group of individuals in need of specialist support which can include people with profound multiple learning disabilities, short-term medical needs or homes for looked after children.



### **Gypsy, Traveller, and Boat-dweller Accommodation**

Gypsies, Travellers and Travelling Showpeople are recognised as ethnic groups and are protected from discrimination by the Equality Act 2010. Through the national [Planning Policy for Traveller Sites](#) we are required to assess and plan for the needs for culturally appropriate accommodation for these communities. Boat-dwellers include those for whom it is a lifestyle or financial choice and bargee travellers. An accommodation needs assessment of boat dwellers is a statutory duty under the Housing and Planning Act 2016.

In Huntingdonshire's Local Plan to 2036 policies '[LP27 Gypsies, Travellers and Travelling Showpeople](#)' and '[LP38 Water Related Development](#)' provide guidance on where proposals for these specialist accommodation types will be supported. The national [Planning Policy for Traveller Sites](#) was updated in December 2023. This reverted the definition of Gypsies and Travellers to the pre-2015 definition as being all those of travelling background, not just those who are currently travelling. This was to recognise the Gypsy and Traveller status of those who have given up travelling due to old age or disability and allow for stability for educational needs. It has made a significant change to our updated evidence Gypsy, Traveller, Travelling

## 12 Housing Tenures and Housing Mix

Showpeople and Boat-dwellers Accommodation Assessment 2024 as this no longer excludes Gypsies and Travellers who no longer travel due to disability, acting as carers or the elderly from those whose accommodation needs are to be considered through the Local Plan Update. The assessment indicates that there are 51 Gypsy and Traveller sites in the district including permanently authorised, temporarily authorised, unauthorised and sites with planning applications where no decision has yet been issued. In total these contain 144 pitches of which 36 are currently vacant. The assessment indicates that the need for Gypsy and Traveller pitches is an average of 6 new pitches a year from 2023/24 to 2045/46, weighted towards need in the earlier part with a shortfall of 60 authorised pitches in the first 5 years and 54 in the remainder of the period. The assessment indicates a potential available supply of up to 104 pitches through regularising existing unauthorised ones and expansion and/or intensification of existing sites. The assessment indicated there is no current need for plots for Travelling Showpeople.

Huntingdonshire has many long established marinas which focus primarily on leisure use. However, residential houseboats are established in several with the greatest concentration being at Hartford Marina on the eastern edge of Huntingdon. Information from the owners/ managers of marinas has identified limited need for additional residential moorings.



### What should we do?

We are now asking you to tell us what the Local Plan Update's priorities should be for the mix and tenures of homes to be built over the next couple of decades. We have set some options below and would like to know what you think.

#### Affordable Housing and Housing Mix

##### Options - Affordable Housing Proportion

###### **Should we...**

*(You may pick multiple options)*

**Option A - Try to maximise the proportion of affordable housing within each site of 10 or more new homes**

**Option B - Ask for the same proportion of affordable housing in all schemes for 10 or more new homes**

**Option C - Ask for a lower proportion of affordable housing in very large schemes which need to provide substantial infrastructure such as a new bridge or major road improvements**

**Option D - Ask for for a lower percentage than we do now in all schemes, accepting that this may mean we have to build more homes overall to meet the level of need for affordable housing**

**Option E - Consider an alternative option.** Please let us know.

### Options - Affordable Housing Location

#### Should we...

*(Please pick one option)*

**Option A - Only allow affordable housing to be built in towns and villages with existing services**, such as a shop, primary school or village hall, as appropriate to the likely needs of expected occupiers

**Option B - Allow affordable housing to be built in all towns and villages** to support existing communities

**Option C - Consider an alternative option.** Please let us know.

Note: Any policy relating to housing size would focus on shaping new market homes as the mix of affordable homes provided in any new development would be expected to respond to the need at the time.

### Options - Size and Type of Housing

#### Should we...

*(Please pick one option)*

**Option A - Allow the market to entirely decide what size and type of housing to build** reflecting what there is most demand for at the time

**Option B - Allow a flexible approach as long as the site promoter can show how the mix of homes they want to build will contribute towards a mixed and inclusive local community**

**Option C - Specify percentage ranges for each number of bedrooms that a mix might comprise on any scheme to allow limited flexibility**, accepting the mix might date as new evidence comes forward

**Option D - Require all schemes of 10 or more homes to show how they will widen the range of housing types and sizes available** reflecting our latest evidence on housing need and demand supplemented by any local assessments of need and demand

**Option E - Consider an alternative option.** Please let us know.

### Specialist and Supported Housing

### Options - Supported and Specialist Housing

#### Should we...

*(You may pick multiple options)*

**Option A - Only allow self-contained supported and specialist housing to be built in towns and villages with existing services**, such as a shop, village hall, and regular public transport services as appropriate to the expected occupiers

**Option B - Support provision of one or more larger scale integrated retirement communities** to include purpose designed homes supported by a range of communal facilities and support services

**Option C - Allow schemes for up to 20 self-contained retirement homes to be built in any town and village**

**Option D - Consider an alternative option.** Please let us know.



## 12 Housing Tenures and Housing Mix



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### Options - Residential Care and Nursing Homes

**Should we...**

*(Please pick one option)*

**Option A - Expect that all residential care and nursing homes be built in towns and villages with regular public transport services** to provide access to the wider community for residents able to travel with or without support, and to make sure people working in the homes have a choice or means of transport

**Option B - Allow residential care and nursing homes to be built in all towns and villages, and in countryside locations where this would benefit the specific care needs of intended residents**

**Option C - Consider an alternative option.** Please let us know.

### Options - Self and Custom Build Homes

**Should we...**

*(You may pick multiple options)*

**Option A - Allocate small sites for groups of less than 10 self and custom build homes within and on the edges of towns and villages**

**Option B - Expect all developments for 50 or more homes to include 5% of plots for self and custom build at a fair market price** with a mechanism included to allow any plots which no self or custom builder is interested in buying after at least one year of marketing to revert to being built by a housebuilder

**Option C - Treat proposals for self and custom build homes exactly the same as we would any other housing proposal in the same type of location**

**Option D - Support community led group self and custom build projects in locations where other housing might not be supported** provided that there is clear evidence of community support for the scheme

**Option E - Consider an alternative option.** Please let us know.

### Gypsy, Traveller, and Boat-dweller Accommodation

#### Options - Gypsy and Traveller Accommodation Needs

##### **Should we...**

*(You may pick multiple options)*

**Option A - Look for additional sites to allocate to meet needs** for private and/ or social rented pitches

**Option B - Allow for extensions to existing sites which already have permanent planning permission**

**Option C - Allow existing temporarily permitted sites to remain permanently** subject to adequate flood management

**Option D - Continue to rely on a criteria-based policy approach** specifying elements such as proximity to primary schools and GP surgeries to indicate what land may be suitable

**Option E - Consider an alternative option.** Please let us know.

#### Options - Boat Dwellers Accommodation

##### **Should we...**

*(You may pick multiple options)*

**Option A - Look for sites to allocate for new permanent residential moorings with access to basic facilities** including water provision, waste disposal and electric hook-ups as well as being close to a safe walking or cycling route to local shops and services

**Option B - Allow a proportion of moorings within existing leisure marinas to be used as permanent residential moorings**

**Option C - Work with partners to ensure access to basic facilities for boat dwellers** who prefer to continuously cruise

**Option D - Consider an alternative option.** Please let us know.

## 13 Transport and Connectivity

### 13 Transport and Connectivity

#### Introduction

Huntingdonshire benefits from extensive transport and connectivity networks. The East Coast mainline railway runs directly through the centre of the district with stations at St Neots and Huntingdon. We have access to the strategic road network through the A1, A1(M), A14, A428 and A47. The district is also served by the A141, A1123, A1096 and A605; parts of the district have limited highway accessibility, particularly the north eastern area. An extensive network of public footpaths, cycleways, bridleways and byways provide active travel opportunities. Waterways provide boat and barge travel opportunities although these are almost entirely leisure focussed rather than serving as a means of day-to-day travel. Technology is expected to continue to evolve and change the way we travel and connect with each other and with employment, retail, education and service providers.



#### What you told us

In our Issues consultations held between April and July 2023 we asked you how the updated Local Plan can respond to transport and connectivity challenges and opportunities in the district. Suggestions were for:

- The Local Plan should actively manage patterns of growth to reduce the need to travel and support non-car transport choices.
- New strategic sites should be close to existing residential and economic growth areas to support provision of sustainable travel and reduce the need to travel.
- A141 upgrade between Huntingdon and St Ives is needed to reduce congestion, open opportunities for further sustainable growth, and improve connectivity into the Fens.
- Should build on excellent connections to the strategic road network to maximise benefits of these.
- Both that development should be focused in the most sustainable locations and that opportunities related to future rail services should be taken.
- Access to railway stations and other key facilities by sustainable travel modes should be improved.
- Future development sites should be accessible by or capable of supporting public transport services.
- Provision of more and more frequent local buses serving villages is needed facilitating connections to larger places and current and planned main public transport hubs.
- Future allocations should be supported by existing walking and cycling routes and prioritise provision of high quality active travel infrastructure.
- Green infrastructure networks should be integrated into new development to facilitate active travel options.
- The public right of way network should be protected and enhanced.
- The Local Plan should require a design-led approach to car parking with flexible policies to respond to changing vehicle technologies and people's



needs and to reflect the location's accessibility by alternative transport modes.

- HGV parking should include provision of toilets, showers and food facilities to be safe and healthy.

### What is this about?

The Council has a limited role in planning for transport and travel infrastructure as most is done by higher level organisations including National Highways, Network Rail, Cambridgeshire and Peterborough Combined Authority and Cambridgeshire County Council. However, we can contribute to achieving higher level ambitions such as reducing the need to travel and promoting access to active travel infrastructure.



Since Huntingdonshire's Local Plan to 2036 was adopted in 2019 there have been significant changes to national planning policy with greater emphasis now being placed on provision for attractive walking and cycling routes and provision of infrastructure for electric vehicle charging. However, we recognise the rural nature of large areas of the district and the challenges faced by residents and businesses within them where public transport and active travel opportunities are limited and reliance on private car usage remains high.

The Cambridgeshire and Peterborough Combined Authority sets the overall transport strategy covering Huntingdonshire and aims to promote a sustainable transport network that is affordable and accessible for all. They also encourage greater numbers of journeys to be made by walking or cycling through establishment of safe connected pedestrian routes between key destinations within settlements and establishment of

safe connected cycling links within and between settlements. This is reinforced by the Cambridgeshire Local Cycling and Walking Infrastructure Plan (2022) which forms part of a long-term vision to improve the County's walking and cycling networks to increase the number of residents travelling on foot and by cycle. We can contribute to these ambitions through influencing the location, design and layout of new development and securing contributions from developers to provide new infrastructure where required to support development schemes they are proposing.

Several major transport infrastructure improvements may come forward during the lifetime of the Local Plan update. Most immediate is the upgrade to the A428 (to be A421) connecting the A1 Black Cat roundabout to the A428/ A1198 Caxton Gibbet junction improving travel options for St Neots and nearby villages in particular. Land has been set aside for a new railway station at Alconbury Weald although delivery is still uncertain. The East West Rail consortium is proposing a new rail route connecting Oxford to Cambridge via Bedford. If this is delivered new stations are anticipated south of St Neots at Tempsford and to the east at Cambourne.

The National Planning Policy Framework urges us to limit the need to travel and offer a genuine choice of transport modes but it also acknowledges that the opportunities to do so will vary between urban and rural areas. Plan-making is advised to identify and pursue opportunities to promote walking, cycling and public transport use. Digital connectivity is playing an increasing role in many people's lives and in many businesses. The Combined Authority's Digital Infrastructure Programme is maintaining an agile approach to be able to react flexibly to rapidly changing government and commercial priorities to take advantage of all opportunities to promote inclusive growth across the area.

Policy LP16 'Sustainable Travel' of Huntingdonshire's Local Plan to 2036 looks for new development to support an increasing proportion of journeys being undertaken by active travel and public transport. It also requires assessment and mitigation of the transport impacts of proposed development. Policy LP17 'Parking Provision and Vehicle Movement' focuses on more detailed aspects but includes accessibility to services and facilities which is increasingly recognised as important, particularly

# 13 Transport and Connectivity

by active travel modes, and so is likely to need enhancing. It also sets minimum requirements for cycle parking provision for new developments. Car parking levels are expected to be responsive to the location and nature of the proposed development rather than numeric requirements being set.

Huntingdonshire Futures Place Strategy's fifth journey is that of Travel Transformed. This explores what travel could be like if the car wasn't the first choice of transport; if effective public transport, on-demand travel options, and an attractive cycling and walking network were realistic options for people wanting to get around. The Local Plan cannot deliver this by itself but it can work collaboratively supporting the approaches of infrastructure and service providers and influence provision within new developments. The Travel Transformed journey links closely to our approach to climate change as it will influence how we can help to provide zero-carbon travel options accessible and reliable across our communities. The Strategy explores the possibility of mobility hubs which have been promoted within several of the new communities put forward for consideration. These concentrate complementary transport modes in one place to minimise or eliminate the need for car usage. They can co-locate bus stops, cycle hire, sheltered cycle parking, real time bus information and electric bike charging points.

The Royal Town Planning Institute's 'Net Zero Transport' research (2021) explored how a place-based approach could deliver net zero transport emissions and be a catalyst for better place-making to deliver healthier, happier and more resilient communities. The illustration to the right shows options that might help to substitute trips, shift modes and switch fuels. The feasibility of the approaches varies in different types of location, for instance what might work in a town centre or a new settlement might be very different to the approaches that might work in a village setting.

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East West Rail is proposing a new railway line connecting Oxford to Cambridge with the nearest suggested stations to Huntingdonshire being at Tempsford and Cambourne. This could open up public transport options to Cambridge and west to Bedford and beyond that are not currently available helping people to reach jobs, shopping, education and leisure opportunities by public transport that they might otherwise not be able to get to.

### What should we do?

We would like to know what you think about transport issues and options.

#### Options - Approach to Individual Developments

**Option A - Change transport provision within new developments to focus on high quality and plentiful infrastructure for active travel and public transport rather than prioritising road users.** To help deliver this, a high proportion of developer contributions to transport and travel issues would be spent on active travel and public transport infrastructure.

**Option B - Continue with the current approach of encouraging active travel and public transport through some provision of infrastructure within new developments but carry on trying to limit the impact of cars and lorries from them by building roads and upgrading junctions.** To help deliver this, a high proportion of developer contributions to transport and travel issues would be spent on road and junction upgrades.

**Option C - Consider an alternative option.** Please let us know.

#### Question - Place based Approach to Net Zero Transport

##### Place based approach to net zero transport

Using the previous illustration for reference - which of the suggestions for substituting trips, shifting modes and switching fuels do you think could work either where you live at the moment or in new developments that might be built during the next 25 years?

#### Options - East West Rail

**Option A - Rely on the prospect of East West Rail coming forward** and plan for new growth nearby to be delivered in the late 2030s and 2040s that could connect well with this.

**Option B - Wait until there is greater certainty about the timing of delivery for East West Rail** before planning for growth that might benefit from being nearby even if this means the growth is delivered some years after the railway.

## 14 Appendix 1 - Detailed Objectives

### 14 Appendix 1 - Detailed Objectives

#### Current Objectives

Huntingdonshire's Local Plan to 2036 has 25 objectives across 5 themes which are listed below to help you with suggesting possible objectives for the Local Plan update.

#### Cross-cutting objectives:

Objective C1 - To maintain a good supply of suitable land for growth in sustainable locations and focusing on previously developed land, offering sites of a variety of sizes and types to meet a range of market demands.

Objective C2 - To promote high quality, well designed, locally distinctive, sustainable development that is adaptable to climate change resilient to extreme weather.

Objective C3 - To provide better job opportunities and more affordable homes to help create a more balanced and diverse local population and encourage more young people to stay or move here.

Objective C4 - To facilitate opportunities for people to pursue a healthy lifestyle, actively participate in their community and have a high quality of life.

#### Supporting a diverse, thriving economy:

Objective C5 - To promote economic growth and resilience and diversify the range of businesses active across the district that can add greater value to the the local economy.

Objective C6 - To maximise the benefits for Huntingdonshire of the Alconbury Enterprise Zone.

Objective C7 - To maximise the advantages offered by Huntingdonshire's strategic location to develop sector specialisms, supply chains and business accommodation that complement existing local growth sectors.

Objective C8 - To increase the proportion of economically active residents in the district and promote education and skills to meet the future needs of the local economy.

Objective C9 - To enhance the role of Huntingdon, St Neots, St Ives and Ramsey's town centres helping them to adapt to modern retail trends and focusing commercial developments towards the most accessible locations.

Objective C10 - To support agriculture, farm diversification, estate management and rural tourism that will sustain the function and character of the countryside and its communities.

Objective C11 - To protect the best and most versatile agricultural land from built development.

#### Providing sufficient infrastructure to support healthy communities:

Objective C12 - To maintain an up-to-date Infrastructure Delivery Plan to identify the infrastructure needs of proposed developments and to prioritise investment to be provided by developers contributions and other identifiable sources.

Objective C13 - To focus investment on improving access in strategic expansion locations to make optimum use of available resources.

Objective C14 - To facilitate sustainable modes of travel and give high priority to providing access to public transport and provision of segregated routes for walking and cycling.

Objective C15 - To provide for adequate infrastructure to meet the needs of new growth and facilitate active, cohesive communities and sustainable lifestyles.

## Appendix 1 - Detailed Objectives

14

Objective C16 - To ensure inclusive and accessible provision for community needs including education, health, social care, policing, sports, libraries, play and open space, green infrastructure and integrated community facilities.

### Meeting the needs of a changing population:

Objective C17 - To provide for a quantity and quality of housing growth to support the economic aspirations of the district while contributing to sustainable patterns of growth.

Objective C18 - To provide a range of market and affordable homes that enables choice between types, sizes and tenures as well as over lifetimes and within individual communities.

Objective C19 - To provide opportunities for vulnerable people to live independent lives with support to meet their needs.

Objective C20 - To promote attractive, safe and distinctive residential neighbourhoods in which people can meet their day-to-day social, health, educational, recreational and convenience shopping requirements with access to sustainable transport to meet other needs.

### Working with our climate, landscape and heritage:

Objective C21 - To maintain, enhance and conserve Huntingdonshire's historic environment, characteristic landscapes, natural habitats and biodiversity.

Objective C22 - To utilise sustainable design and construction techniques; as a minimum to meet national standards for building performance as they evolve and to exceed them where feasible and viable to do so.

Objective C23 - To take advantage of opportunities for minimising energy and water use and securing carbon emissions reductions in all new development and transport choices.

Objective C24 - To encourage waste management and pollution control practices which minimise and reduce contributions to climate change and avoid adverse impacts on the local environment or human health.

Objective C25 - To conserve and enhance Huntingdonshire's strategic green infrastructure and to promote a balance between conservation and public access to and enjoyment of these assets.

### Suggested Objectives

#### Options A - The objectives build on Vision Option A and are shaped by the key 'pathways' that support the Huntingdonshire Futures Place Strategy journeys

Objective A1 - All new homes are well-designed and provide the sizes, types and tenures of new homes that meet local needs

Objective A2 - Our communities are actively involved in supporting each other with physical and digital infrastructure available to help them achieve this.

Objective A3 - Our high streets are vibrant, diverse places that attract and retain locals and visitors throughout the daytime and evenings.

Objective A4 - Both existing and new businesses are flourishing as they are operating in the right space for them so they support local investment and provide stimulating, diverse job opportunities.



## 14 Appendix 1 - Detailed Objectives

Objective A5 - Investment in new or improved healthcare, public open spaces and active travel infrastructure makes healthier lifestyles achievable by all residents.

Objective A6 - Community buildings, town and village centres and public open spaces are designed as places where children and young people feel safe and can participate in projects and events that help them fulfil their potential.

Objective A7 - A rapid transition to net zero is achieved through investment in net zero and carbon negative infrastructure projects and creation of a physical environment that supports use of active travel and public transport.

Objective A8 - An extensive network of nature-based infrastructure exists, contributing to resilient towns, villages and countryside areas with enhanced biodiversity.

Objective A9 - Renewable energy generation is embedded through all new developments and innovative community and wider renewable energy production schemes are supported where they are complementary to agricultural practices.

Objective A10 - Active travel and public transport infrastructure support genuine choices of travel reducing car dependency.

### Options B - The objectives build on Vision Option B and aim to help achieve a better future through a just transition towards ambitious climate action

Objective B1 - Deliver new developments and infrastructure that minimise and are resilient to the impacts of climate change including extreme weather events such as flooding, drought and heatwaves.

Objective B2 - Support a prosperous, resilient and sustainable economy contributing positively to the wider Cambridgeshire economy.

Objective B3 - New development works towards creating sustainable, well-designed, distinctive places which facilitate improving health, wellbeing, and social interaction to reduce inequalities, promote inclusivity and support a sense of community.

Objective B4 - The need to travel is reduced and travel behaviour is changed to reduce dependency on private cars and encourage walking, cycling, wheeling and use of public transport to support the transition to a net zero carbon transport network.

Objective B5 - Maintain and improve the natural and built environment including biodiversity, landscape, green Infrastructure and waterways by ensuring new development achieves high-quality design standards and conserves and enhances the natural, historic, cultural and landscape assets of Huntingdonshire.

Objective B6 - Support a local zero-carbon energy system that reduces Huntingdonshire's reliance on global fossil fuels and prioritises community energy generation and usage.

Objective B7 - Make efficient use of local natural resources, particularly water.

### Options C - Minor amendments to the current list of 25 objectives

Cross-cutting objectives:

Objective C1 - To maintain a good supply of suitable land for growth in sustainable locations, offering sites of a variety of sizes and types to meet a range of market demands.

Objective C2 - To promote high quality, well designed, locally distinctive, sustainable development that is adaptable and resilient to climate change and minimise further impacts on climate change.

Supporting a diverse, thriving economy:

Objective C6 - To maximise the benefits for Huntingdonshire of new employment development and the network of established employment areas.

Objective C7 - To maximise the advantages offered by Huntingdonshire's strategic location to develop sector specialisms and supply chains that complement local growth sectors.

Objective C8 - To increase the proportion of economically active residents in the district to meet the future needs of the local economy.

Objective C9 - To enhance the role of our town centres helping them to adapt to changing expectations of the high street.

Objective C11 - To support local agriculture protect the best and most versatile agricultural land from irreversible harm.

Providing sufficient infrastructure to support healthy communities

Objective C12 and 13 (merged) - To identify the infrastructure needs of proposed developments and focus investment in areas of substantial new growth.

Objective C16 - To support provision for community needs including education, health, social care, policing, sports, libraries, play and open space, green infrastructure and integrated community facilities.

Meeting the needs of a changing population

Objective C18 - To provide a range of market and affordable homes that enables choice between types, sizes and tenures for all residents.

Objective C19 - To provide opportunities for older and vulnerable people to live independent lives with support to meet their needs.

Objective C20 - To promote attractive, safe and distinctive residential neighbourhoods in which people can meet their basic needs.

Working with our climate, landscape and heritage

Objective C23 - To promote minimisation of energy and water use and secure carbon emissions reductions in all new development and transport choices.

Objective C25 - To conserve and enhance Huntingdonshire's strategic green infrastructure and to promote a balance between conservation and public access to and enjoyment of these assets.



## 14 Appendix 1 - Detailed Objectives

### Options D - The objectives build on Vision Option D and are focused on the three strands of economic, social and environmental sustainability

Objective D1 - New development will be high quality, designed to minimise impact on the environment through greater energy and resource efficiency and adapted to climate change.

Objective D2 - The creation of high value, more diverse job opportunities at existing and new businesses will be encouraged and supported through provision of additional land and facilitating expansion of the local employment skills base.

Objective D3 - Deliver high quality sustainable new homes that meet the needs of all sectors of our community and enhance the well-being of residents.

Objective D4 - The retail, community, cultural and leisure opportunities in our town centres will be improved through working to attract investment, diversify activities and encourage the evening economy to make them attractive destinations for residents and visitors.

Objective D5 - Sustain and create places that encourage healthy lifestyles and support strong active communities through the provision of recreation and open space, leisure and cultural facilities, and opportunity to walk, cycle and wheel safely to key destinations within local communities.

Objective D6 - Ensure new development is of high quality, responds to local character, contributes to a sense of place, and integrates into existing communities.

Objective D7 - Facilitate provision of infrastructure to meet the needs arising from new development and facilitate its provision at appropriate points alongside development to meet the changing needs of communities.

Objective D8 - Protect, maintain and enhance the distinct character and identity of each of our towns and villages and countryside areas.

Objective D9 - Facilitate the generation of clean, secure energy through low carbon development, integration of heat networks and support for well-located renewable energy generation projects.

Objective D10 - Protect and enhance strategic green infrastructure, green corridors, wildlife habitats and open spaces enhancing connections to increase their value for people and wildlife.

### Options E - Consider alternative objectives

Please suggest any that you think would be appropriate.

**Public (Part 2)**  
**Key Decision - Yes**

## HUNTINGDONSHIRE DISTRICT COUNCIL

**Title/Subject Matter:** Land Availability Assessments

**Meeting/Date:** Overview & Scrutiny (Performance and Growth)  
– 4<sup>th</sup> September 2024

**Executive Portfolio:** Executive Councillor for Planning

**Report by:** Chief Planning Officer

**Ward(s) affected:** All Wards

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### RECOMMENDATION

The Overview and Scrutiny Panel is invited to comment on the Land Availability Assessments from the Cabinet report attached at Appendix 1.



**Public**  
**Key Decision - Yes**

## **HUNTINGDONSHIRE DISTRICT COUNCIL**

**Title/Subject Matter:** Land Availability Assessments

**Meeting/Date:** Overview & Scrutiny (Performance and Growth)  
– 4<sup>th</sup> September 2024  
Cabinet – 10 September 2024

**Executive Portfolio:** Executive Councillor for Planning

**Report by:** Chief Planning Officer

**Ward(s) affected:** All Wards

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### **Executive Summary:**

When developing local plans, the Council must adhere to Government legislation and policy such as the National Planning Policy Framework and National Planning Practice Guidance. Paragraph 23 of the National Planning Policy Framework requires that strategic policies in plans should provide a clear strategy for bringing sufficient land forward, to address objectively assessed needs over the plan period “This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area.”

Between 29 March to 7 June 2023 the Council issued a Call for Sites. This is a process where people, including but not limited to, developers, landowners and agents could submit sites that could have the potential to be allocated in the next Local Plan. The sites submitted could be for a variety of uses such as housing, employment, renewable energy, biodiversity, and mixed uses. An ongoing Call for Sites is also still running for those who may have missed the initial Call.

The Council has assessed the sites submitted through a Land Availability Assessment and a Sustainability Appraisal (of which more information can be found in the main body of this report). The results of these assessments do not guarantee that a site will be allocated in the next local plan, but instead provide a selection of sites that have potential. The final selection of sites will be based on a number of additional factors such as a chosen growth strategy, a final settlement hierarchy and evidence-based documents such as transport studies, strategic flood risk assessments, water cycle studies, employment land studies, climate change reports etc. Many of these topics are covered within the Further Issues and Options Consultation document to join up this process and provide opportunity for the public to comment on the way forward, choose their preferred options and provide additional information.

It is now proposed that these assessments are consulted upon alongside the Further Issues and Options consultation document and the Sustainability Appraisal to allow members of the public, statutory consultees, landowners, developers and interested parties to see the results of the Land Availability Assessments and to provide comments. The consultation is proposed to be held over 10 weeks between 18 September and 27 November 2024.

**Recommendation(s):**

The Cabinet/Committee is

**RECOMMENDED**

- To approve the contents of the Land Availability Assessments
- To agree that the Land Availability Assessments be published for public consultation for ten weeks between 18 September and 27 November 2024.
- To grant delegated authority to the Chief Planning Officer, in consultation with the Executive Councillor for Planning to make any necessary typographical or other minor changes to the document prior to its publication for consultation.

## **1. PURPOSE OF THE REPORT**

- 1.1 This report sets out the purpose and content of the Land Availability Assessments and asks that Cabinet approve the contents of the Land Availability Assessments and agree that it can be published for public engagement for ten weeks between 18 September and 27 November 2024.

## **2. WHY IS THIS REPORT NECESSARY?**

- 2.1 The production of a local plan is enforced and guided by Statutory Instruments (Orders, Rules and Regulations) and Acts of Parliament (Acts). Section 19 of the Planning and Compulsory Purchase Act 2004 specifically identifies matters that must be taken into account when preparing a local plan. This includes national policies and advice contained in guidance issued by the Secretary of State such as the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

- 2.2 The NPPF requires that local plans should plan for and allocate sufficient sites to deliver the strategic priorities of the area (paragraph 23). More specifically paragraph 69 asks that:

“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.”

- 2.3 To do this the Council issued a Call for Sites. This is a process where people, including but not limited to, developers, landowners and agents could submit sites that could have the potential to be allocated in the next Local Plan. These sites were then assessed through the Land Availability Assessments presented alongside this report to fulfil this obligation.

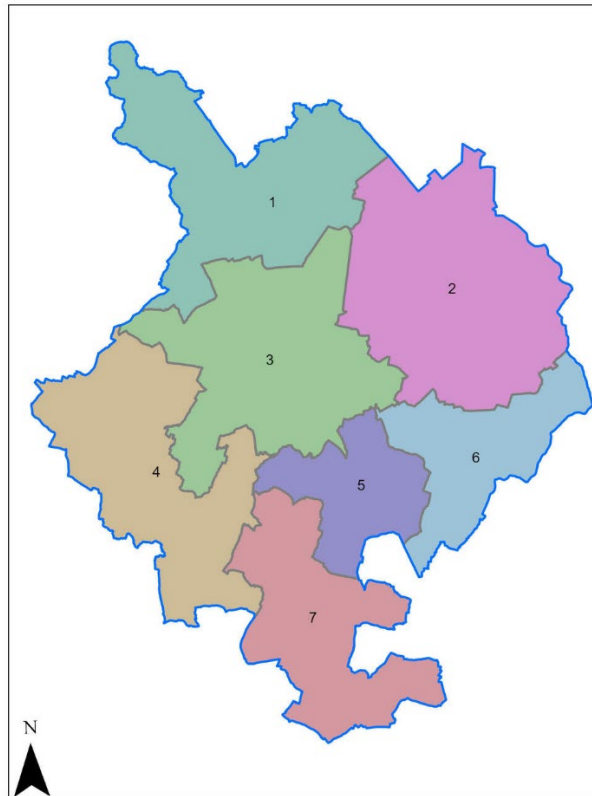
## **3. Land Availability Assessments - Sites and Documents**

- 3.1 Between 29 March to 7 June 2023 the Council issued a Call for Sites. This is a process where people, including but not limited to, developers, landowners and agents could submit sites that could have the potential to be allocated in the next Local Plan. The sites submitted could be for a variety of uses such as housing, employment, renewable energy, biodiversity, and mixed uses. 354 sites were submitted during the initial Call and have been assessed. An ongoing Call for Sites is also still running for those who may have missed the initial Call; 15 sites submitted through this process have been assessed. Any sites submitted after 15 August 2024 will be assessed at a later date.

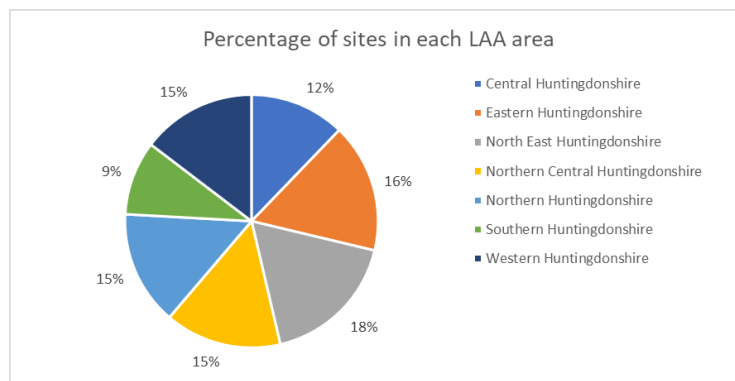
- 3.2 The total number of sites that have been assessed are 369 sites. The sites submitted included a variety of uses:
- 235 were for residential uses
  - 49 were for commercial uses
  - 74 were for mixed uses including, but not limited to, housing, employment and some infrastructure provision
  - 2 were for renewable energy
  - 7 were for natural / open space or biodiversity net gain
  - 2 were for infrastructure
  - 12 of the above were strategic sites which is defined as mixed or residential uses on sites capable of providing over 3,000 homes hectares or commercial uses capable of providing over 120,000sqm of commercial floorspace
  - 83 of the above sites were 1 hectare or less in size
- 3.3 These sites have been assessed using the Land Availability Assessment Methodology. The draft methodology was presented to Overview & Scrutiny (Performance and Growth) on 1st March 2023 and Cabinet on 21st March 2023. Public consultation was undertaken on the draft methodology between the 29 March and 20 May 2023. Following this the responses were assessed and final amendments made to the methodology. This methodology is published as a background document on the Local Plan Update [evidence library](#) webpages for transparency. The council's response to comments made can be found in the Statement of Consultation which will also be published alongside the consultation and uploaded to the evidence library.
- 3.4 Each site assessment has been presented to the Local Plans Advisory Group, discussion of which took place between April and August 2024.
- 3.5 Due to the number of sites submitted and assessed, the Land Availability Assessments were not able to be displayed in one comprehensive document. Instead the assessments were broken down into a suite of documents. This also allows for easier navigation for those who may only be interested in sites in their nearby area of work or residence. The documents were divided as follows:
1. *Northern Huntingdonshire* – which includes sites from the Stilton, Folksworth & Washingley; Yaxley wards
  2. *North Eastern Huntingdonshire* - which includes sites from the Ramsey; Somersham; Warboys wards
  3. *Northern Central Huntingdonshire* - which includes sites from the Alconbury; Sawtry; the Stukeleys wards
  4. *Western Huntingdonshire* - which includes sites from the Great Staughton; Kimbolton wards
  5. *Central Huntingdonshire* - which includes sites from the Brampton; Godmanchester & Hemingford Abbots; Huntingdon wards
  6. *Eastern Huntingdonshire* - which includes sites from the Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needingworth; St Ives wards



7. *Southern Huntingdonshire* - which includes sites from the Buckden; Great Paxton; St Neots wards



3.6 The number of sites were distributed relatively evenly across these areas:



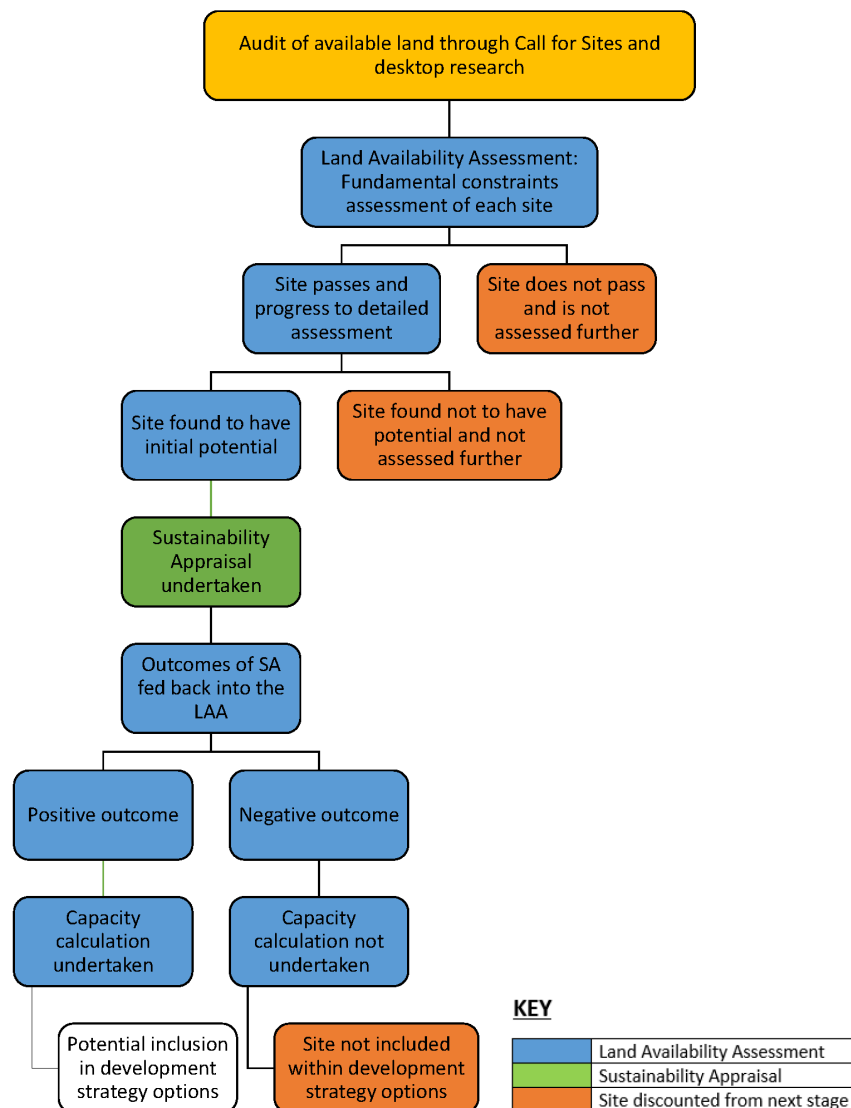
#### 4. LAND AVAILABILITY ASSESSMENTS – CONTENT

4.1 The NPPF requires that local plans should plan for and allocate sufficient sites to deliver the strategic priorities of the area (paragraph 23). More specifically paragraph 69 asks that:

“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.”

- 4.2 In addition National Planning Practice Guidance sets out further detail on this within the [Housing and economic land availability assessment](#) section.
- 4.3 To adhere to the NPPF and NPPG the first stage for each site within the Land Availability Assessments was to see if they have any fundamental constraints which would render the site undeliverable, for example, if it is located within flood zone 3b. This information can be found within the site's assessment under the title 'Fundamental Constraints'. Any sites that do not pass the fundamental constraints are assessed no further.
- 4.4 Secondly if the site passes the fundamental constraints the site is more comprehensively assessed within the 'Assessment of Site Potential Table'. The assessment is in line with the national requirements based on the following defined criteria:
- **Suitable** – a high-level assumption on whether a site would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated (*found under the heading 'Context, constraints and potential suitability'*). This is a local plan 'policy-off' assessment meaning that the site is not assessed against the policies within Huntingdonshire's Local Plan to 2036.
  - **Available** – no legal or ownership impediments exist to inhibit development which can come forward in the short term (*found under the heading 'Availability'*)
  - **Achievable** - there is a reasonable prospect that viable development could be built on the site at a particular point in time (*found under the heading 'Achievability'*)
  - **Deliverable** – a housing site should be available, in a suitable location and have a realistic prospect of homes being built within 5 years (*found under the heading 'Deliverability/ Developability'*)
  - **Developable** – a housing site should be suitable and have a reasonable prospect of being built at a specified time (*found under the heading 'Deliverability/ Developability'*)
- 4.5 If the site passes this assessment a sustainability appraisal is conducted which can be found in the Sustainability Appraisal document (presented at [Cabinet 10 September 2024](#) and [Overview and Scrutiny Panel - Performance and Growth 4 September 2024](#)). The Council has an obligation through the Planning and Compulsory Purchase Act 2004 to carry out a sustainability appraisal. This must look at how plans and programmes, and more specifically in this instance, our sites, contribute to the achievement of sustainable development. In combination with other regulatory requirements such as the Environment Assessment of Plans and Programmes 2004, this allows the sites to be assessed on their contribution towards environmental, social and economic issues. To tie in this assessment with the Land Availability Assessments a summary box is provided within each site's assessment which reports on 'The impact of the Sustainability Appraisal on the Assessment'

- 4.6 If the site is still considered potentially suitable after considering the sustainability appraisal a capacity calculation is undertaken to indicate the potential capacity of the site, for example the potential number of homes, commercial floorspace, when the site could be delivered and how long it may take to be delivered.
- 4.7 A diagram is provided below to illustrate the process which has been outlined above.



## 5. RESULTS AND CONSULTATION

- 5.1 Of the 369 sites assessed:
- 39 did not pass the fundamental constraints
  - 34 did not pass the detailed LAA assessment (found in the 'Assessment of Site Potential Table' in the LAA for each site) and therefore did not progress to a sustainability appraisal

- 104 sites were considered unsuitable after the results of the sustainability appraisal were taken into account and therefore did not progress further
  - 192 were ultimately considered potentially suitable for development and a capacity calculation was undertaken
- 5.2 In combination, the sites considered potentially suitable for allocation would generate approximately:
- 53,134 homes
  - 2,900,145.23 sqm of commercial floorspace plus an additional 109.26ha of employment land with no floorspace capacity calculated.
  - 134.436 hectares of land for renewables
  - 69.367ha of land for infrastructure
  - 1,158.861 hectares of land for open space/biodiversity net gain
- 5.3 This leaves a substantial 'package' of sites which could be considered potentially suitable for allocation within the local plan, to allow us to choose the most sustainable growth strategy.
- 5.4 The results of these assessments do not guarantee that a site will be allocated in the next local plan, but instead provide a selection of sites that have potential. The final selection of sites will be based on a number of additional factors such as a chosen growth strategy, a final settlement hierarchy and evidence-based documents such as transport studies, strategic flood risk assessments, water cycle studies, employment land studies, climate change reports etc. Many of these topics are covered within the Further Issues and Options Consultation document to join up this process and provide opportunity for the public to comment on the way forward, choose their preferred options and provide additional information.
- 5.5 It is now proposed that these assessments are consulted upon alongside the Further Issues and Options consultation document and the Sustainability Appraisal to allow members of the public, statutory consultees, landowners, developers and interested parties to see the results of the Land Availability Assessments and to provide comments. The consultation is proposed to be held over 10 weeks between 18 September and 27 November 2024.

## **6. COMMENTS OF OVERVIEW & SCRUTINY**

- 6.1 The comments of the relevant Overview and Scrutiny Panel will be forwarded to Cabinet prior to its consideration of this report.

## **7. TIMETABLE FOR IMPLEMENTATION AND WHAT ACTIONS WILL BE TAKEN**

- 7.1 Public engagement on the Land Availability Assessments is proposed to be held over 10 weeks between 18 September and 27 November 2024.
- 7.2 At the close of consultation, the comments made will be assessed and changes made, or further investigations undertaken where considered appropriate. Any changes made will be documented in the Land Availability Assessment documents for the appropriate site under the title 'Updates after the Initial Assessment'.
- 7.3 The results of these assessments do not guarantee that a site will be allocated in the next local plan, but instead provide a selection of sites that have potential. The final selection of sites will be based on a number of additional factors such as a chosen growth strategy, a final settlement hierarchy and evidence-based documents such as transport studies, strategic flood risk assessments, water cycle studies, employment land studies, climate change reports etc. Many of these topics are covered within the Further Issues and Options Consultation document to join up this process and provide opportunity for the public to comment on the way forward, choose their preferred options and provide additional information.

## **8. LINK TO THE CORPORATE PLAN, STRATEGIC PRIORITIES AND/OR CORPORATE OBJECTIVES**

- 8.1 The production of the Land Availability Assessments aligns with Priority 2: Creating a better Huntingdonshire for future generations set out in the Corporate Plan 2023 to 2028, a key action of which is:

“Continue the update to the Local plan, including updating evidence bases in line with National Planning Policy, particularly where it relates to Economy, Environment and Housing.”

## **9. LEGAL IMPLICATIONS**

- 9.1 To be effective Local Plans need to be kept up to date. As set out in Regulation 10a of The Town and Country Planning (Local Planning) (England) Regulations 2012. Plans should be reviewed to assess whether they need updating. Approval was received from Cabinet on 24<sup>th</sup> January 2023:

'To agree to the commencement of work to compile an updated local evidence base to inform and support preparation of the full update to the adopted Local Plan, working with partners and consultants as necessary'

- 9.2 The assessment of sites through the Land Availability Assessment is part of this process.

- 9.3 Providing a comprehensive assessment of sites will also ensure that the Council can justify their decisions when the Local Plan is independently examined by the Planning Inspectorate on behalf of the Secretary of State.
- 9.4 The Government recently published a consultation on a revised NPPF [Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system), in addition an Planning and Infrastructure Bill is proposed. These proposed changes may alter the requirements of the Local Plan. However, the assessment of suitable sites and the availability of land required to meet growth is considered to remain a priority.

## 10. HEALTH, ENVIRONMENT AND CLIMATE CHANGE IMPLICATIONS

10.1 Paragraph 9 of the National Planning Policy Framework requires that 'planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.' This includes ensuring that the Local Plan and its policies meet the principles of sustainable development; achieving net gains from an economic, social and environmental perspective defined in NPPF paragraph 8 as follows:

- a) 'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

(NPPF, paragraph 8)

10.2 The review of the sites through the LAA and Sustainability Appraisal is part of this process. The choice of sites suitable for allocation (identified in combination with other evidence), will contribute towards identify the most sustainable and achievable way to plan development sustainably, creating positive impacts on health, the environment and climate change.

## 11. REASONS FOR THE RECOMMENDED DECISIONS

- 11.1 Engagement on the Land Availability Assessments is considered beneficial in meeting the Council’s Corporate Plan objectives. In particular it meets the required key action “Continue the update to the Local plan, including updating evidence bases in line with National Planning Policy, particularly where it relates to Economy, Environment and Housing.” The details of the engagement proposals are set out in the report on the Further Issues and Options Engagement Paper.
- 11.2 It is a key first step towards the development of an evidence base to support preparation of a full update to the Local Plan as approved at Cabinet on 24<sup>th</sup> January 2023.
- 11.3 Engagement on the Land Availability Assessment also adheres to the Corporate Plan’s central approach which notes that “Our role is to help residents and businesses thrive, but that is not something we can do to people. Only by working with people can we make sure Huntingdonshire is a place where you and your family can have a good life and take advantage of the options that benefit you” The consultation will allow people and organisations to feed into the site assessment process and provide comment and additional information which may be of benefit.
- 11.4 The choice of sites suitable for allocation (identified in combination with other evidence), will contribute towards realising the ambition to work towards the most sustainable and achievable way to plan development, creating positive impacts on health, the environment and climate change. This in turn will help the Local Plan to demonstrate that it can achieve the principles of sustainable development as set out in paragraph 8 of the National Planning Policy Framework by taking into account social, economic and environmental considerations.
- 11.5 The recommendations are therefore:
- To approve the contents of the Land Availability Assessments
  - To agree that the Land Availability Assessments be published for public consultation for ten weeks between 18 September and 27 November 2024.
  - To grant delegated authority to the Chief Planning Officer, in consultation with the Executive Councillor for Planning to make any necessary typographical or other minor changes to the document prior to its publication for consultation.

## 12. LIST OF APPENDICES INCLUDED

**Appendices:** Land Availability Assessments –

- **Appendix 1:** Northern Huntingdonshire – which includes sites from the Stilton, Folksworth & Washingley; Yaxley wards
- **Appendix 2:** North Eastern Huntingdonshire - which includes sites from the Ramsey; Somersham; Warboys wards



- **Appendix 3:** Northern Central Huntingdonshire - which includes sites from the Alconbury; Sawtry; the Stukeleys wards
- **Appendix 4:** Western Huntingdonshire - which includes sites from the Great Staughton; Kimbolton wards
- **Appendix 5:** Central Huntingdonshire - which includes sites from the Brampton; Godmanchester & Hemingford Abbots; Huntingdon wards
- **Appendix 6:** Eastern Huntingdonshire - which includes sites from the Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needingworth; St Ives wards
- **Appendix 7:** Southern Huntingdonshire - which includes sites from the Buckden; Great Paxton; St Neots wards

### 13. BACKGROUND PAPERS

- [Cabinet - Tuesday, 24 January 2023](#)
- [Planning and Compulsory Purchase Act 2004](#)
- [Environment Assessment of Plans and Programmes 2004](#)
- [National Planning Policy Framework](#)
- [National Planning Practice Guidance](#)
- [Land Availability Assessment Methodology](#)
- Further Issues and Options consultation presented [at Cabinet 10 September 2024](#) and [Overview and Scrutiny Panel - Performance and Growth 4 September 2024](#)
- Sustainability Appraisal presented at [Cabinet 10 September 2024](#) and [Overview and Scrutiny Panel - Performance and Growth 4 September 2024](#)
- Statement of Consultation – to be published in the Local Plan’s [Evidence Library](#) prior to consultation

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# Northern Huntingdonshire Land Availability Assessment

Huntingdonshire District Council | Northern Huntingdonshire Land Availability Assessment

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## Document Information

**Title:** Northern Huntingdonshire Land Availability Assessment

**Status:** Draft for Consultation

**Date of approval for consultation:** Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

**Document availability:** Northern Huntingdonshire Land Availability Assessment can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

**Please note:** This document may be available in alternative formats on request.

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## 1 Northern Huntingdonshire Area

**1.1** To assist in the navigation of site assessments, the district has been divided into several groups. In total, there are seven groups, divided as follows and shown spatially in the below map.

1. **Northern Huntingdonshire** - Stilton, Folksworth & Washingley; Yaxley wards
2. **North Eastern Huntingdonshire** - Ramsey; Somersham; Warboys wards
3. **Northern Central Huntingdonshire** - Alconbury; Sawtry; the Stukeleys wards
4. **Western Huntingdonshire** - Great Staughton; Kimbolton wards
5. **Central Huntingdonshire** - Brampton; Godmanchester & Hemingford Abbots; Huntingdon wards
6. **Eastern Huntingdonshire** - Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needingworth; St Ives wards
7. **Southern Huntingdonshire** - Buckden; Great Paxton; St Neots wards

**Map 1.1 Huntingdonshire site assessment groupings**



**1.2** This document sets out the site assessments for the sites located within 'Northern Huntingdonshire'. This grouping consists of Stilton, Folksworth & Washingley; Yaxley wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- Alwalton - 1 site
- Chesterton - 2 sites
- Conington - 5 sites
- Denton and Calecote - 1 site
- Elton - 5 sites
- Farcet - 5 sites
- Folksworth and Washingley- 4 sites
- Glatton - 1 site
- Great Gidding - 4 sites
- Haddon - 6 sites
- Holme - 6 sites
- Little Gidding - 0 sites
- Morborne - 0 sites - two sites partially fall within Morborne parish but both have been counted under Haddon as most of the sites fall within that parish area
- Sibson-cum-Stibbington - 1 sites - this site also partially falls within Water Newton parish.
- Stilton - 6 sites
- Water Newton - site that partially falls within this parish has been counted under Sibson-cum-Stibbington as most of the site area falls within that parish area.
- Yaxley - 7 sites

### 2 Important Notice on Site Status

- 2.1 The National Planning Policy Framework requires local planning authorities to identify the future supply of land that is suitable, available and achievable for development. The purpose of this is to identify sites with potential for development, estimate the amount of development they could provide, assess whether the sites are suitable, available and achievable for particular uses and to identify timescales over which that development could be delivered.
- 2.2 The methodology for this Land Availability Assessment is strongly shaped by national guidance. The approach used for the assessments closely follows that set out in the National Planning Practice Guidance on [Housing and Economic Land Availability Assessment](#). To ensure a fair process is used to assess sites, the policies from Huntingdonshire's Local Plan to 2036 are not taken into account. This is to allow for full exploration of future development strategy options. This approach affects the assessment of a site's suitability which focuses only on the constraints which directly affect it and their ability to be mitigated and does not take account of its location. The sustainability of each site's location will be considered in the Sustainability Appraisal. Outcomes of both the Land Availability Assessment and the Sustainability Appraisal will be used to inform development strategy options.
- 2.3 The Land Availability Assessment (LAA) is an evidence base document that informs preparation of the Local Plan Update. It does not allocate sites to be developed; this is the role of the Local Plan Update. Far more sites with potential for development are identified as appropriate to progress through to a more detailed sustainability appraisal than are expected to be needed for the Local Plan Update. This provides choices over the development strategy that may be followed in the Local Plan Update.
- 2.4 **There will be multiple opportunities for people to provide comments on the sites included in this LAA. There will also be multiple opportunities for people to provide comments on the Sustainability Appraisal and any future development strategy and site allocations put forward through the Local Plan Update.**

#### Status of submitted sites

The inclusion of a site in this LAA does not in any way imply that planning permission would be granted for any form of development on it.

The assessment of suitability is a high level consideration of basic constraints affecting a site and the potential for mitigation to be put in place to overcome them. Suitability does not take into account any policies within Huntingdonshire's Local Plan to 2036 as national guidance does not support use of existing local policies in the assessment.

Sites are assessed using the boundaries submitted by the site promoter. Site boundaries may extend or reduce during consideration for allocation or within any future planning application. The Council's assessment of the capacity of a site to accommodate development is based on standard formulae set out within the Land Availability Assessment Methodology which reflect the nature of the proposed use and the appropriate density in the location. This is to allow for comparison of sites on a consistent basis and may differ from the site promoter's anticipated capacity.

The complexity of constraints affecting a site may vary over time, constraints may be resolved or additional constraints may arise. All of these may affect the potential suitability, achievability and capacity of a site.

#### Relationship with the Sustainability Appraisal and other evidence

Site assessments in the LAA should be read in conjunction with their relevant Sustainability Appraisal to obtain a complete picture of the Council's initial consideration of the site.

Consideration of sites for proposed allocation for development will be supplemented by technical evidence including, but not limited to, that on flood risk, water supply, highway access and capacity, availability of public transport and active travel infrastructure, health, social and community infrastructure capacity and viability.

Outcomes of the Sustainability Appraisal and other relevant evidence will be taken into account alongside the outcomes of the Land Availability Assessment when considering sites for potential allocation.

### 3 How to read the site assessments

- 3.1** This page provides a short guide to the format of the site assessments to help with understanding their purpose. It breaks down each of the key elements of the assessments and explains key definitions and acronyms. The [full methodology](#) is available in a separate document.
- 3.2** Many of the terms used in the assessment are based on definitions and approaches set out in the [National Planning Policy Framework](#). However, as the first version of the Land Availability Assessment is being completed before any Viability Assessment of the sites has been done the definitions of deliverability and developability have been adapted to reflect this. The definition of suitability has also been adapted to only reflect direct constraints and their ability to be mitigated and does not take account of locational issues in terms of the appropriateness for further development of either the individual site or the settlement which it is in or near to.
- 3.3** The document is split into chapters based on parish areas. Each parish (or chapter) contains the assessments for all sites identified to the Council either through the call for sites consultation or through the desktop review of sites.

#### 3.4 Key definitions

- **Availability** - has the site been put forward for development by a willing landowner and is it free from legal constraints that might stop it being developed
- **Achievability** - is there a reasonable prospect that the particular type(s) of development proposed will be developed on the site
- **Capacity** - the amount of development that can be accommodated on a piece of land
- **Deliverability** - is the proposed development suitable, available and achievable and can development start to be delivered within five years
- **Density** - a calculation of the number of dwellings or building floor space divided by the net developable area of land that they occupy
- **Developability** - is there a reasonable prospect of the site being available and achievable at a known time beyond the next 5 years
- **Greenfield land** - a site that has not been previously built on
- **Gross developable area** - the whole site area
- **Net developable area** - the area which will be used for housing, employment, retail and other built development and directly related uses that serve the development
- **Previously developed land** (also referred to as brownfield land) - land which is or was occupied by a permanent structure. It excludes land used for: residential gardens, agricultural or forestry buildings, for minerals extraction or waste disposal. It also excludes land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape or been revegetated
- **Suitability** - can the site be physically developed for the proposed use(s) in terms of constraints affecting the site and the possibility of overcoming them

#### Key acronyms

- **CfS** - Call for Sites
- **Dph** - Dwelling per hectare
- **HA** - hectares
- **LAA** - Land Availability Assessment
- **PDL** - Previously Developed Land
- **SA** - Sustainability Appraisal



### 3 How to read the site assessments

3.5 The assessment of each site consists of several sections, each is detailed below:

**Site details** - includes the site reference and site name, its address, parish(es) that the site is located within and the size of the site in hectares.

**Promoter's intentions** - includes the promoter's stated development uses, capacity and delivery timeframes - this information is taken from the Call for Sites form.

**Core information** - includes the call for site reference number, the type of land the site is and what it is currently used for. It also identifies any relevant planning history and any supporting documentation submitted through the Call for Sites.

**Location plan** - each site will have a location plan which serves to locate the site within its immediate environs and identifies any constraints impacting the site. The colour outline of the site will be based on the uses it has been promoted for. A key (or legend) will be provided at the beginning of each parish chapter so that the constraints can be identified.

**Fundamental constraints** - this is the first step in assessing all sites. It assesses whether the site is affected by any of the key fundamental constraints of being grade 1 agricultural land, being in flood zone 3b, being a local green space, having a nature conservation designation, within a mineral development area or water recycling area, or is under the site threshold (over 0.25ha or large enough for at least 5 homes). If any of these apply to the site then it does not progress to a detailed assessment.

**Assessment of site potential** - if the site passes the fundamental constraints, it will then be assessed in detail looking at the suitability, availability, achievability and deliverability/ developability of the site. It utilises information from the Call for Sites submission as well as an assessment of constraints.

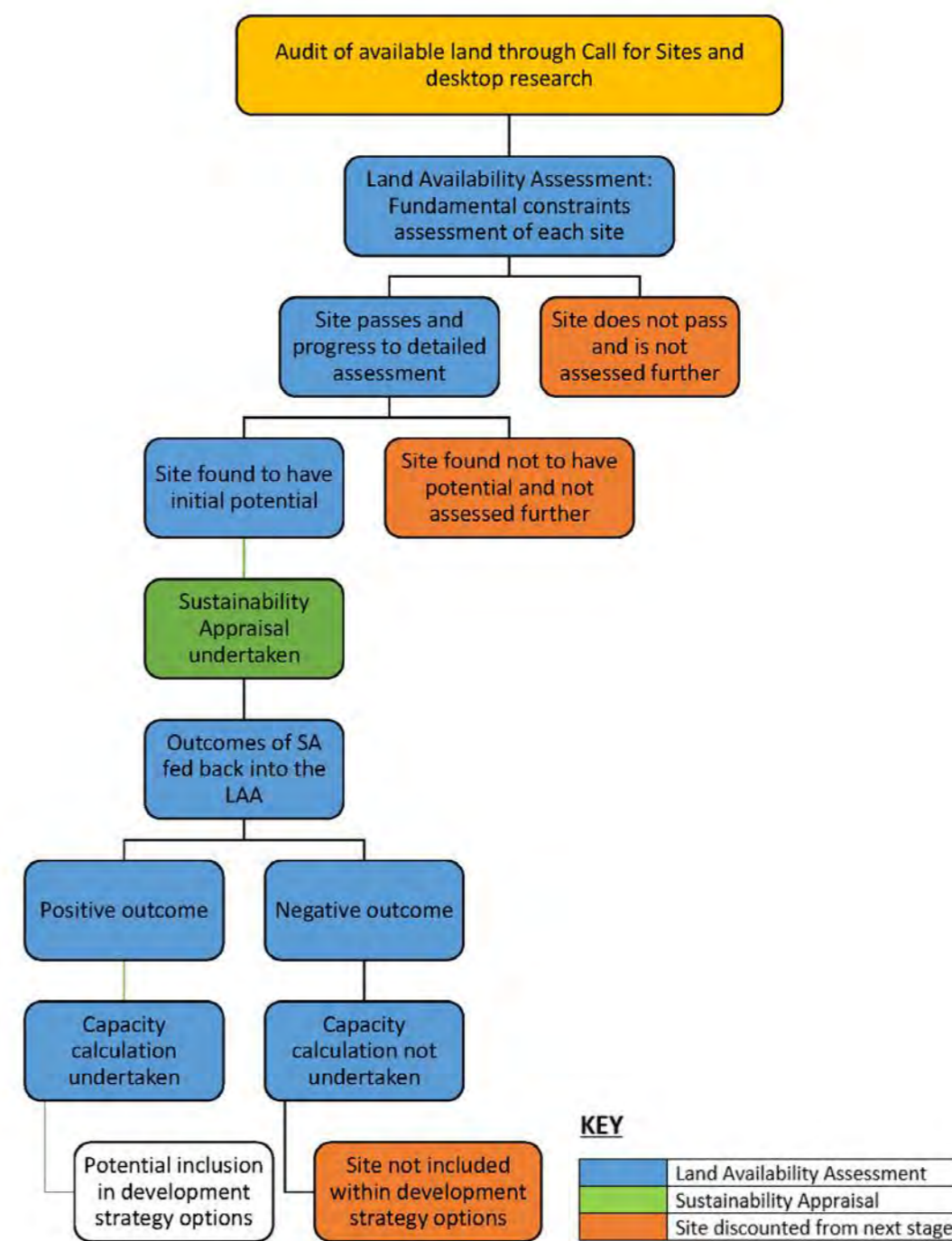
**Progression of site to SA** - this will either be a yes or no. If the site is not progressing to SA a short explanation will be provided. A site that is found to be unsuitable will not progress to SA.

**Impact of SA on assessment** - the site will then be appraised against the sites decision aiding questions set out in the SA scoping report - against each question, the site will acquire a score and a commentary explaining the score. The SA assessment will be presented in the SA but a summary of it will also be provided in the LAA.

**HDC delivery calculations** - taking into account the LAA assessment and the SA of the site, we will calculate an indicative capacity for the site and uses. This will be based on the methodology for net developable areas and density categories provided in the LAA methodology.

**Updates after initial assessment** - this is where any updates since the initial assessment will be included such as revised information from the site promoter or additional information which has become available that may impact the assessment.

### Site Assessment Process

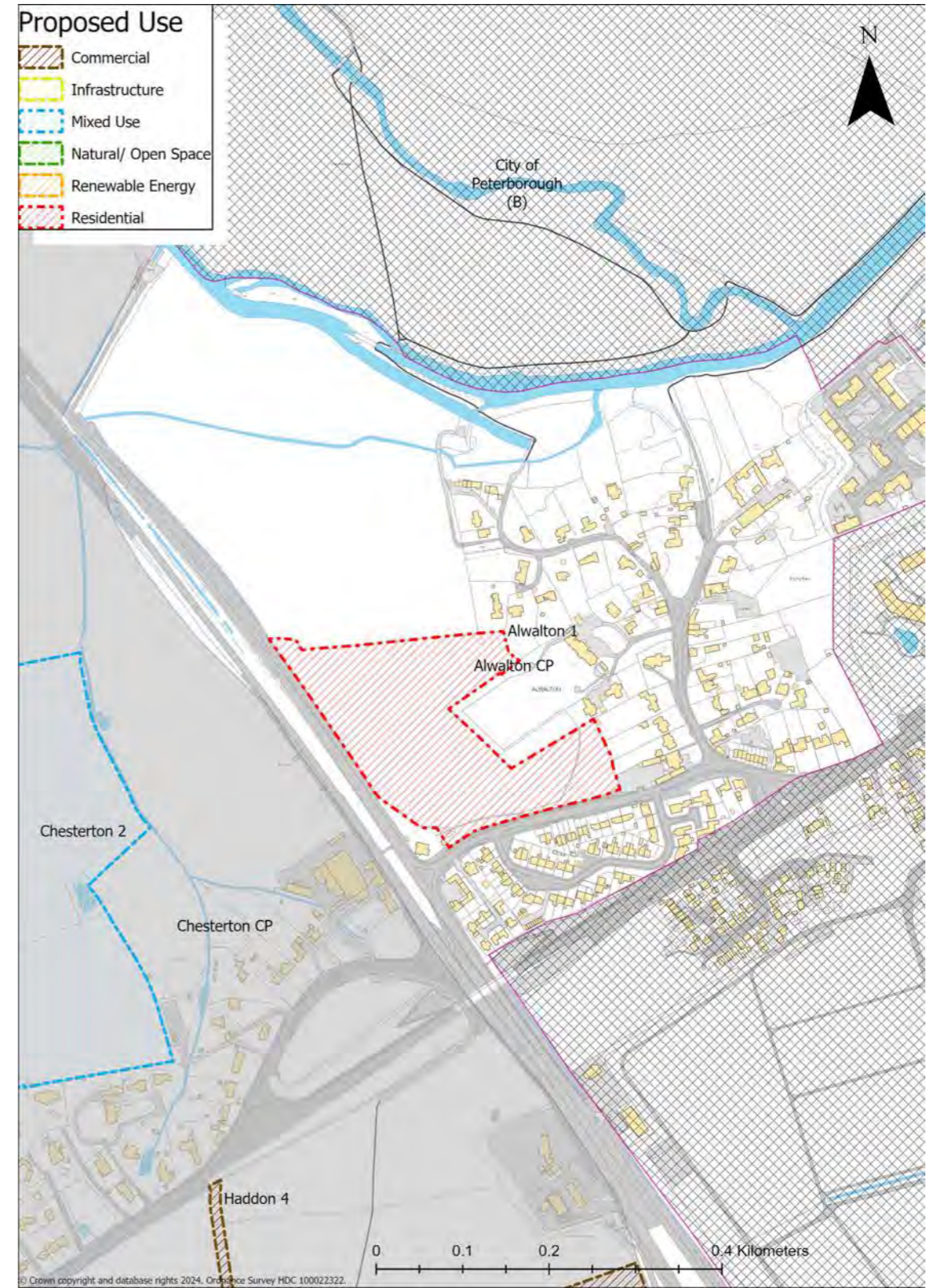




### 1 Alwalton

1.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Alwalton 1: Land North of 23 to 33 Oundle Road, Alwalton





1.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2

**Alwalton 1: Land North of 23 to 33 Oundle Road, Alwalton**

<b>Site reference</b>	Alwalton 1	
<b>Site name</b>	Land North Of 23 To 33 Oundle Road, Alwalton	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land North Of 23 To 33 Oundle Road, Alwalton	Alwalton	4.8

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Up to 10 homes	Available 2023 Build out over 2 - 4 years

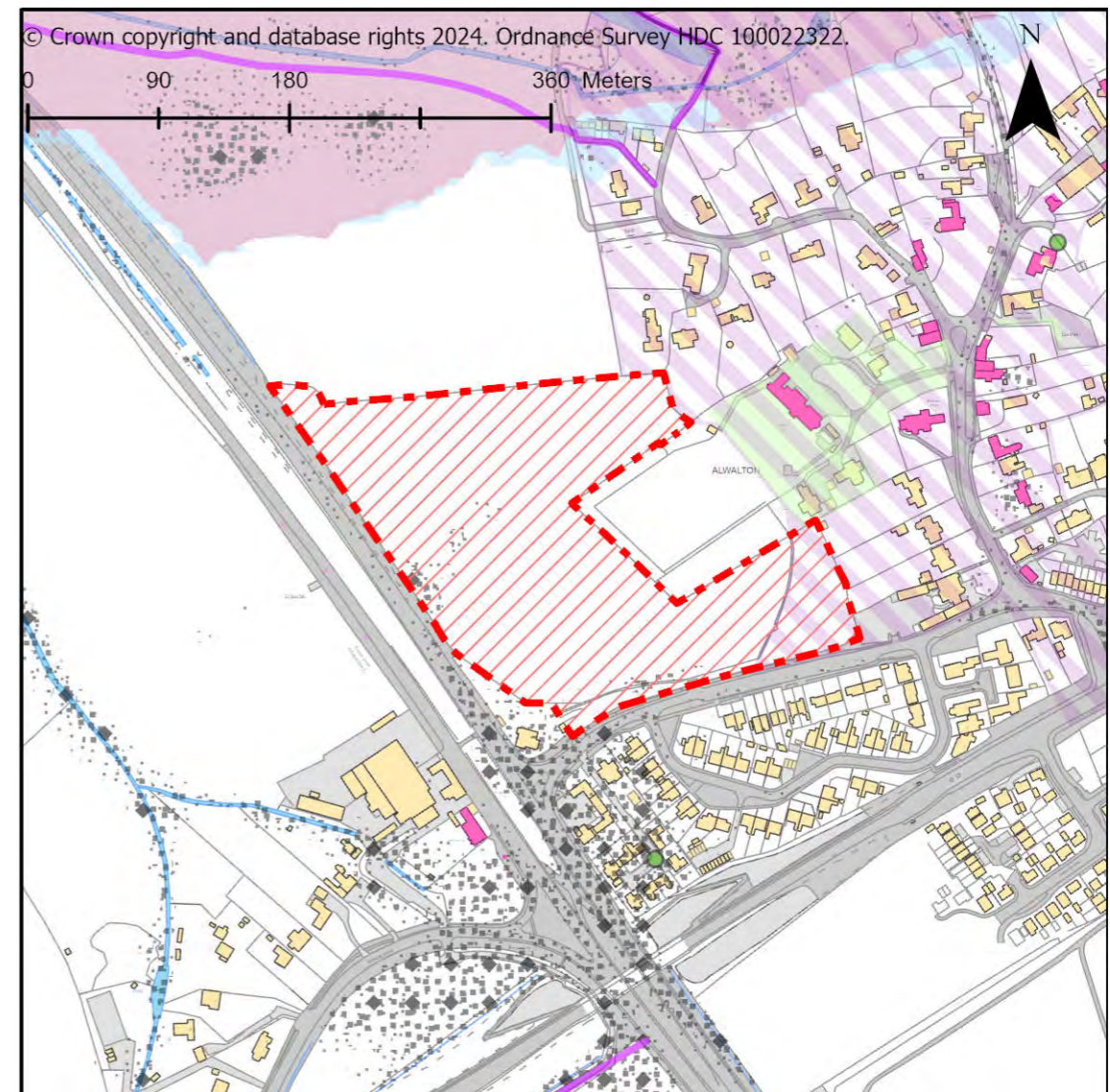
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:154
Relevant planning history	19/00125/OUT for development for up to 6 houses on the south eastern corner part of the site. This was refused in February 2020.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Illustrative Zoning Plan</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is wholly within flood zone 1 with some surface water flood risk within the site. The site is wholly classified as grade 3 agricultural land. The site is broadly level, it has a strong western edge where it is adjacent to the A1. Along its southern edge the site is obscured from view due to dense established vegetation. Established vegetation is also present along its eastern edge and to the west along the A1. The site is most open on its northern edge with views across the open countryside. To the east the site adjoins residential development and Alwalton Hall which is used as luxury spa retreat.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to the A1 could give rise to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation designations on site. The conservation area partially falls within the south eastern corner of the site where there are established trees. The rest of the site adjoins the conservation area. Alwalton Hall is a grade II listed building. There is an existing farm access into the site from Oundle Road. The submitted illustrative zoning plan shows that it is intended to development only along the site's frontage along Oundle Road (excluding land within the conservation area) leaving the farm access in place so that the wider site within the red plan can be accessed still. Development along the site's frontage would also result in the likely removal of most or all the established vegetation.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The vast majority of the site is situated in an extensive mineral safeguarding area for brickclay with the north western corner being in a mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is unknown at this stage how the site will be delivered. The site promoter suggests the land is available now and could complete within 2 to 4 years.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There is an existing farm access into the site from Oundle Road and it is broadly flat meaning there are no major topographical challenges to development. However, there are cumulative constraints within the site that impact its achievability namely its proximity to the A1, heritage assets, existing vegetation and landscape impact that must be successfully overcome. The site promoter seeks to retain the farm access so that the remaining 4ha of the site.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no structures on site to clear but there are several constraints on site to mitigate. Proximity to the strategic road network (the A1), landscaping, trees and the impact on heritage assets are key development considerations when masterplanning the site. It is unknown at this stage how the site will be delivered, as such the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
--	-----

**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land consisting of grade 3 agricultural land
- Within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and employment opportunities within Alwalton
- Good accessibility to public transport options that link the site to services and employment within Peterborough
- Not accessible to natural green space
- It is within the Nene Valley Green Infrastructure Priority Area
- Partially within the conservation area and also within the setting of a listed building
- Located adjacent to the A1 so is at risk from increased levels of air, light and noise pollution
- Located on the western edge of the built form of Alwalton village, development would link it up to the A1 on the northern side of Oundle Road. The site is largely obscured from view by established trees which may be removed to enable a frontage development as proposed

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for development due to the potential adverse impact on the character of the area including the rural approach into Alwalton as well as the impact on designated heritage assets.

**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
The site is considered inappropriate for development so no capacity calculation has been undertaken	N/A	N/A

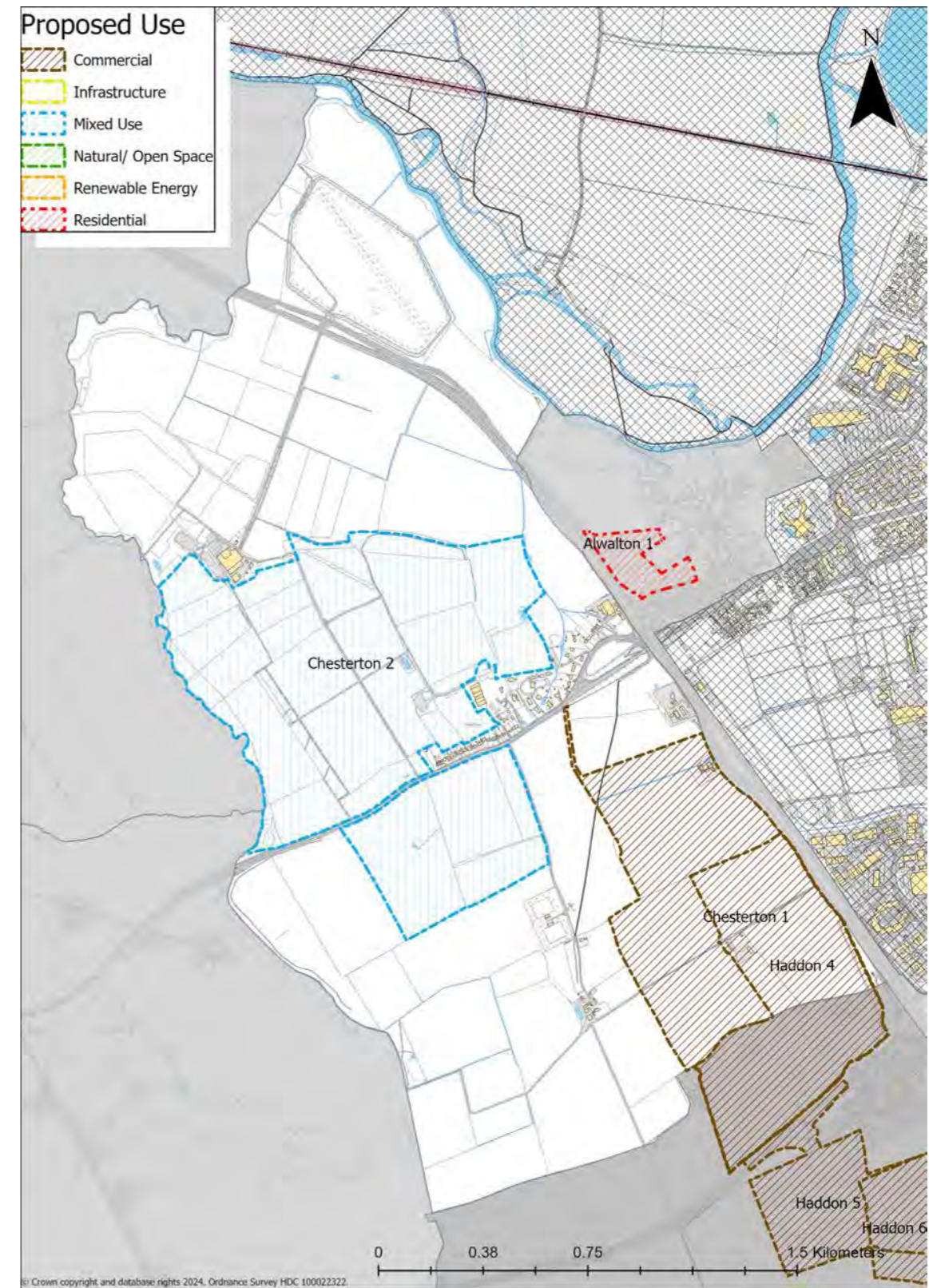
**Updates after the Initial Assessment**

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### 2 Chesterton

2.1 Two sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Chesterton 1: Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton) - note that this site also partially falls within Haddon parish, but it has been included under Chesterton as most of the site lies within that parish area.
- Chesterton 2: Chesterton Garden Village





2.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2

**Chesterton 1: Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton)**

<b>Site reference</b>	Chesterton
<b>Site name</b>	Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton)

Site address	Parish(es)	Site area (ha)
Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton)	Chesterton; Haddon	89.05

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> <li>• Employment</li> <li>• Logistics and distribution</li> </ul>	Total 213,677sqm floorspace (with B2 capped at 30%) broken down as follows: <ul style="list-style-type: none"> <li>• 64,103sqm of B2 floorspace</li> <li>• 149,574sqm of B8 floorspace</li> </ul>	Available 2024 - 2028 Build out over 2 years

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:209
Relevant planning history	<ul style="list-style-type: none"> <li>• 22/00441/FUL for a hybrid planning application: Full permission sought for demolition of two dwellings, outbuildings and related structures- creation of access from the A605- highway works to Oundle Road Junction 17 of the A1(M)- and associated site infrastructure works compromising groundworks, internal access roads, strategic landscaping, creation of development plateaus and diversion of underground water pipe. Outline permission sought for the construction of industrial distribution units (use class B8) with ancillary</li> </ul>

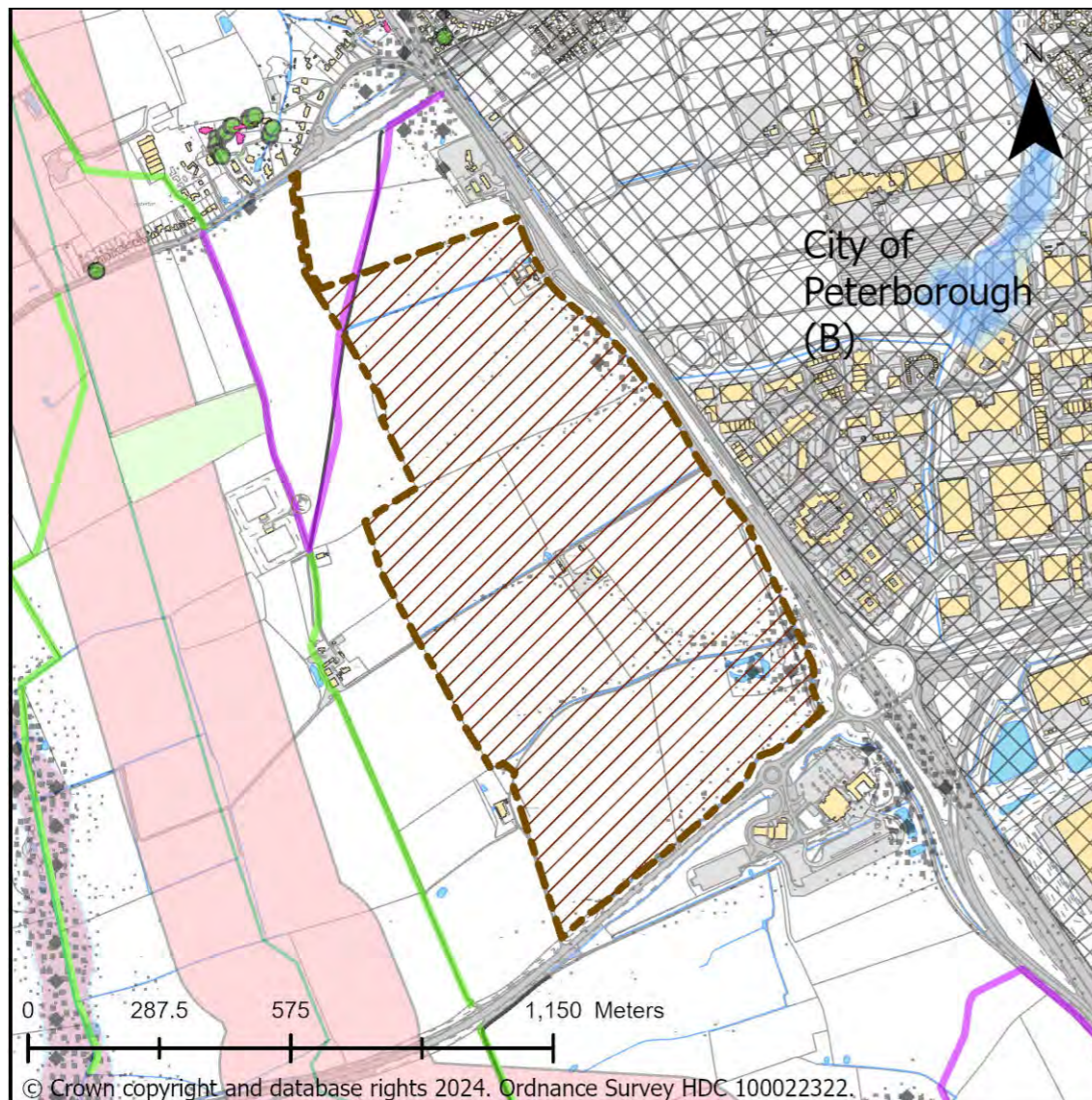
	offices (use class e(g)). All matters reserved except for access. This was withdrawn in March 2023.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>• A1 West North (Option A) Covering Letter (June 2023)</li> <li>• A1 West (North) - Option A Site Specific Technical Promotion Document (June 2023), which includes the following technical notes as appendices:                             <ul style="list-style-type: none"> <li>• Air Quality Technical Note</li> <li>• Arboricultural Technical Note</li> <li>• Archaeology Technical Note</li> <li>• Built Heritage Note</li> <li>• CGI Imagery</li> <li>• Constraints and Opportunities Plan</li> <li>• Drainage Technical Note</li> <li>• Ecology Technical Note</li> <li>• Geotechnical Summary Note</li> <li>• Landscape Technical Note</li> <li>• Lighting Technical Note</li> <li>• Site Concept Plan</li> <li>• Transport Technical Note</li> <li>• Utilities Technical Note</li> </ul> </li> <li>• A1 West (North) Newlands Overarching Opportunity Document (June 2023)</li> <li>• A1 West (North) Huntingdonshire Logistics - Construction Phase Social Value Framework (June 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass



Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

Context, constraints and potential suitability	~
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<p>The site lies between the A605 Oundle Road to the north and the A605 and Peterborough Motorway Services to the south, it is also west of the A1(M). The south eastern corner of the site has also been submitted again as part of a smaller site under CfS:206 (Haddon 4). It is located on the north eastern edge of Huntingdonshire district with Peterborough City Council being on the other side of the A1(M). The site is immediately to the north of another site being promoted at A1 West (South) (see site Haddon 3 for site assessment).</p> <p>The site is wholly within flood zone 1 with some surface water flood risk within the site. It is wholly classified as grade 3 agricultural land and is currently in agricultural use. There are a number of agricultural buildings and farmhouses on site which would be demolished.</p> <p>The site predominantly comprises a number of medium to large arable fields. The eastern part towards the A1(M) is relatively flat with some parts gently sloping and the western part rises towards the ridgeline and higher ground beyond the site to the west. The existing fields within the site are generally divided by hedgerows with some drainage ditches. Development on the higher ground would result in a significant landscape impact. The A1(M) forms a landscape buffer to the east but generally, the site is very open. There are farm buildings within the site and Chesterton to the north and Peterborough Motorway Services to the south. The site has a public right of way that cuts through the north western corner of the site so development will be visible form a public vantage point.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run through the site. The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. Access is proposed from the A605, with pedestrian, cycle and bus access provided from Oundle Road. From the A605, there are connections to the A1(M). Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. The site is beyond 400m of a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in multiple ownership with all landowners supporting its development. The land has been promoted on behalf of a developer who part owns the site, the site promoter states that the remainder of the site is controlled by way of an option agreement. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take 2 years to complete.</p>	+



<p><b>Achievability</b></p> <p>The site promoter identifies that the public highway and digital and telecommunications infrastructure are accessible from the site boundary, with gas supply and electricity supply not being immediately accessible, and mains water supply being accessible within the site. The site has good connections to the strategic road network but engagement with Cambridgeshire County Council will be required to determine if the proposed scale and type of development can be accommodated. The impact on the landscape and surrounding land uses are also key constraints to consider. It is noted that the surrounding wider area particularly to the east of the site within Peterborough City Council is rapidly evolving with largescale logistics and warehousing development at Peterborough Gateway and Great Haddon.</p>	~
<p><b>Deliverability / developability</b></p> <p>The site is greenfield with some buildings on site to clear. There are several constraints impacting the site which cumulatively make developing the site challenging, most notably relating to landscape and access/traffic flows. The site promoter seeks to deliver the site via a master developer and will be available between 2024 and 2028 with the site having an options agreement already in place. The proposal is currently not supported under current local policy so an allocation status would be required. Considering this the site is categorised as being developable.</p>	~

<ul style="list-style-type: none"> <li>• May be subject to higher levels of air, light and noise pollution arising from its proximity to the A1(M) and be of a scale that could result in additional pollution</li> <li>• Is largely contained by the road network to the south and east and by rising land levels to the west. The site has a closer relationship with the countryside rather than to a settlement so detailed masterplanning will be required to address landscape impact and ensure effective integration</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for an employment scheme. Landscaping is a key consideration in the masterplanning of any scheme.</li> <li>• Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development, particularly the main point of access being an additional turning from the roundabout on the A605 before junction 16 of the A1(M)</li> <li>• Telegraph poles running through the larger parcel which will impact the masterplanning of the site</li> <li>• Sustainable drainage will be required to mitigate the surface water flood risk</li> <li>• Masterplan will need to incorporate existing public rights of way</li> <li>• There is potential to integrate the development with the proposal at Chesterton 2 for a Garden Village Community</li> </ul>
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**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is greenfield land consisting of grade 3 agricultural land</li> <li>• Is within flood zone 1 but there are areas at risk from surface water flooding</li> <li>• Is remote from natural greenspace</li> <li>• It has very limited accessibility to a local shop and local services and facilities</li> <li>• Has some potential to connect to existing public transport options and is of a scale to provide an enhanced provision as well as enhanced connections for footpath and cycle paths, potentially utilising existing public rights of way</li> <li>• Connections to the road network could incentivise car usage if improvements were not made to the public transport and active transport network</li> <li>• It could provide employment development that could support job creation</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 89.05 ha</p> <p>Usually for employment development, the gross site area will be used to calculate capacity but considering the constraints on the site relating to the land levels and need for landscaping, some flood attenuation, incorporation of public rights of way and access route and connection off the roundabout from the A605, the net developable area will be used. Accounting for this the net developable area of 60% will be used.</p> <p>89.05 ha x 60% = <b>53.43 ha</b></p>	<p>Commercial - employment and logistics / distribution</p> <p>The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, with B2 capped at 30% of the floorspace.</p> <p>The 0.4 plot ratio is most appropriate to use to calculate an indicative capacity for B2 and B8 uses:</p>	<p>Available post 2028, subject to allocation status.</p> <p>Build out over more than 5 years (site promoter anticipates 2 years)</p>



HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	<p>0.40 plot ratio x 53.43 ha = 21.372 ha of land for employment uses</p> <p>equating to <b>213,720 sqm.</b></p> <p>Using the split provided by the site promoter between B2 and B8 use this could provide:</p> <ul style="list-style-type: none"> <li>● 64,116 sqm for B2 use</li> <li>● 149,604 sqm for B8 use</li> </ul>	

Updates after the Initial Assessment

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**Chesterton 2: Chesterton Garden Village**

<b>Site reference</b>	Chesterton 2
<b>Site name</b>	Chesterton Garden Village

Site address	Parish(es)	Site area (ha)
Land north and south of Oundle Road (A605), Chesterton	Chesterton	128.13

**Promoter's Intentions**

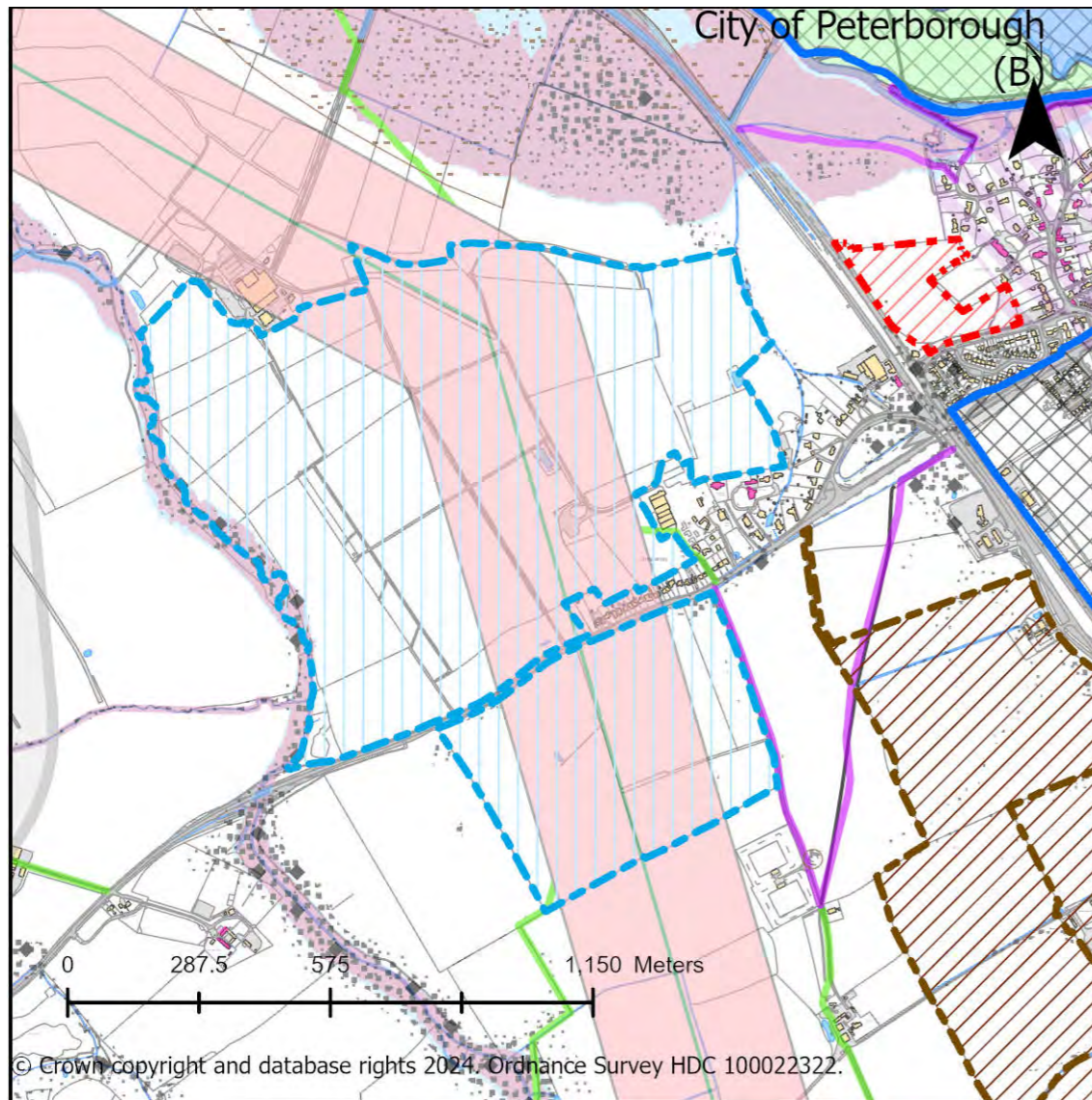
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Supporting infrastructure</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul>	Up to 1,000 homes  Primary school, community building, supporting retail (e.g. local shop), mobility hub, sports pitches  70ha of natural, green or open spaces  Land for biodiversity net gain and to safeguard against flooding TBC	Available 2024 - 2028  Build out over 10 years

**Core information**

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2414
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Vision Document for Chesterton Garden Village (April 2024)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	A small amount of the western edge of the site is within flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



impacted by some surface water flood risk across the site. The site is wholly classified as being grade 3 agricultural land. The site is broadly level and is comprised of several fields marked out by field boundary features such as hedgerows. The site promoter has used these to underpin a grid concept whereby the existing landform and features are used to shape the layout of the scheme. To the north, the wider landscape gently slopes downwards towards the River Nene and to the west it gently slopes downwards towards Chesterton village and the A1(M). To the east the landscape gently rises, it rises to the gently to the south as well up to Chesterton Hill where the landform elevates significantly. As such, the site is fairly well contained within the wider landscape to the south and east but is more visible to the north and west. Two public rights of way run through the site, one through each parcel providing connections northwards towards the Nene Valley and southwards towards Haddon. There is also a right of way running along the eastern edge of the southern parcel. To the north is Chesterton Lodge and Horse Close Spinney, to the west and south of the site is open countryside, to the east is Chesterton village and the A1(M), further east is Peterborough. The proposal will fundamentally alter the character of Chesterton expanding it substantially and by extension the character of the surrounding landscape, successful integration will require detailed masterplanning.

There is no known contamination on the site. There are no gas pipelines running through the site, however an oil pipeline runs through the centre of the site with its buffer zone covering a large portion of the site. The A1(M) may give rise to increased levels pollution which may impact the development and require some mitigation. There are no nature conservation designations within the site, however within the southern parcel there is a an rea of trees in its south western corner that are protected by an area Tree Preservation Order. The masterplan shows that no built development is proposed here. There are no heritage designations within the site, however to the east of the site there are several listed buildings within Chesterton whose setting will be impacted by proposals. These includes the grade I listed St Michael's Church. Vehicular access is proposed to both parcels from Oundle Road with a new junction proposed along Oundle Road. There is an existing access to the dairy farm located to the north of the site which is proposed to provide an additional emergency access. Engagement with the County Council will be required to determine if the proposed access arrangements are suitable and can be achieved in order to serve the proposed scale of development.

The site is greenfield so its development will not contribute to the reuse of previously developed land nor provide some regeneration. The northern and western edges of the site are situated in an extensive mineral safeguarding area for sand and gravel with the entirety of the southern parcel being within a mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m from a water recycling site.

**Assessment of Site Potential**

**Context, constraints and potential suitability**

The site consists of two parcels, the larger parcel is north of Oundle Road with a second smaller parcel south of this road.

The site is within flood zone 1 apart from its western edge which is constrained by some fluvial and surface water flooding being within flood zones 2 and 3a and 3b, this increased flood risk is associated with Billing Brook which runs along the site's western edge. In their masterplan for the site, the site promoter is proposing to the western edge of the site to be used for open space and landscaping entitled 'Billing Common' so no built development is proposed within areas at higher risk of flooding. There are pockets of land that are

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**Availability**

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<p>The site is controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. The site promoter has stated that it is yet to be confirmed how the site will be delivered. The promoter suggests the land would be available between 2024 and 2028 and could take about 10 years to build out once development has commenced.</p>	
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary. The site has some physical constraints and some topographical challenges to overcome with its position within the wider landscape and relationship with Chesterton village. The submitted masterplan for the site has proposed a layout which seeks to overcome these. Further technical work will be required to support the proposal including details on access arrangements, traffic flows, landscape appraisal, potential impacts on trees and flood risk. The capacity of the road network to accommodate the proposed scale and mix of uses is a key matter which will require engagement with the County Council. Additionally, the presence of the oil pipeline is a potential constraint to development and will require further investigation. Enhanced or new infrastructure to serve the development is also likely to be required to accommodate the scale of development which may impact the feasibility and viability of proposals.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no structures to clear, a vision document and masterplan have been compiled for the site but a suite of further technical information will be required to support any future planning application. While it is noted that the site promoter is unsure how the site will be delivered at this time, the site would require an allocation status. Therefore, the site is considered to be developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land consisting of grade 3 agricultural land</li> <li>• Largely within flood zone 1 apart from its eastern edge which is constrained by fluvial flood risk arising from Billing Brook</li> <li>• Not constrained by designated nature conservation designations</li> </ul>
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<ul style="list-style-type: none"> <li>• Part of the site falls within the Nene Valley Green Infrastructure Priority Area and the scale of the site could contribute towards strategically to enhanced green infrastructure and habitat connectivity</li> <li>• Is adjacent to several listed buildings within Chesterton including the grade 1 listed St Michaels Church</li> <li>• The scale of the proposed development will fundamentally alter the landscape and village setting of Chesterton as well as the surrounding landscape</li> <li>• Currently has limited accessibility to employment opportunities, primary education and local services and facilities within the village itself relying on nearby settlements for these but the scale of the proposal will provide a primary school sports facilities, community building and a local shop</li> <li>• There are bus stops which provide a public transport connection into Peterborough</li> <li>• Of a scale to provide a mix of housing types, sizes and tenures</li> <li>• There will likely be some modest job creation within the development arising from the non-residential uses, but no employment development is currently proposed by the site promoter - the proximity to the site to Chesterton 1 (which proposed a largescale employment development) offers an opportunity to integrate this development with Chesterton 1</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially suitable as largescale village extension to Chesterton providing new and enhanced community facilities, primary school, green infrastructure, employment and footpath, cycle path and public transport connectivity, therefore making the settlement more self sufficient and sustainable reducing reliance on nearby settlements including Elton, Alwalton, Yaxley and Peterborough.</li> <li>• Access and impact on the local and strategic highways network will need to be further scoped and assessed, engagement with the County Council will be required</li> <li>• Detailed masterplanning will be required to mitigate landscape impacts as well as impacts on heritage assets and to ensure successful integration with the existing settlement and community as well as successful integration of existing public rights of way</li> <li>• An oil pipeline and its buffer zone runs through the centre of both parcels which may impact the layout of the development and the location of uses across the site</li> <li>• Consultation will also be required with utilities and other infrastructure providers to ensure the development has adequate infrastructure to serve it</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Gross site area of 128.13ha</p> <p>43% net developable area allowed following the exclusion of:</p>	<p><b>10ha is deducted for a community building, supporting retail (e.g. local</b></p>	<p>Available post 2028 subject to allocation</p> <p>Build out over 10 years</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<ul style="list-style-type: none"> <li>70ha of land for natural, green and open space</li> <li>3ha of land for a primary school</li> </ul> <p>128.13ha x 43% = 55.13 ha</p>	<p><b>shop), mobility hub and sports pitches</b>, this leaves 45.13ha.</p> <p><b>45.13ha residential development area</b> for a variety of market and affordable homes.</p> <p>Mixed densities to reflect a range of densities reflective of large developments, however considering the rural nature of the site and its intention to not bring about a freestanding new settlement, the highest density categories are not appropriate to use.</p> <p>10% of land at moderate density 50dph. 4.5ha x 50dph = 225 homes</p> <p>40% of land at low density 35dph. 18ha x 35dph = 630 homes</p> <p>50% of land at very low density 25dph. 22.6ha x 25dph = 565 homes</p> <p><b>1,420 total homes</b></p>	

Updates after the Initial Assessment

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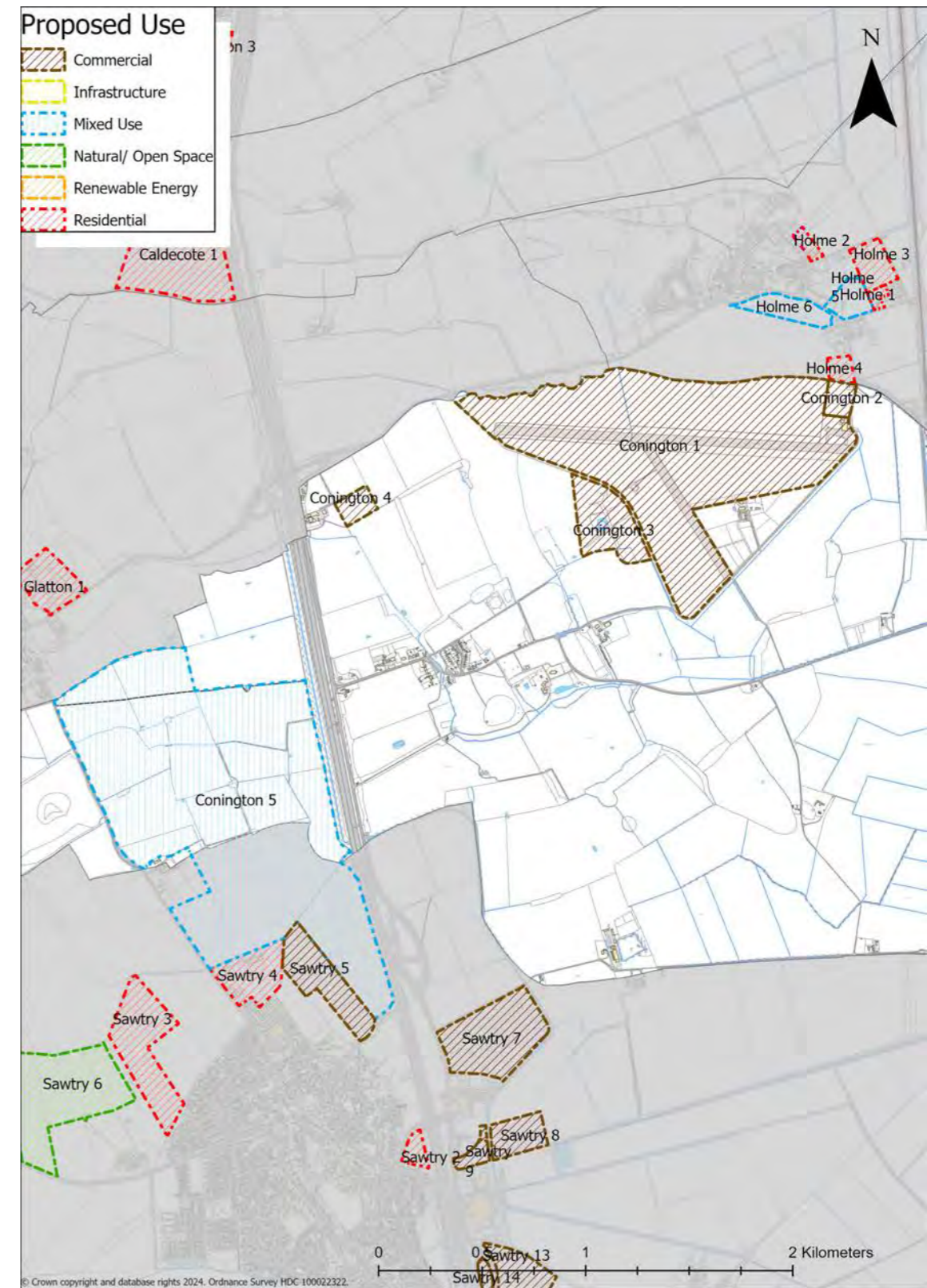




### 3 Conington

3.1 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Conington 1: Conington Airfield
- Conington 2: Land North of Conington Airfield
- Conington 3: Land West of Conington Airfield
- Conington 4: Land at Woolpack Farm, Conington
- Conington 5: Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington) - this site crosses over into Sawtry parish but is assessed here as the majority of the site areas falls within Conington.



3.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2

**Conington 1: Conington Airfield**

<b>Site reference</b>	Conington 1
<b>Site name</b>	Conington Airfield

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Approximate address: Conington/Peterborough Business Airfield, Holme, Peterborough, PE7 3PX	Conington	98.92

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Commercial: <ul style="list-style-type: none"> <li>• Employment</li> <li>• Logistics and distribution</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>• Transport and parking/lorry parking</li> <li>• Renewable energy</li> </ul>	No capacities provided	Available 2029 - 2034  Build out over 5 years

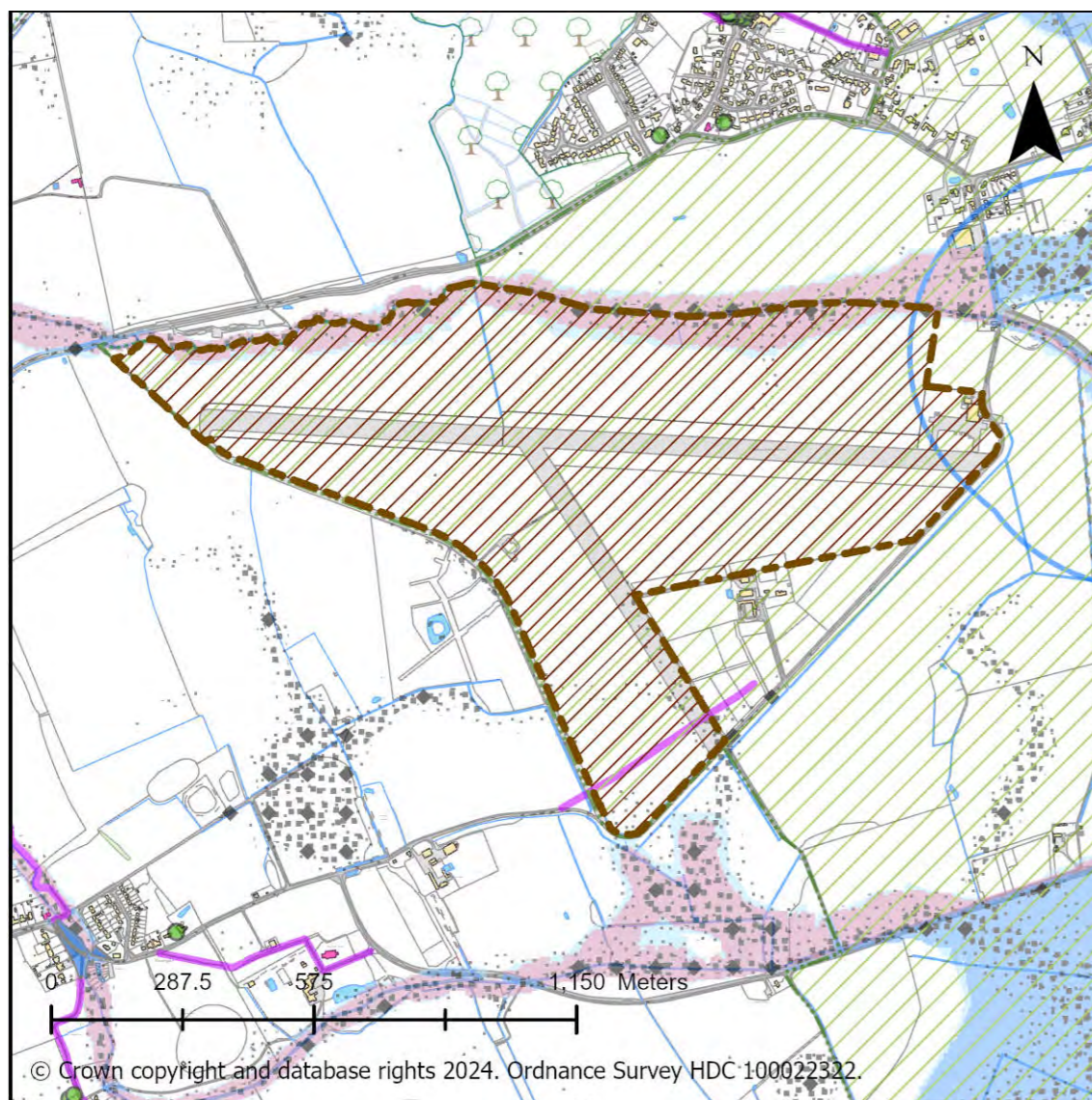
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:379
Relevant planning history	Various planning history relating to the current use of the site as an airfield
Land type	Partly previously developed/ partly greenfield land
Current use of the site	Active air strip
Supporting information	<ul style="list-style-type: none"> <li>• Call for Sites Supporting Letter (June 2023)</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	A strip of the site's northern boundary falls within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	A small amount of the site's eastern edge falls within 400m of a water recycling area.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is located to the north east of Conington village and just to the south of the B660 Glatton Lane. It comprises the Former RAF Glatton airfield, which now operates as a private airfield with a landing strip, hangars and workshops.</p> <p>The majority of the site falls within flood zone 1, however a linear strip along the northern boundary falls within flood zone 3a and 3b. There is some risk form surface water flood risk. The site is wholly classified as grade 3 agricultural land. The site is broadly level and is located in the Great Fen Landscape and Visual Setting Boundary. The site is located within the open countryside and is largely open with fencing along the site and only some</p>	
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<p>vegetation and trees along Glatton Lane which partially obscures the site from view. There is a public right of way running across the southern edge of the site. Largescale development across the site is likely to be visible and could have an adverse impact on the landscape.</p> <p>There is no known contamination on site, however this may require further investigation considering the use of the site as an airfield. There are no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Few structures from when it was formerly RAF Glatton remain. There is an existing access to the site is from Pingle Bank and Church Road to the east. The site promoter states that there is an option to explore access from the north east off Glatton Lane (B660). The site could accommodate substantial development which may not be supported on the local transport network, engagement with Cambridgeshire County Council would be required.</p> <p>The site is partly previously developed, so its redevelopment will contribute to the reuse of some previously developed land provide some regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. Most of the site is beyond 400m from a water recycling site apart from a small amount of the site's eastern edge.</p>	
<p><b>Availability</b></p> <p>The site is in single ownership and its development is supported by the landowner. The site promoter does not know if there are legal restrictions impacting the site. It is unknown at this stage how the site will be delivered at this stage. The site promoter suggests the land will be available between 2029 and 2034. The promoter has not provided capacities for potential employment, infrastructure and renewable energy development and that it is unknown how long the build out may be.</p>	
<p><b>Achievability</b></p> <p>The site promoter states that the site's accessibility to services and access are all unknown. The site promoter is also uncertain if there are any additional issues to the site's development. There is an existing access from Pingle Bank and Church Road but it would need to be investigated if a further access could be provided and if the local transport network could accommodate a development of this potential scale. Significant infrastructure would likely be required to serve the development. Substantial landscaping would be required through the design process to limit and mitigate landscape impact.</p> <p>Additionally, a letter from the Department for Transport dated 17 September 2019 identified the key role that aerodromes and airfields play in both business and leisure aviation and are part of the General Aviation (GA) industry which covers all non-scheduled civil aviation operations. The letter states that GA is a high priority area for the Department and the</p>	

<p>Government wants to encourage GA and the benefits it brings to the economy, as well as ensuring appropriate and proportionate protection for aerodromes forming our strategic network across the UK.</p> <p>These factors cumulatively significantly question the achievability of development on the site.</p>	
<p><b>Deliverability / developability</b></p> <p>Limited information has been provided on the nature of employment/transport/renewable energy development that could be provided on site. It is also unknown how the development may be delivered at this stage. The site is due to be available between 2029 and 2034. The uncertainty of the proposals and the resistance from the Department of Transport on the lose of airfields are also key constraints to delivering the site. Considering these factors, the site is considered not to be deliverable or developable at this point in time.</p>	-

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No as there is a preference from national Government to retain airfields and the likely significant amount of infrastructure and transport improvements required to serve the development making the proposed development potentially unachievable. Additionally, there are very limited details form the site promoter to scope the potential for the site in depth at this time.
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**Impact of the Sustainability Appraisal on the assessment**

The site did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

### 3 Conington

#### Conington 2: Land North of Conington Airfield

<b>Site reference</b>	Conington 2
<b>Site name</b>	Land North of Conington Airfield

Site address	Parish(es)	Site area (ha)
Land North of Conington Airfield	Conington	2.03

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> <li>• Employment</li> <li>• Logistics and distribution</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>• Transport and parking/lorry parking</li> <li>• Renewable energy</li> </ul>	No capacities provided	Available 2024 - 2028  Build out over 5 years

#### Core information

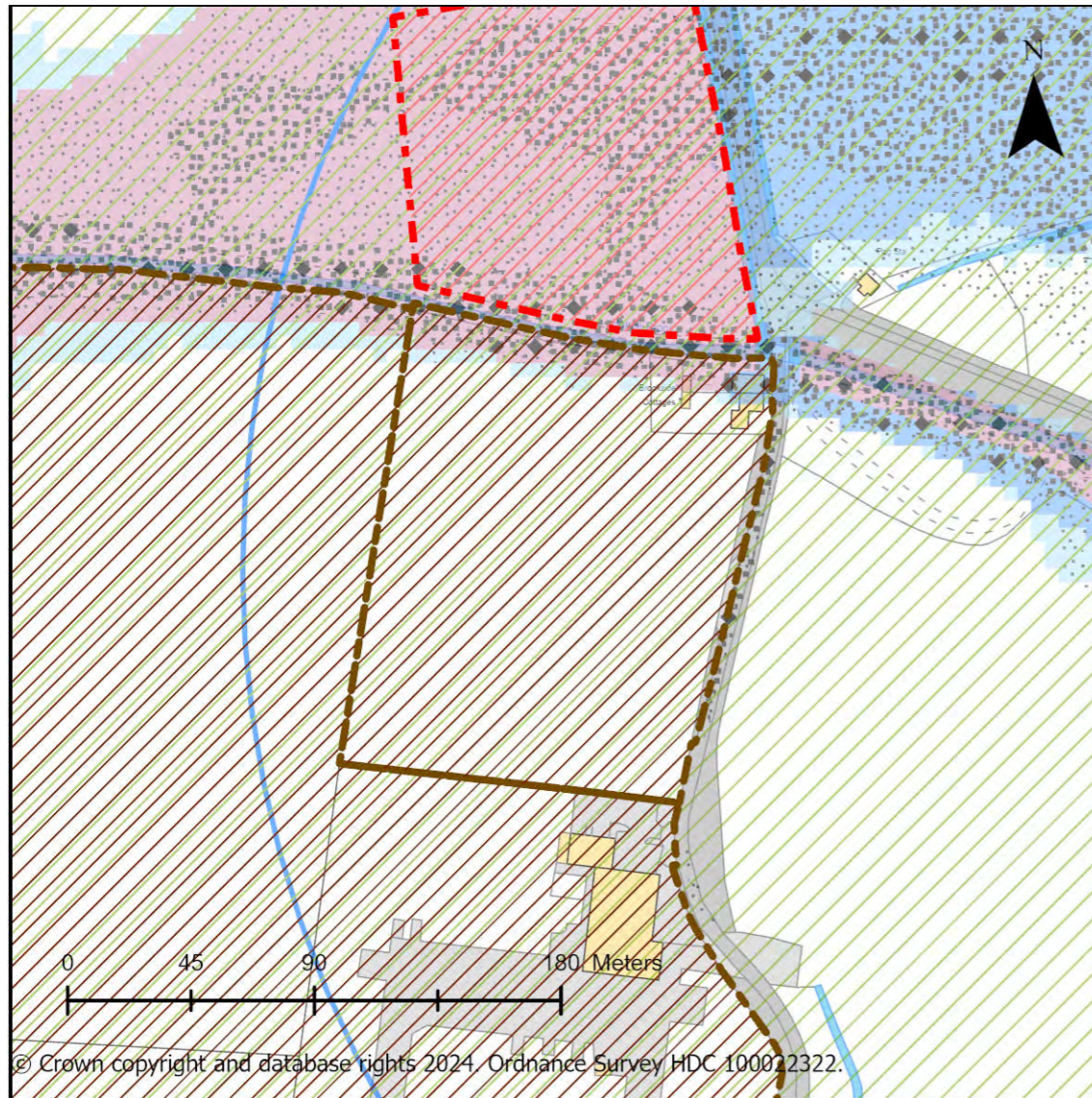
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:378
Relevant planning history	None relevant
Land type	Mostly greenfield/some previously developed land
Current use of the site	Mostly agricultural land with two residential properties
Supporting information	<ul style="list-style-type: none"> <li>• Call for Sites Supporting Letter (June 2023)</li> </ul>

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	Only a strip of its northern edge is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site is completely within 400m of a water recycling area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development as it is entirely within 400m of a water recycling area.	N/A	N/A

**Updates after the Initial Assessment**

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No because the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of amenity.
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### 3 Conington

#### Conington 3: Land West of Conington Airfield

<b>Site reference</b>	Conington 3
<b>Site name</b>	Land West of Conington Airfield

Site address	Parish(es)	Site area (ha)
Land West of Conington Airfield	Conington	9.63

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> <li>Commercial leisure uses</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> </ul>	No capacities have been provided	Available 2024 - 2028 Build out over 5 years

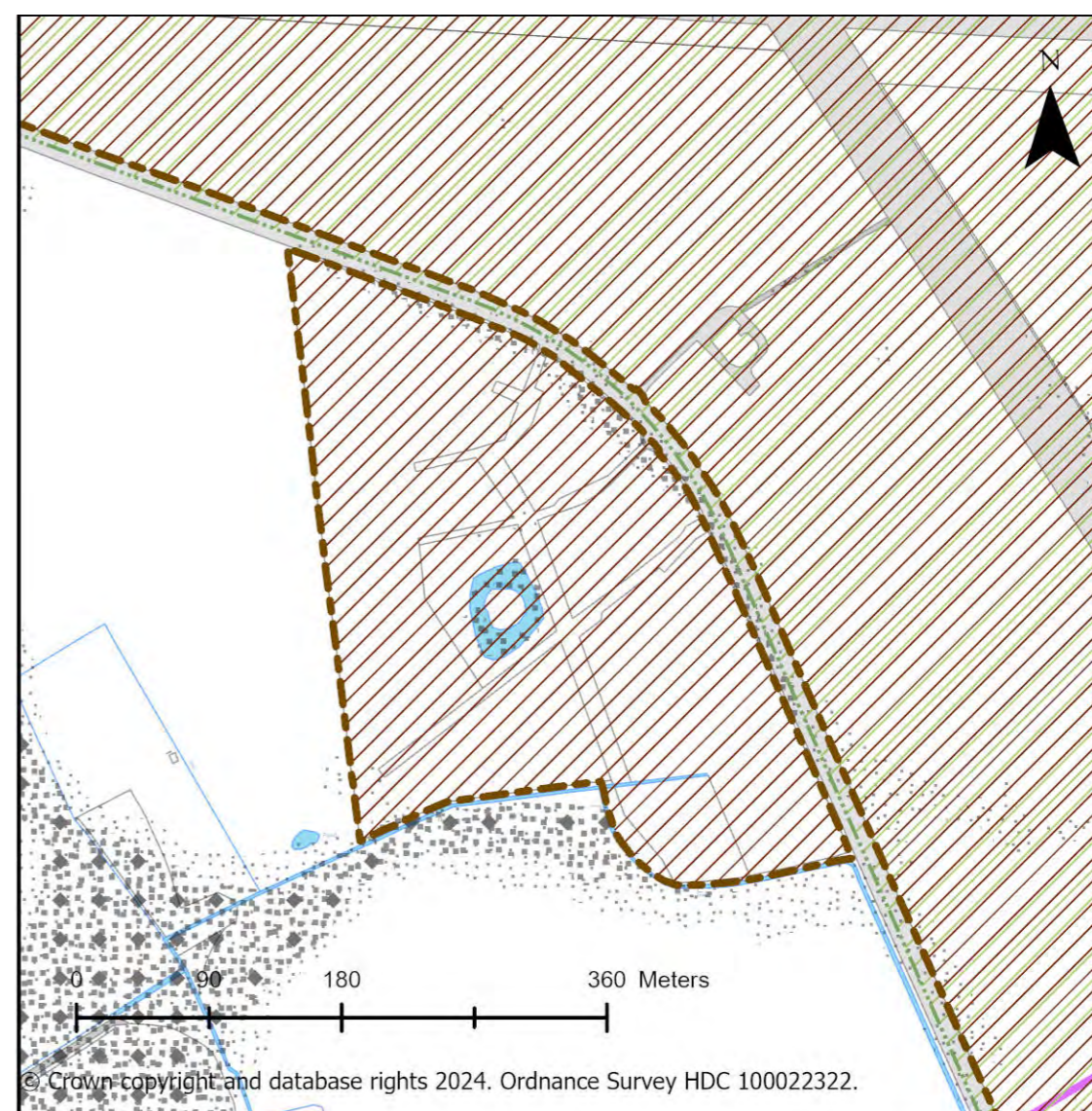
#### Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:382
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Woodland
Supporting information	<ul style="list-style-type: none"> <li>Call for Sites Supporting Letter (June 2023)</li> </ul>

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is located to the west of Conington airfield and consists primarily of woodland categorised as Priority Habitat – Deciduous Woodland with a pond and several internal tracks within the site. The site is wholly located within flood zone 1, there is some risk from surface water flooding arising from the pond within the site. The site is wholly classified as grade 3 agricultural land. The site gently slopes from its southern boundary to its northern boundary by some 5m or so. The site is located adjacent to the Great Fen Landscape and Visual Setting Boundary. The site is located within the open countryside and is densely populated with woodland. To the east is Conington Airfield and a residential property. There is a public right of way to the east of the site.</p> <p>There is no known contamination on site and there are no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. While there are no designations on site, the woodland is a valuable feature within the landscape and its loss or partial loss would result in an adverse impact. As such, the site is not considered to be suitable for any built development but is potentially suitable for biodiversity net gain opportunities. Access could be achieved from Glatton Lane or Church Road.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is in the ownership of a Trust who supports its development. The site promoter does not if there are any legal restrictions impacting the site. It is unknown at this stage how the site will be delivered at this stage. The site promoter suggests the land will be available between 2024 and 2028. The promoter has not provided capacities for potential commercial leisure, open space and biodiversity net gain uses and that it is unknown how long the build out may be.</p>	~
<p><b>Achievability</b></p> <p>The site promoter states that the site's accessibility to services and access are all unknown. The site promoter is also uncertain if there are any additional issues to the site's development. The site is promoted for commercial leisure, open space and biodiversity net gain uses, however the extensive woodland cover makes built development unsuitable as this would result in the loss or partial loss of a landscape features as well as priority habitat. The site is potentially suitable for biodiversity net gain opportunities. Further assessment</p>	~

<p>such as ecological and arboricultural assessments will likely be required to assess the quality of the habitat on site and what opportunities there are to enhance biodiversity and what open space uses can be successfully integrated on the site.</p>	
<p><b>Deliverability / developability</b></p> <p>As highlighted, the site is considered to be potentially suitable for biodiversity net gain opportunities and open space uses. Limited information has been provided on the nature of potential proposals though. It is also unknown how the development may be delivered at this stage. The site is due to be available between 2024 and 2028. Until further assessment is undertaken to ascertain the potential for biodiversity enhancement, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>The site will progress to the sustainability appraisal stage but it will only be appraised for biodiversity net gain opportunities. The presence of the woodland makes the site unsuitable for built development.</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land consisting of primarily of woodland categorised as Priority Habitat – Deciduous Woodland</li> <li>• Is within flood zone 1 with some surface water flood risk</li> <li>• Is adjacent to the landscape and visual setting boundary of the Great Fen</li> <li>• Is not constrained by heritage or nature conservation designations</li> <li>• Could provide opportunities for enhanced biodiversity net gain</li> <li>• Very limited accessibility via public transport options and is not easily accessible on foot or cycle</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for built development as it would not support sustainable place-making</li> <li>• May be appropriate for biodiversity net gain opportunities providing linkages into the wider Fenland landscape and support the retention of the existing habitat on site</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 9.63ha	Biodiversity net gain opportunities 9.63ha of land for such uses	Available 2024 - 2028 Complete over 5 years

**Updates after the Initial Assessment**

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**Conington 4: Land at Woolpack Farm, Conington**

<b>Site reference</b>	Conington 4
<b>Site name</b>	Land at Woolpack Farm, Conington

Site address	Parish(es)	Site area (ha)
Land at Woolpack Farm, Conington	Conington	2.26

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> <li>• Employment</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>• Transport and parking/lorry parking</li> <li>• Renewable energy</li> </ul>	No capacities provided	Available 2024 - 2028 Built out over 5 years

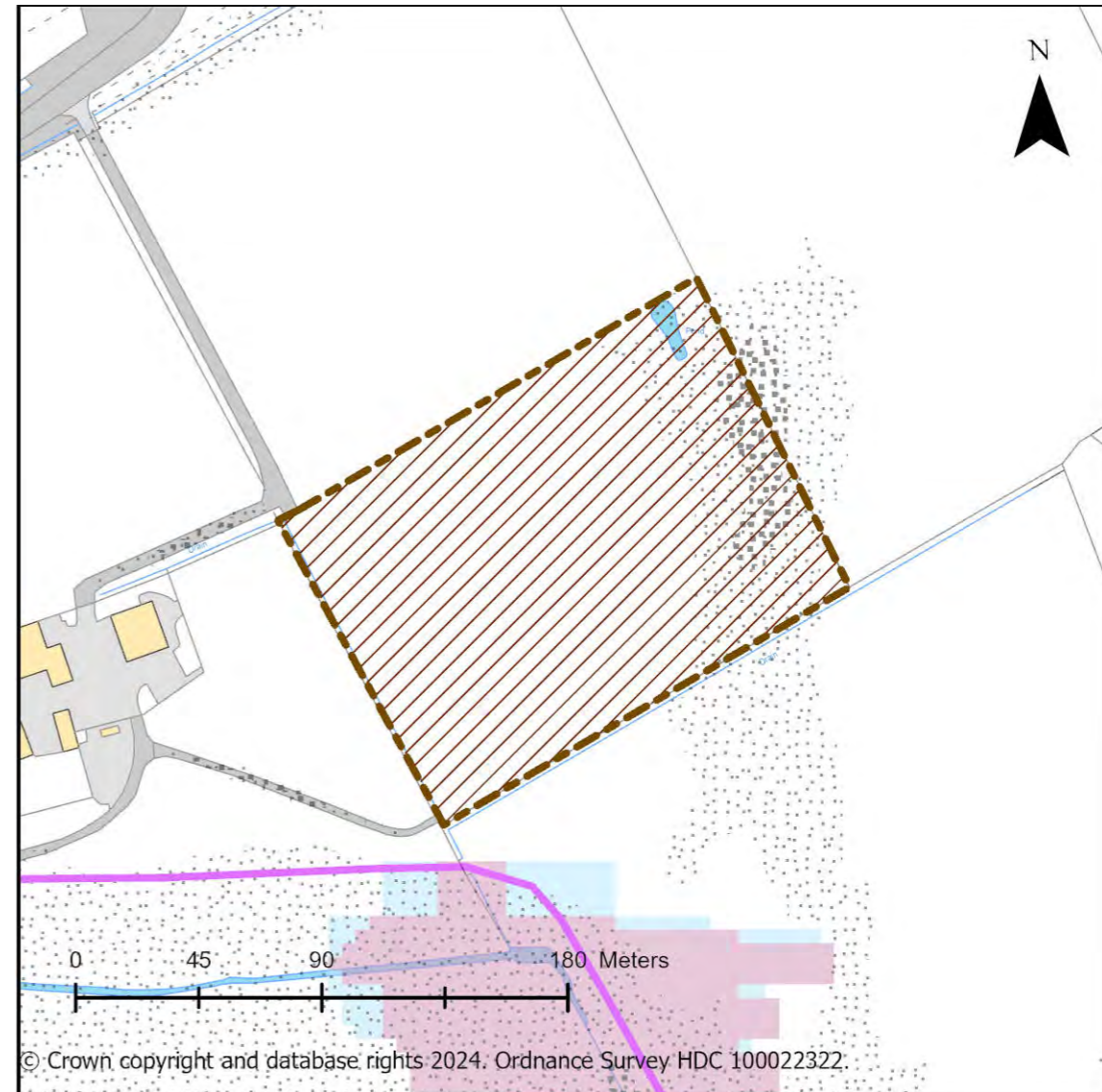
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:381
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>• Call for Sites Supporting Letter (June 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1, there is surface water flood risk along the site's eastern edge. Two thirds of the site is classified as grade 3 agricultural land with the remaining third being classified as grade 2 agricultural land. This site consists of an agricultural field located just to the east of the Woolpack Farm. It is located on broadly level ground within relatively open countryside/agricultural fields. It is clearly defined by low hedging on three sides with it being open on its northern boundary. There is a pond in the site's north eastern corner and a drain along its southern boundary. Development could result in an adverse impact on the landscape. There are agricultural buildings and hardstanding located to the west of the site associated with Woolpack Farm.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to to the A1 could give rise to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation designations on site. There are no heritage designations on site, however there are two grade II listed buildings to the west of the site that form part of Woolpack Farm. The site is accessed from the B1043 immediately to the west. An access track meets the north west corner of the site which links up to the agricultural buildings and travels north to the B660.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is in the ownership of a Trust who supports its development. The site does not know if there are legal restrictions impacting the site. It is unknown at this stage how the site will be delivered at this stage. The site promoter suggests the land will be available between 2024 and 2028. The promoter has not provided capacities for potential employment, infrastructure and renewable energy development and that it is unknown how long the build out may be.</p>	~
<p><b>Achievability</b></p> <p>The site promoter states that the site's accessibility to services and access are all unknown. The site promoter is also uncertain if there are any additional issues to the site's development. There is an existing access track which connects to the B660. Substantial landscaping would be required through the design process to limit and mitigate landscape impact as well the potential impact on the setting of listed buildings. Noise mitigation will also likely need to masterplanned due to its proximity to the A1.</p>	~

<p><b>Deliverability / developability</b></p> <p>There are structures on site to clear and some constraints to resolve. Limited information has been provided on the nature of employment/transport/renewable energy development that could be provided on site. It is also unknown how the development may be delivered at this stage. The site is due to be available between 2024 and 2028. The site is considered to be developable.</p>	~
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land consisting of grade 2 and grade 3 agricultural land</li> <li>• Is within flood zone 1 with some surface water flood risk</li> <li>• Is in close proximity to the A1(M) increasing the risk of pollution</li> <li>• Is not constrained by nature conservation designations but is within the setting of listed buildings associated with Woolpack Farm</li> <li>• Could provide land for approximately 2ha of employment land</li> <li>• Very limited accessibility via public transport options</li> <li>• The site relates much more closely with the open countryside and could result in adverse landscape impact</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for development as it would not support sustainable place-making due to the likely need to access the site via car and its potential impacts on the wider landscape</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>The site is considered inappropriate for development so no capacity calculation has been undertaken</p>	<p>N/A</p>	<p>N/A</p>

**Updates after the Initial Assessment**

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**Conington 5: Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington)**

<b>Site reference</b>	Conington 5
<b>Site name</b>	Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington)

Site address	Parish(es)	Site area (ha)
Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington)	Conington; Sawtry	148.32

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Custom and self build housing</li> <li>Nursing and care homes</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> <li>Retail</li> <li>Commercial leisure uses</li> <li>Logistics and distribution</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Supporting infrastructure</li> <li>Health uses</li> <li>Renewable energy</li> </ul> Open Space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain</li> </ul> Other: <ul style="list-style-type: none"> <li>Potential for part of the land to be used for charitable/social capital</li> </ul>	No capacities provided by the site promoter, instead they state that the site has the 'potential to deliver a freestanding new community inclusive of a range of commercial uses, the exact quantum of which will be determined by masterplanning following the receipt of evidence.'	Available 2024 - 2028  Build out over 10 - 15 years

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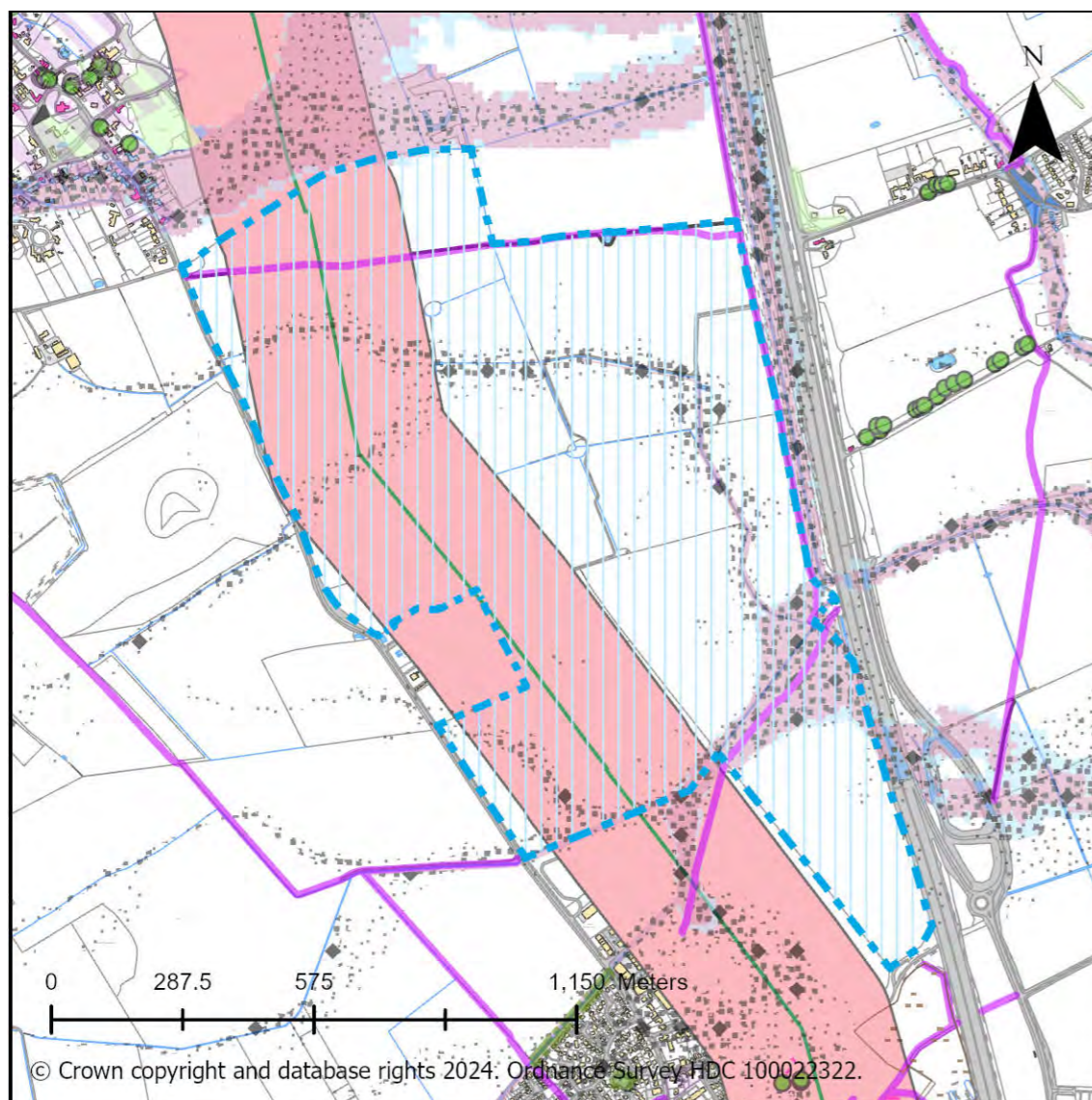
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
uses having regard for landowner interests.		

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:94
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Some of the eastern edge and centre of the site is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The majority of the site is located within flood zone 1, however, parts of the eastern edge of the site and the centre of the site are within flood zone 2, 3a and 3b. This increased flood risk is associated with drains running through the site. There is risk from surface water flooding across the site too. The vast majority of the site is classified as grade 3 agricultural land with only a very small amount of the north eastern corner being classified as grade 2 agricultural land.</p>	~
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The site consists of several agricultural fields. It is broadly level with land levels only reducing by some 5m from its northern edge to its southern edge. It is located within the countryside with the A1(M) forming a clear eastern edge to the site and where vegetation is more prevalent helping to obscure the site from view. The site is much more open to the north, west and south where there are low hedges forming the site boundaries as well as internally within the site marking out various field plots. The site is located to the north of Sawtry and would have a considerably impact on the landscape character of the area and rural setting of Sawtry to the north. It is also located to the south of Glatton and would have a considerable impact on the character of the village. Development at this scale is likely to result in the coalescence of these settlements and fundamentally adversely impact the landscape character of the area. Public rights of way runs along the northern and eastern edges of the site and also through the centre of the site meaning that development will impact views from public vantage points.

There is no known contamination on site. No gas pipelines run through the site, however an oil pipeline and its buffer zone runs through the majority of the western half of the site. Its proximity to to the A1(M) is likely to give rise to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation or heritage designations on site. Access may be possible from Sawtry Road, however engagement with Cambridgeshire County Council will be required to ascertain if this is feasible and also if the road network can accommodate such a scale of development.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

<p><b>Availability</b></p> <p>The site is controlled by a single individual/ company who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and could take 10 - 15 years to complete.</p>	+
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<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are unknown apart from the public highway which is accessible from the site boundary. There are several constraints to overcome which cumulatively impact the achievability of development of the whole site, these include the considerable landscape impact of development, the site's proximity to the A1(M), flood risk and the oil pipeline that runs through the site. The site promoter has not provided any details on the initial masterplanning or quantum of potential uses. They consider that the site could deliver a ' freestanding new community inclusive of a range of commercial uses, the exact quantum of which will be determined by masterplanning</p>	-
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following the receipt of evidence.' In reality the site will relate very closely to Sawtry due to its proximity to it and is likely not of a scale large enough to provide all the necessary infrastructure in which to make it completely self sufficient.	
<b>Deliverability / developability</b>	
The site is greenfield agricultural land so there minimal structures to clear across the site apart form some agricultural buildings. As highlighted there are constraints to overcome which cumulatively are significant and the lack of details at this stage on the potential scale of the development. As such the site is not considered to be deliverable or developable at this time.	

**Progression of Site through to Sustainability Appraisal**

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<b>Should the site progress to the sustainability stage?</b>	No due to the likely significant amount of infrastructure and transport improvements required to serve the development making the proposed development potentially unachievable. Additionally, there are very limited details form the site promoter to scope the potential for the site in depth at this time.
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**Impact of the Sustainability Appraisal on the assessment**

The site did not progress to Sustainability Appraisal.
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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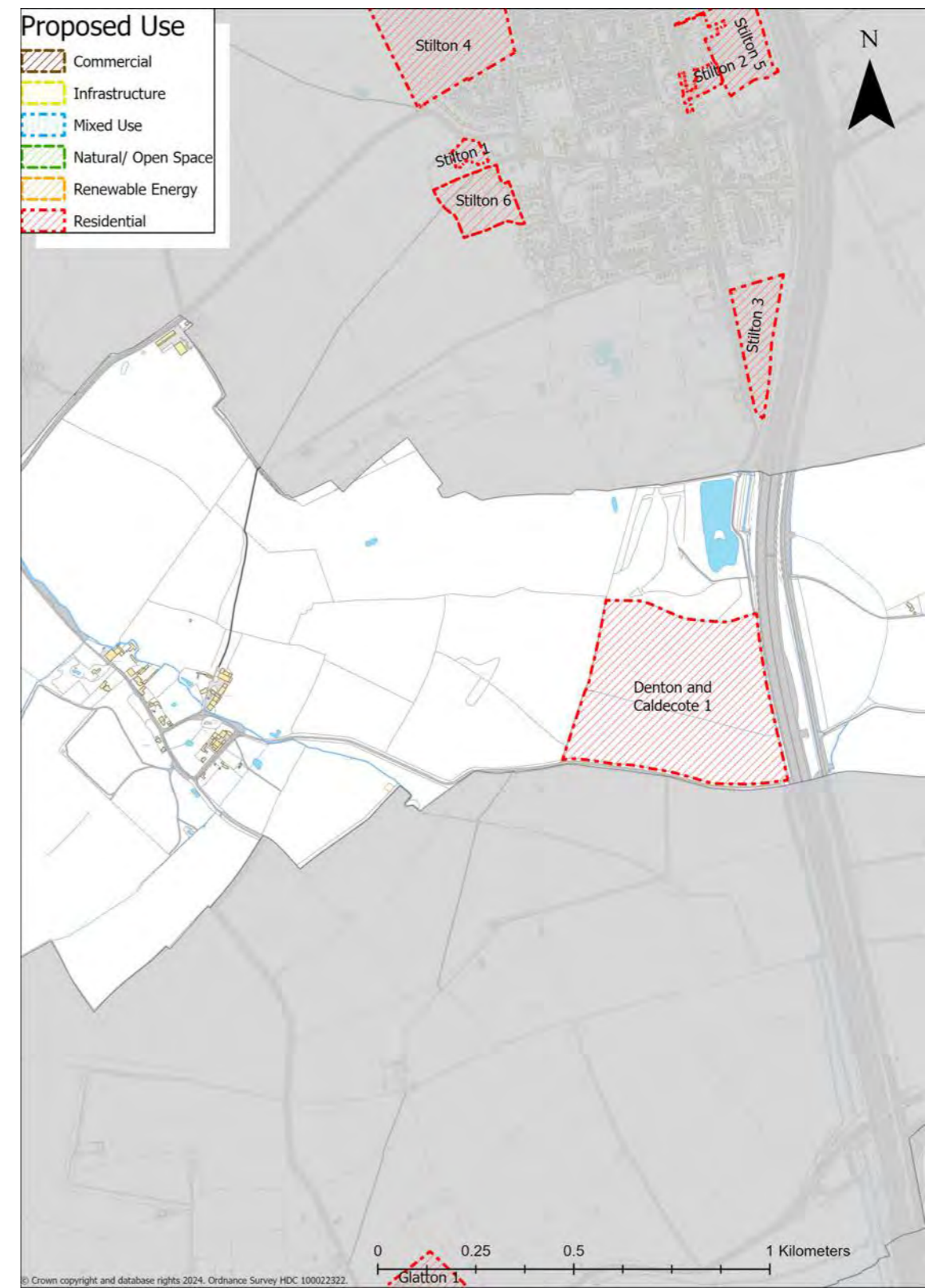
## 4 Denton and Caldecote

Huntingdonshire District Council | Northern Huntingdonshire Land Availability Assessment

### 4 Denton and Caldecote

4.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Denton and Caldecote 1: Land South of Stilton Golf Course



4.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2



**Denton and Caldecote 1: Land South of Stilton Golf Course**

<b>Site reference</b>	Denton and Caldecote 1
<b>Site name</b>	Land South of Stilton Golf Course

Site address	Parish(es)	Site area (ha)
Land South of Stilton Golf Course	Denton and Caldecote	19.26

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	250 homes	Available 2029- 2034 Build out over 5 - 10 years

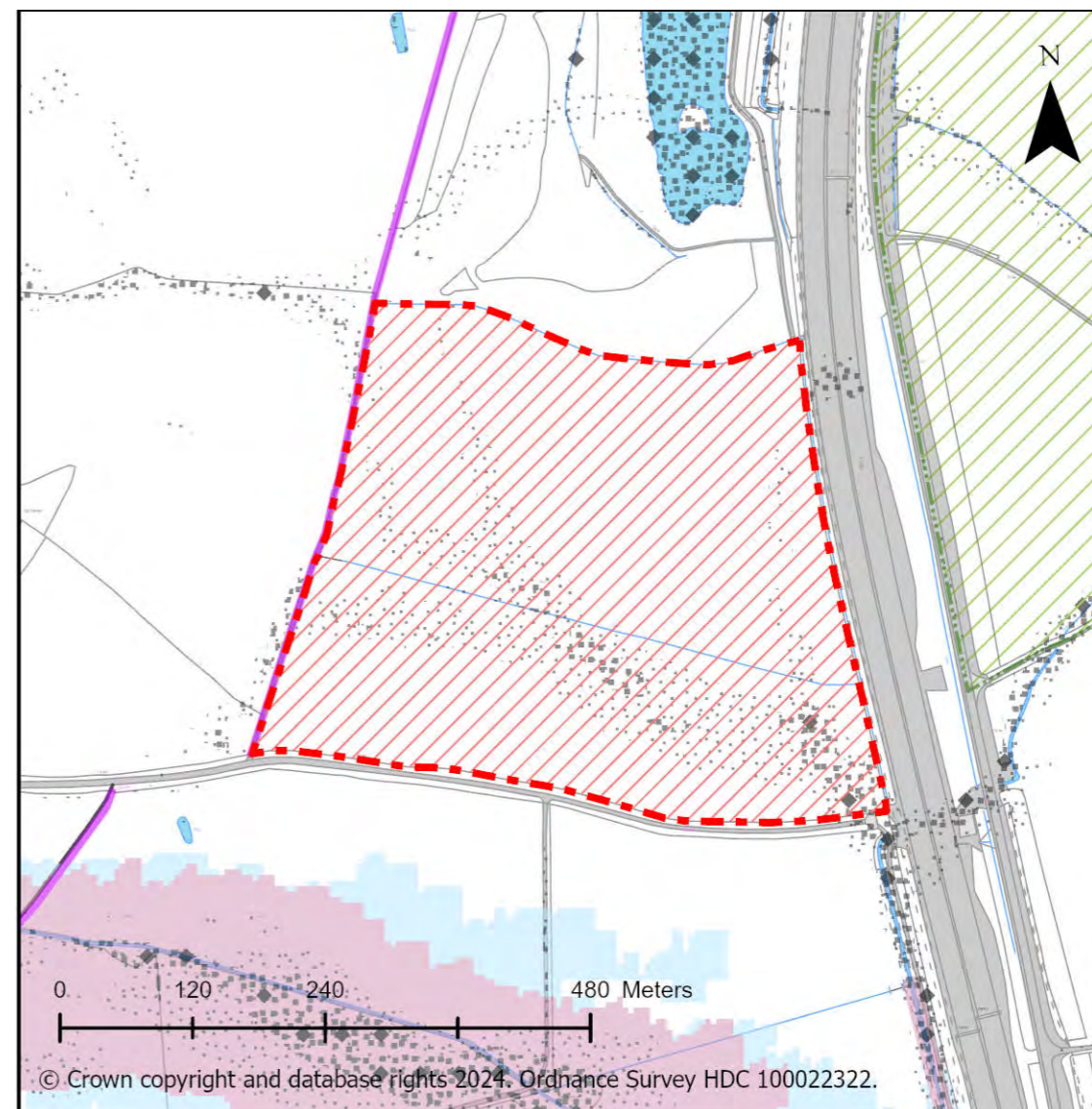
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:119
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

Context, constraints and potential suitability
The site is wholly within flood zone 1 with substantial surface water flood risk running through the site. The site is largely classified as grade 3 agricultural land with the south eastern third of the site being grade 2. The site is broadly level, it very gently rises from south to north. It has a strong eastern edge where it adjoins the A1. The site's edges are



<p>defined by hedgerows but generally the landscape is fairly open. Slightly denser vegetation is found on its eastern edge largely, however, the slightly elevated ground of the road means that there are still views into the site. There is also a hedgerow running through the centre of the site. The site is located within the open countryside with no built development nearby, fields surround the site to the west and south, to the north is Stilton Golf Course and to the east where there is the A1. It is remote from a settlement which undermines the sustainability of the potential development.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to the A1 could give rise to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation or heritage designations on site. There is a public right of way that runs along the site's western edge. There is an existing private single lane track that leads to the site from Denton. Engagement with Cambridgeshire County Council will be required to investigate if this track can serve the proposed development or enhanced to do so.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site via master developer. The site promoter suggests the land will be available between 2029 and 2034 and could complete within 5 to 10 years.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are not immediately accessible from the site boundary. In their site submission, the site promoter states that 'Other land ownerships to be included - separate representations anticipated through the call for sites process'. No other adjoining sites have been submitted to the Call for Sites, therefore it is uncertain if this development is achievable in isolation and whether working with adjoining landowners is possible at this time. The existing track route to the site is also unsuitable for the scale of development and significant infrastructure will be required to upgrade this and potentially provide a connection to and form the A1(M), equally the levels of increased traffic through Denton and Caldecote would also result in significant harm on the local transport network and tranquillity of these areas.</p>	-
<p><b>Deliverability / developability</b></p>	-

There are no structures on site to clear but there are significant constraints on site to mitigate. Proximity to the A1, landscaping, sustainable drainage and the achievability of a viable access to serve the development are key development considerations for the future masterplanning of the site. It is intended to deliver the site via master developer. The site is remote from a settlement with few accessible connections. The site is expected to become available between 2029 and 2034. These issues mean that the site is categorised as not being deliverable or developable at this time.

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No as the existing access is unsuitable for the scale of development and is very unlikely capable of being upgraded sufficiently. Infrastructure requirements to enable suitable access is likely to make the development unachievable.</p>
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**Impact of the Sustainability Appraisal on the assessment**

The site did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

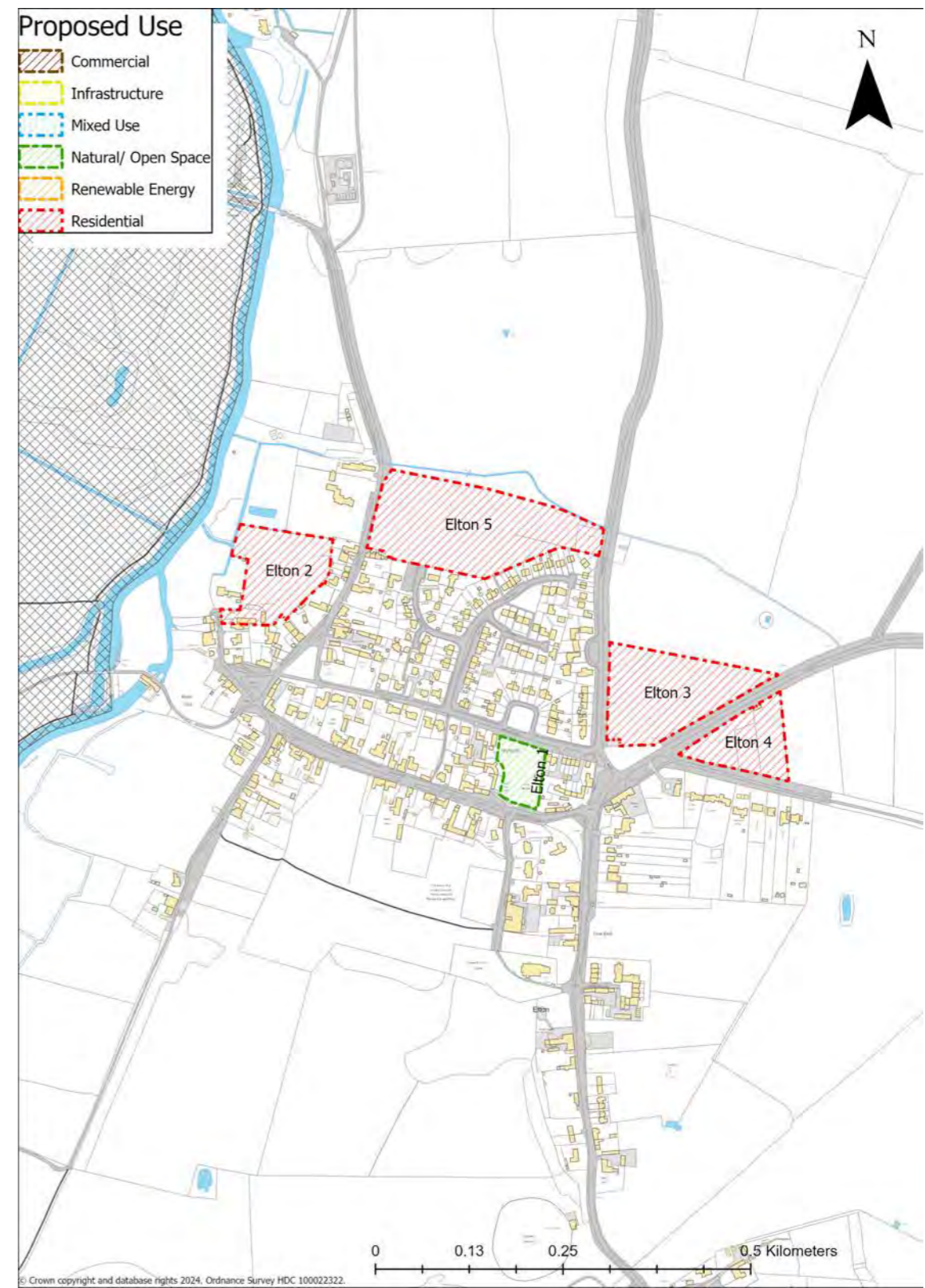
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

5 Elton

5.1 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Elton 1: Land between Middle Street and Highgate Green, Elton
- Elton 2: Land North of Chestnuts Farm and River Lane, Elton
- Elton 3: Land between Wansford Road and Oundle Road, Elton
- Elton 4: Land between Oundle Road and Greenhill Road, Elton
- Elton 5: Land between Duck Street and Wansford Road, Elton



5.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas



**Elton 1: Land between Middle Street and Highgate Green, Elton**

<b>Site reference</b>	Elton 1
<b>Site name</b>	Land between Middle Street and Highgate Green, Elton

Site address	Parish(es)	Site area (ha)
Land between Middle Street and Highgate Green, Elton	Elton	0.5

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Open space uses: Natural, green or open space	0.5ha	Available 2023 N/A

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:58
Relevant planning history	<ul style="list-style-type: none"> <li>None relevant</li> <li>The site was assessed in the HELAA (2017) (site reference 090 - Between Middle Street and Highgate Green, Elton) for residential development but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Paddock/equestrian land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 with minimal recorded risk from surface water. It is located to the northern side of Middle Street within the village of Elton. The site is greenfield and classified as urban land. It is bound on each side by residential development. The site features substantial hedging along the southern boundary. The land forms an area of open space within the built up area, and affords views from Highgate Green to the south towards the church tower, albeit that there is substantial screening on the southern boundary.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the southern edge of the site. There are no nature conservation designations on site. It is situated within a conservation area and immediately west of the site is a courtyard of Grade II Listed Buildings. The site is being promoted for open space so there will be no built development so there will likely be no impact on heritage assets and will serve to reinforce the character of the area. The site can be accessed from Highgate Green.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	+
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site directly via the landowner. The site promoter suggests the land is available now and is already in use for open space.</p>	+
<p><b>Achievability</b></p> <p>The site is being promoted for open space uses, retaining the existing uses on site. Built development on the site is not proposed so access to services is not relevant. The site is accessible from Highgate Green.</p>	+
<p><b>Deliverability / developability</b></p> <p>The site is currently open space and it is proposed to retain this land use. The site promoter states it will be delivered directly by the landowner and is available now.</p>	+

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land</li> <li>• Is wholly within flood zone 1 with minimal surface water flood risk</li> <li>• Is located within the built environment of Elton between residential properties</li> <li>• It is adjacent to a listed building and is within a conservation area</li> <li>• The Nene Valley Green Infrastructure Priority area is adjacent to the site</li> <li>• The site is being promoted for nature green or open space uses so there will be no built development. This will reinforce the character of the village and the conservation area</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for natural green and open space uses as this will reinforce the character of the area.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 0.5ha	Natural, green and open space uses totally <b>0.5ha</b>	Available from 2024

**Updates after the Initial Assessment**

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**Elton 2: Land North of Chestnuts Farm and River Lane, Elton**

<b>Site reference</b>	Elton 2
<b>Site name</b>	Land North of Chestnuts Farm and River Lane, Elton

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land North of Chestnuts Farm and River Lane, Elton	Elton	1.3

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	15 - 20 homes	Available 2023 Build out over 3 - 5 years

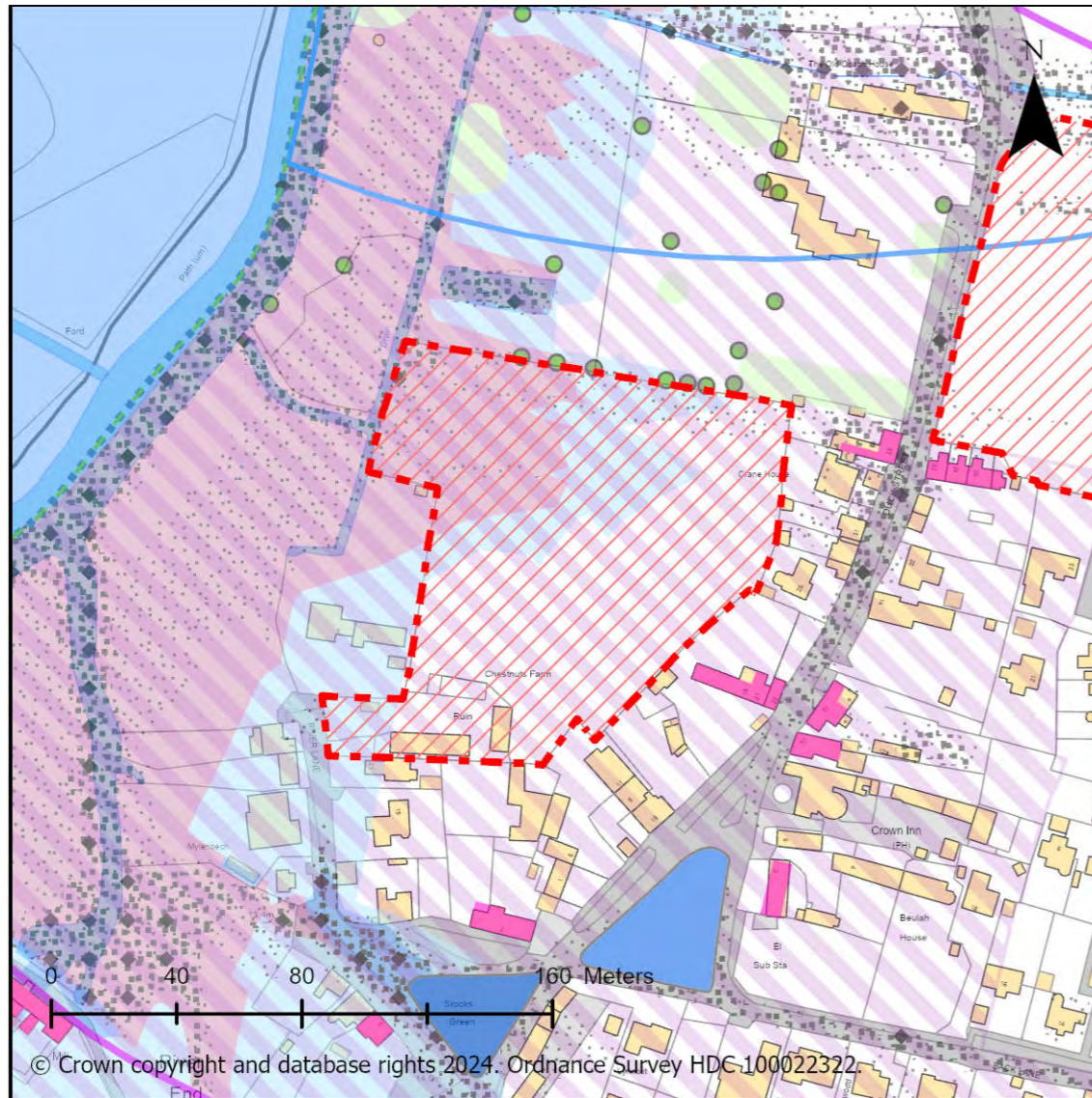
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:62
Relevant planning history	<ul style="list-style-type: none"> <li>20/00469/FUL and 20/00470/LBC on part of the site for the 'erection of 3 dwellings and the conversion of a agricultural barn to 1 dwelling and improvements to existing field access from River Lane'. The full application was refused in December 2022 and is currently at appeal.</li> <li>The site was assessed in the HELAA (2017) (site reference 091 - North of Chestnuts Farm and River Lane, Elton) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036</li> </ul>
Land type	Greenfield land with several agricultural structures on site
Current use of the site	Partly pasture land and partly redundant building(s)

Supporting information	None submitted
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**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	21.5% of the site is within flood zone 3b, there is more than 0.25ha of the site remaining which could accommodate built development.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>Just over half of the land is classed as flood zone 1, however, about 20% of the north-west corner and along the northern boundary is classed as flood zone 2. Within the north-west corner, about 21.5% classed as flood zone 3b. There is also risk from surface water flooding along the site's northern and western edges. The site is wholly classified as grade 3 agricultural land. It is situated to the eastern side of River Lane on the western edge of Elton. It is broadly level, only a small part of the site is visible from River Lane, but it is partially visible from the public footpath on the west bank of the River Nene. The site is bound by residential development to the south and east, with a domestic curtilage situated to the north. To the west is the River Nene, beyond which is open countryside.</p>	~
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<p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. The site is within the conservation area and Number 19 Duck Street (The Old Bakehouse (Grade II listed)) is nearby to the east. Due to the 45 metre separation distance and existing built form between the site and Number 2 Stocks Green (Chestnuts Farmhouse (Grade II Listed)), development of the site would likely have a negligible impact upon the setting of this heritage asset. The site can be accessed from River Lane.</p> <p>The site is greenfield land, so its development will only minimally contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter details that the delivery of the site is dependent on whether an allocation status for the site is achieved, if so, the landowner may opt to enter into an agreement with a suitable developer or housebuilder. The site promoter suggests the land is available now.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart form gas supply which is not immediately accessible and mains water supply which is available within the site. There are no major topographical constraints to overcome and there are minimal buildings on site that may need to be cleared. There are however quite considerable cumulative constraints to address including landscape and heritage impacts arising form the site's very sensitive location and context. Also the north western corner of the site is at a higher risk of flooding with some being in flood zone 3b which will reduce any potential net developable area and require sustainable drainage and mitigation.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are minimal structures on site to clear but there are significant constraints on site to mitigate. Some of the site is not appropriate for development due to it being within flood zone 3b. Sustainable drainage will be required to mitigate surface water flooding, appropriate landscaping to mitigate adverse impacts of development on the landscape arising from its sensitive context on the edge of Elton and its relationship to the countryside and heritage assets. It appears that an allocation status is sought for the site, therefore, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land with some redundant agricultural structures on site
- Is classified as grade 3 agricultural land
- Is constrained by fluvial flood risk with 42% of the site within flood zones 2 and 3b
- Good access to a local convenience shop, primary education and services within Elton
- Limited accessibility to employment opportunities and public transport beyond a bus stop
- Is within the conservation area and near to several listed buildings
- Located within the Nene Valley Green Infrastructure Priority Area
- Reasonable accessibility to natural greenspace
- Development in this location would introduce back land development uncharacteristic of the this part of the village

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to its physical constraints arising from fluvial flood risk, heritage and landscape considerations which reduce the developable area of this site and would result in development that would not reinforce the character of the area

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is inappropriate for development	N/A	N/A

**Updates after the Initial Assessment**

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**Elton 3: Land between Wansford Road and Oundle Road, Elton**

<b>Site reference</b>	Elton 3
<b>Site name</b>	Land between Wansford Road and Oundle Road, Elton

Site address	Parish(es)	Site area (ha)
Land between Wansford Road and Oundle Road, Elton	Elton	1.8

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	20 - 30 homes	Available 2024 - 2028 Build out over 4 - 6 years

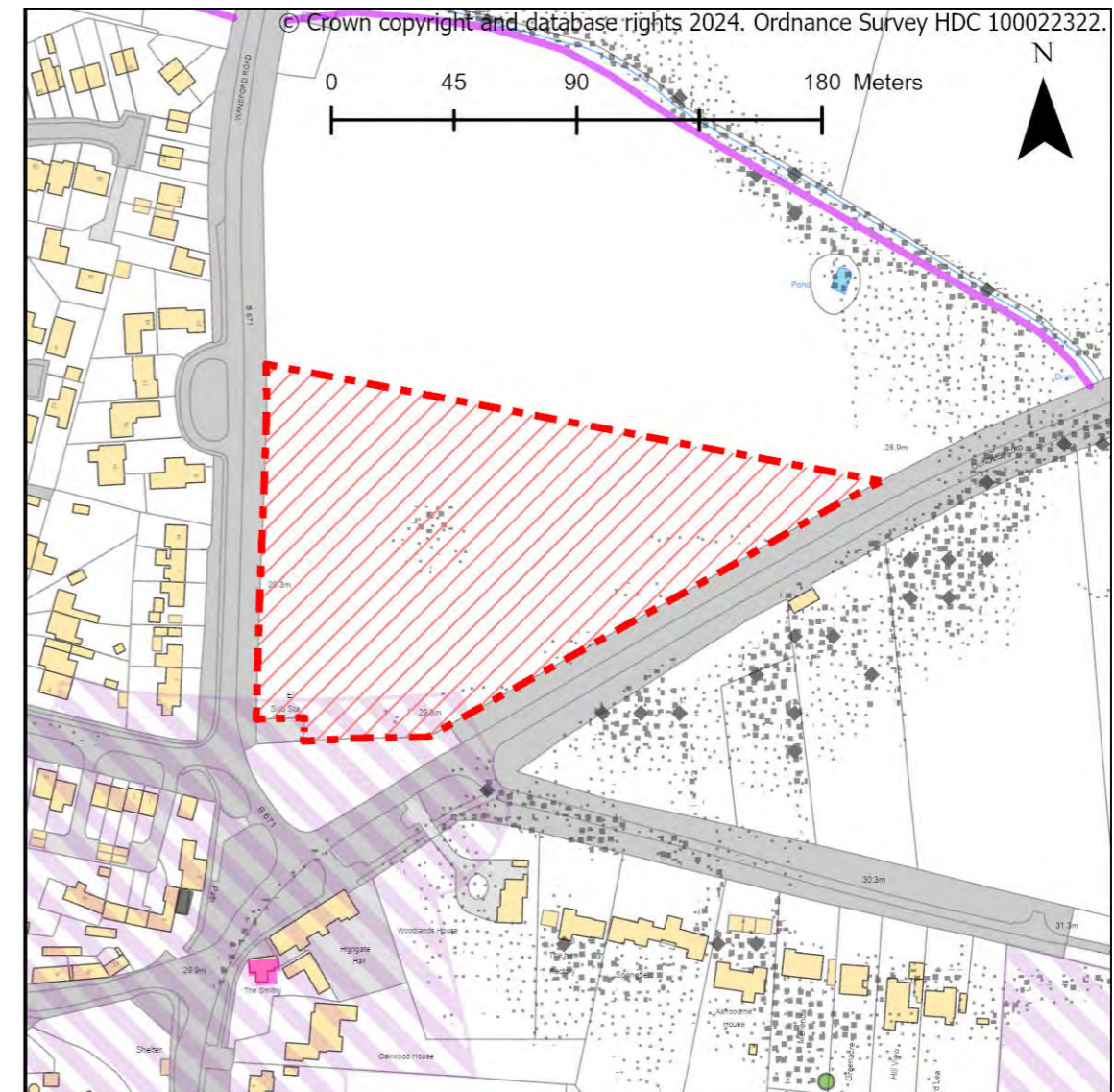
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:60
Relevant planning history	<ul style="list-style-type: none"> <li>None relevant</li> <li>The site was assessed in the HELAA (2017) (site reference 089 - Between Wansford Road and Oundle Road, Elton) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 with surface water flood risk along its northern/eastern boundary. There is a pond within the site towards its north eastern corner. The site is wholly classified as grade 3 agricultural land. The site is located to the east of Wansford Road and north of Oundle Road on the north-eastern edge of Elton. Hedgerows outline the site but it is very open. The site slopes to the north, making it highly visible from Wansford Road to the north in particular. There is open countryside situated to the north, east and immediately south of the site. To the opposite side of Wansford Road is residential development.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. A conservation area is situated immediately south of the site and along the southern boundary, a small part of the site falls within it. The Smithy, situated approximately 85 metres south of the site, is Grade II Listed. As such, development could negatively impact on heritage assets. The site can be accessed from Wansford Road and/or Oundle Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. A small proportion of the site's north western corner falls within the 400m zone of a water recycling area.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter details that the delivery of the site is dependent on whether an allocation status for the site is achieved, if so, the landowner may opt to enter into an agreement with a suitable developer or housebuilder. The site promoter suggests the land will be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is not immediately accessible. The land slopes to the north which will impact the layout of development on the site. There are no buildings on site so no clearance work would be required, there are however quite considerable cumulative constraints to address including landscape and heritage impacts arising from the site's very sensitive location and context.</p>	~
<p><b>Deliverability / developability</b></p>	~

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There are no structures on site to clear but there are significant constraints on site to mitigate. Sustainable drainage will be required to mitigate surface water flooding, appropriate landscaping to mitigate adverse impacts of development on the landscape arising from its sensitive context on the edge of Elton and its relationship to the countryside and heritage assets. It appears that an allocation status is sought for the site, therefore, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land classified as grade 3 agricultural land
- Is within flood zone 1 with surface water flood risk along its northern/eastern boundary
- Good access to a local convenience shop, primary education and services within Elton
- Limited accessibility to employment opportunities and public transport beyond a bus stop
- Is constrained by heritage assets
- Reasonable accessibility to natural greenspace
- Development would extend the built form of the village eastwards which would not reinforce or retain the character of the village and would result in adverse landscape impact

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development as it would not reinforce the character of the area and would result in significant landscape impact

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is inappropriate for development	N/A	N/A

**Updates after the Initial Assessment**

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**Elton 4: Land between Oundle Road and Greenhill Road, Elton**

<b>Site reference</b>	Elton 4
<b>Site name</b>	Land between Oundle Road and Greenhill Road, Elton

Site address	Parish(es)	Site area (ha)
Land between Oundle Road and Greenhill Road, Elton	Elton	0.89

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	10 - 12 homes	Available 2024 - 2028 Build out over 3 - 5 years

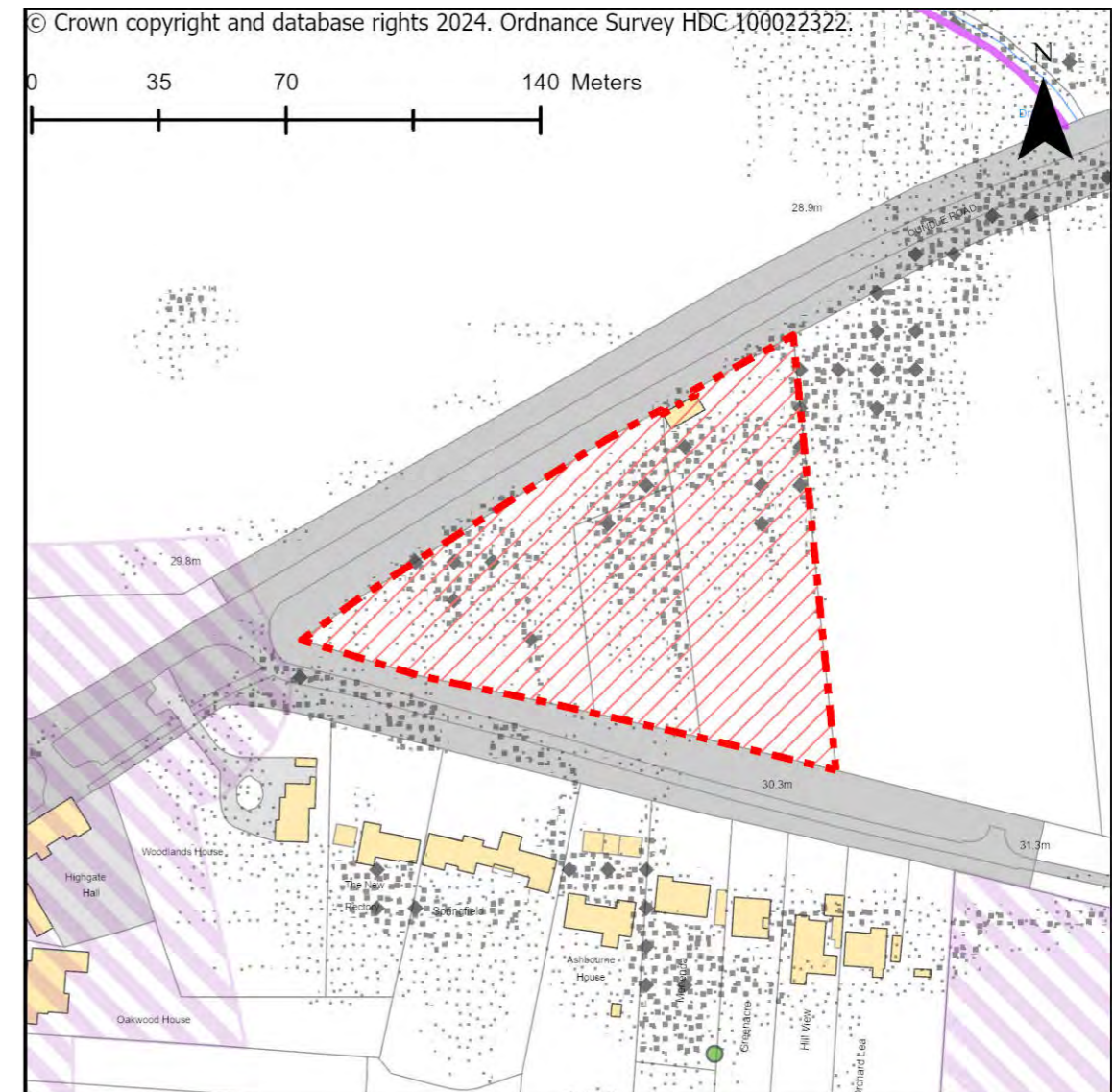
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:61
Relevant planning history	<ul style="list-style-type: none"> <li>None relevant</li> <li>The site was assessed in the HELAA (2017) (site reference 093 - Between Oundle Road and Greenhill Road, Elton) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 with over half of the site being at risk from surface water flooding with the most risk being along its frontage along Oundle Road. The site is wholly classified as grade 3 agricultural land. The site is located to south of Oundle Road and north of Greenhill Road on the eastern edge of Elton. The site is broadly level but does gently slope from west to east. The site currently contains mature trees and thick hedgerows, and is opposite a row of very low density residential properties. Development would be visible from Oundle Road and Greenhill Road, although not from long distance. Development at this site would affect the rural character of this location. Open countryside extends to the north and east of the site, whilst to the west and south of the site is residential development.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. There are no heritage designations on site but it is adjacent to a conservation area and is some 220m east from part of Elton Hall Gardens (Grade II* Listed Park and Gardens). Development of the site may also have a detrimental impact upon the setting of The Smithy (Grade II Listed). As such, development could negatively impact on heritage assets. Access could be achieved from Oundle Road and/or Greenhill Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter details that the delivery of the site is dependent on whether an allocation status for the site is achieved, if so, the landowner may opt to enter into an agreement with a suitable developer or housebuilder. The site promoter suggests the land will be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is not immediately accessible. The land slopes gently to the east and there are no buildings on site so no clearance work would be required, there are however quite considerable cumulative constraints to address including landscape and heritage impacts arising from the site's very sensitive location and context. The site promoter states in their submission that the site could accommodate 10-12 homes utilising</p>	~

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<p>the frontage of the site along Greenhill Road and partially Oundle Road, therefore it appears that a frontage development is sought. There is substantial risk from surface water flooding along Oundle Road and also Greenhill Road which may impact these aspirations.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no structures on site to clear but there are significant constraints on site to mitigate. Sustainable drainage will be required to mitigate surface water flooding, appropriate landscaping to mitigate adverse impacts of development on the landscape arising from its sensitive context on the edge of Elton and its relationship to the countryside and heritage assets. It appears that an allocation status is sought for the site, therefore, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is wholly greenfield land classified as grade 3 agricultural land</li> <li>● Is within flood zone 1 with substantial risk from surface water flooding which poses a substantial constraint</li> <li>● Good access to a local convenience shop, primary education and services within Elton</li> <li>● Limited accessibility to employment opportunities and public transport beyond a bus stop</li> <li>● Is constrained by heritage assets</li> <li>● Reasonable accessibility to natural greenspace</li> <li>● Development would extend the built form of the village eastwards which would not reinforce or retain the character of the village and would result in adverse landscape impact</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● Is inappropriate for built development as it would not reinforce the character of the area and would result in significant landscape impact.</li> <li>● Additionally, to mitigate surface water flood risk development would likely be placed in a way uncharacteristic of the area making integration and reflecting the character of the area further challenging</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Elton 5: Land between Duck Street and Wansford Road, Elton**

<b>Site reference</b>	Elton 5
<b>Site name</b>	Land between Duck Street and Wansford Road, Elton

Site address	Parish(es)	Site area (ha)
Land between Duck Street and Wansford Road, Elton	Elton	2.78

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	40 homes	Available 2024 - 2028 Build out over 3 - 7 years

**Core information**

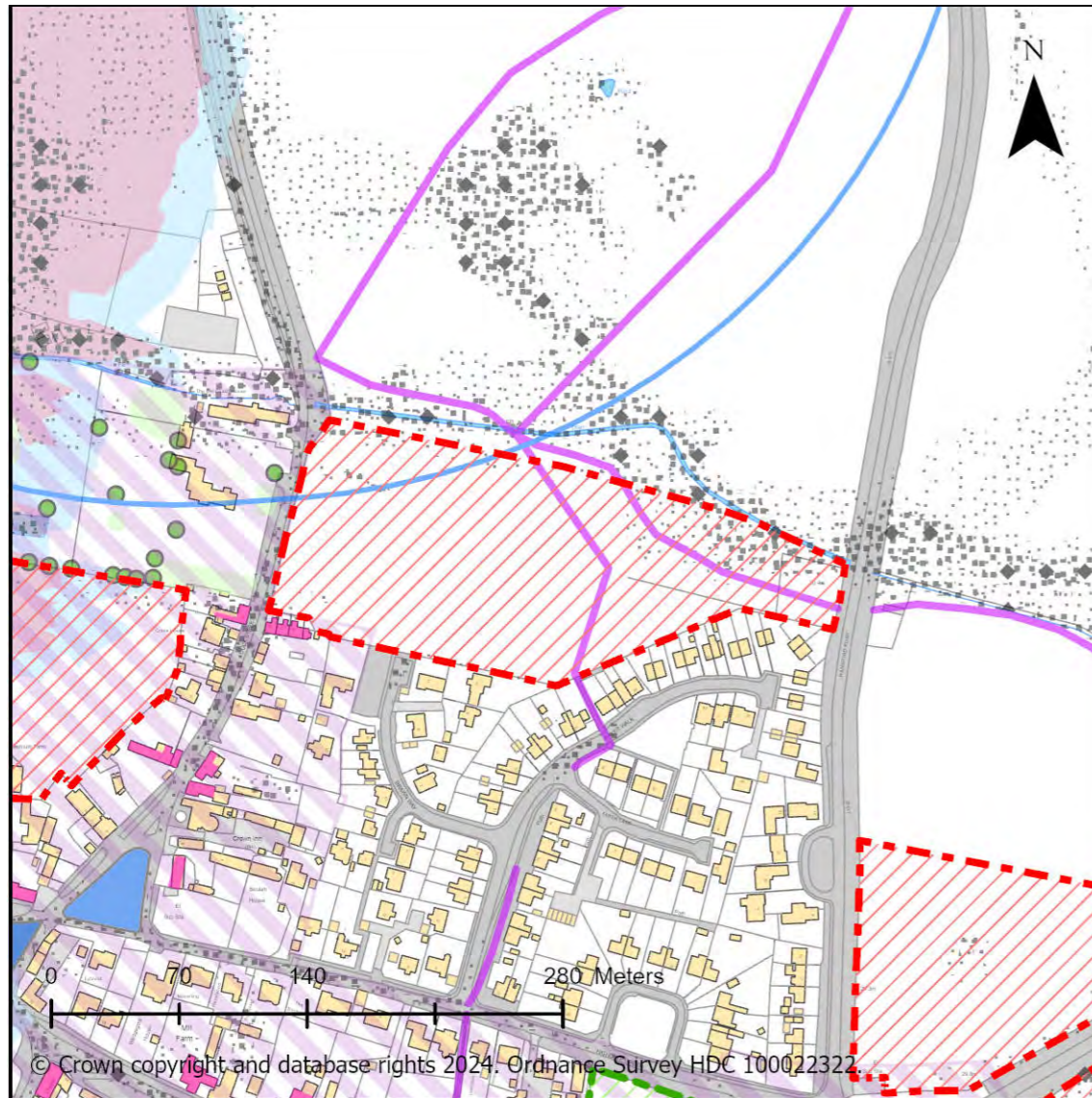
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:59
Relevant planning history	<ul style="list-style-type: none"> <li>None relevant</li> <li>The site was assessed in the HELAA (2017) (site reference 088 - Between Duck Street and Wansford Road, Elton) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	A small proportion of the site's north western corner falls within the 400m zone of a water recycling area, however more than 0.25ha of the site is not within this zone.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 but there is substantial risk from surface water flooding along its northern edge where a drain forms a boundary to the site. The site is wholly classified as grade 3 agricultural land and is situated on the northern edge of Elton and is bound by Duck Street to the west and Wansford Road to the east. To the south of the site is residential development. To the north of the site is open countryside. The site rises gently from west to east and is very open in character with limited vegetation along its boundaries. It forms a part of a substantial green open space at the northern edge of</p>	~
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<p>Elton. Development would change the character of this part of Duck Street, and would be visible from Wansford Road to the north which slopes down towards the village. There are two public rights of way running through the site.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the western edge of the site. There are no nature conservation designations on site. The conservation area is situated immediately west and south of the site. Along the southern boundary, a small part of the site is situated within the conservation area. There are several listed buildings along Duck Lane, situated immediately south of the site that could be negatively impacted by development. The site can be accessed from Duck Street and/or Wansford Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. A small proportion of the site's north western corner falls within the 400m zone of a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter details that the delivery of the site is dependent on whether an allocation status for the site is achieved, if so, the landowner may opt to enter into an agreement with a suitable developer or housebuilder. The site promoter suggests the land will be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is not immediately accessible. There are no major topographical challenges to overcome and there are no buildings on site so no clearance work would be required, there are however quite considerable cumulative constraints to address including landscape and heritage impacts arising from the site's very sensitive location and context. The site promoter states that the public rights of way could be incorporated into a masterplan for the site or could be re-routed.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no structures on site to clear but there are significant constraints on site to mitigate. Sustainable drainage will be required to mitigate surface water flooding, appropriate landscaping to mitigate the impact of the water recycling area and also to address the sensitivity of the site's context on the edge of Elton and its relationship to the countryside and heritage assets. It appears that an allocation status is sought for the site, therefore, the site is categorised as developable.</p>	~



**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Updates after the Initial Assessment**

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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land classified as grade 3 agricultural land</li> <li>• Is within flood zone 1 with surface water flood risk along its northern boundary</li> <li>• Good access to a local convenience shop, primary education and services within Elton</li> <li>• Limited accessibility to employment opportunities and public transport beyond a bus stop</li> <li>• Is constrained by heritage assets</li> <li>• Reasonable accessibility to natural greenspace</li> <li>• Development would extend the built form of the village northwards which would not reinforce or retain the character of the village and would result in adverse landscape impact</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for built development across the whole of the site but a development on the southern half (1.34ha) only could provide an opportunity to integrate a smaller development that would reflect the character of the area and not result in such significant landscape impacts. This would also remove land impacted by the water recycling area and land impacted by surface water flood risk.</li> <li>• The above would be subject to masterplanning and investigation whether the existing telegraph poles that run through the site can either be rerouted or incorporated within the scheme.</li> </ul>
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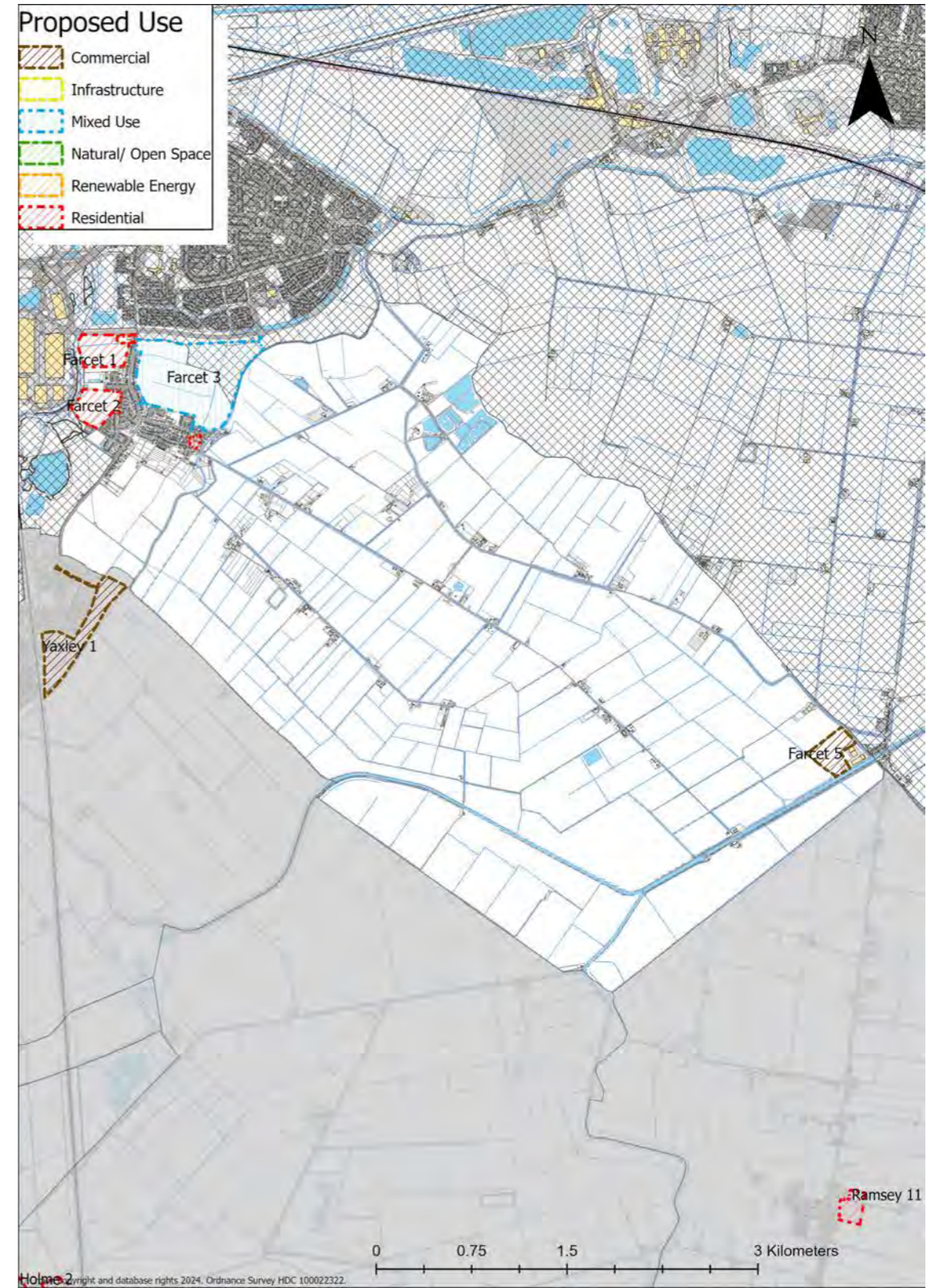
**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 2.78ha</p> <p>50% net developable area to remove land impacted by the water recycling area, surface water flood risk and to provide a substantial green edge to development.</p> <p>2.78 ha x standard proportion of 50% = <b>1.39 ha</b></p>	<p>Residential - market and/or affordable houses</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Capacity = 1.39 ha x 25 dph = <b>35 homes</b></p>	<p>Available post 2028 subject to successful allocation status</p> <p>Build out over 3 years</p>

### 6 Farcet

6.1 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Farcet 1: Land West of Peterborough Road and North of Grazeley Gardens, Farcet
- Farcet 2: Land West of Peterborough Road and South of Grazeley Gardens, Farcet
- Farcet 3: Land East of Peterborough Road, Farcet (cross boundary site with Peterborough City Council)
- Farcet 4: Former PH Plant Hire and 9 Cross Street, Farcet
- Farcet 5: Collmart Growers, Pondersbridge





6.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2

**Farcet 1: Land West of Peterborough Road and North of Grazeley Gardens, Farcet**

<b>Site reference</b>	Farcet 1
<b>Site name</b>	Land West of Peterborough Road and North of Grazeley Gardens, Farcet

Site address	Parish(es)	Site area (ha)
Land West of Peterborough Road and North of Grazeley Gardens, Farcet	Farcet	8.74

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul>	185 homes	Available 2023
Open Space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul>	2.28ha for natural, green or open spaces  0.78ha for biodiversity net gain  0.30ha for land to safeguard against flooding	Build out over 5 years

**Core information**

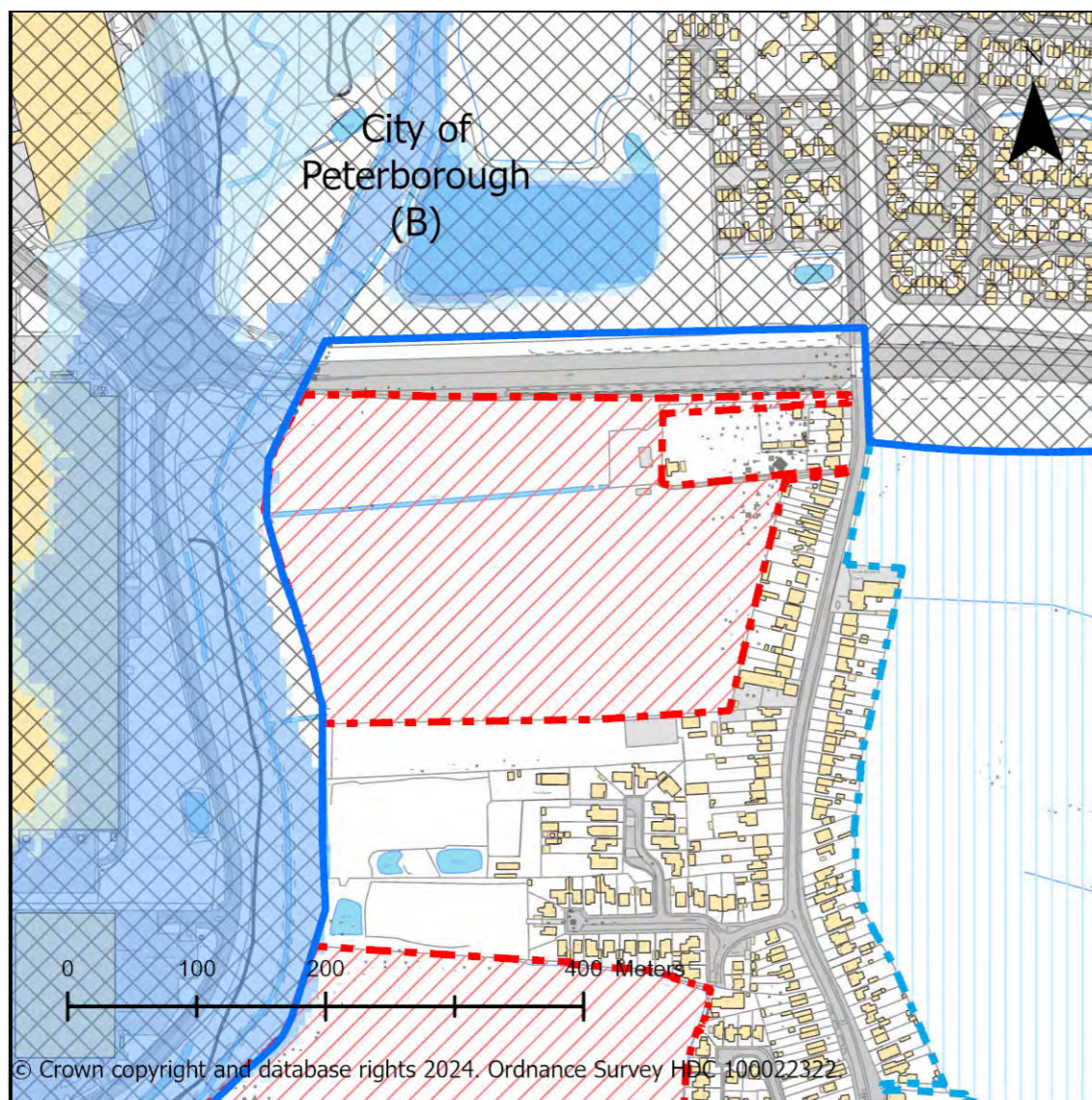
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:30
Relevant planning history	<ul style="list-style-type: none"> <li>None relevant</li> <li>The site was assessed in the HELAA (2017) (site reference 131 - West of Peterborough Road &amp; South of the A605, Farcet) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	<ul style="list-style-type: none"> <li>Framework Masterplan (drawing number: 11710-FPCR-XX-XX-DR-L-0003) (May 2023)</li> </ul>
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

**Context, constraints and potential suitability**

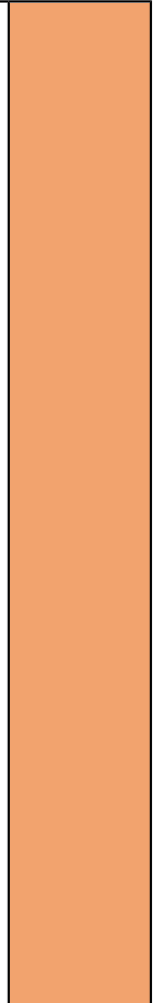
Most of the land is classed as flood zone 1 but very limited areas along the western boundary are classed as flood zones 2 and 3a. There is some surface water flood risk along its eastern edge. A drain runs through the site and splits the site into two sections, the northern section consisting of land with more overgrown vegetation and the southern section being an agricultural field. The northern section is proposed to be retained as open space, playing fields and a meadow. The site is classified as grade 3 agricultural land. The land slopes down to the west and north adjacent to the footpath by some 10m, therefore the areas of higher land would be visible. However these views would be mainly from the east and north (from the commercial and residential areas of Stanground respectively).



The site adjoins residential development on its eastern edge, the A605 forms a strong northern edge to the site, Stanground Lode forms a natural edge to the western side of the site and forms buffer between it and Stanham Way and Peterborough South Logistics Park beyond it.

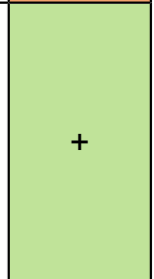
There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles from along Peterborough Road and over the site. The site's proximity to the road network and to the largescale Amazon warehousing facility to the west could result in increased levels of air, light and noise pollution on the development. There are no nature conservation or heritage designations on site. Access could be achieved from Peterborough Road (the B1091), the framework masterplan proposes that the vehicular access will be on the northern most connection to Peterborough Road with the southern access being for pedestrian and cyclists. The site promoter also states in their submission that the submitted Framework Masterplan shows an existing residential area is zoned for a potential link for vehicular access. They state that the landowners of this site are currently determining the precise location for primary vehicular access through engagement with existing landowners. If access is proposed within this zone then one or several properties along Peterborough Road will need to be purchased to enable development. Engagement with Cambridgeshire County Council will be required to ascertain which option is the most appropriate.

The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m zone of a water recycling area.



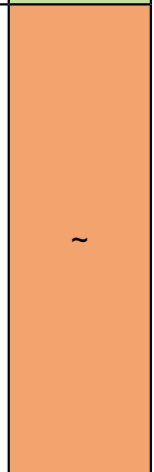
**Availability**

The site is in multiple ownership, it is jointly owned by two developers who both support its development. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the land owners who include a housebuilder. They state that the site is available now and could take up to 5 years to build out.



**Achievability**

The site promoter has identified that all access and services are accessible from the site boundary. The land slopes quite considerably so there are topographical challenges to address within the masterplanning of the site as well as constraints arising from landscape impact, flood risk and noise pollution. Additionally, there is some uncertainty over the potential access to the site, the framework masterplan proposes several options for vehicular access but consultation with Cambridgeshire County Council will be required to ascertain which option is the most appropriate. If it is proposed to deliver an access further south then land will may need to be purchased form one or more other property owners or an agreement reached in order to make the development achievable.





<b>Deliverability / developability</b>	~
<p>There are no structures on site to clear but there are several constraints on site to mitigate. Noise mitigation will be required due to its proximity to the road network and warehousing facilities, sustainable drainage and landscaping are required to address flood risk and to soften the potential landscape impact of development. The site promoter does not appear to seek an allocation status for the site but its development is currently contrary to current adopted planning policy so allocation status would be necessary to support its development. As such the site is categorised as developable.</p>	

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land consisting of grade 3 agricultural land</li> <li>• Vast majority of the site is within flood zone 1 with some surface water flood risk</li> <li>• In walking distance to services, shops and employment opportunities within Farcet, Yaxley and Peterborough</li> <li>• Good accessibility to public transport options that link the site to services and employment within Peterborough</li> <li>• Not accessible to natural green space</li> <li>• Not constrained by heritage or nature conservation designations</li> <li>• Located adjacent to the A605 and Peterborough South Logistics Park so is at risk from increased levels of air, light and noise pollution</li> <li>• Located on the north western edge of the built form of Farcet village, development could further erode the sense of separation between Farcet and Peterborough</li> <li>• The site is not prominent in the landscape so development will have a minimal impact on landscape character</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for development incorporating natural open space and flood mitigation measures</li> <li>• Additionally, good levels of landscaping will be required to mitigate the impact of nearby industrial uses and the road network</li> <li>• Engagement with the County Council will be required to determine if the proposed points of access and the road network can accommodate a development of this potential scale</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area is 8.74</p> <p>Minus 2.28ha for natural, green or open spaces, minus 0.78ha for biodiversity net gain and minus 0.30ha for land to safeguard against flooding.</p> <p>This leaves 5.38ha.</p> <p>75% net developable area to accommodate further landscaping.</p> <p>5.38 ha x standard proportion of 75% = <b>4ha</b></p>	<p>Residential - market and/or affordable houses</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Capacity = 4 ha x 25 dph = <b>100 homes</b></p>	<p>Available post 2028 subject to allocation status</p> <p>Build out over 5 years</p>

**Updates after the Initial Assessment**

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**Farcet 2: Land West of Peterborough Road and South of Grazeley Gardens, Farcet**

<b>Site reference</b>	Farcet 2
<b>Site name</b>	Land West of Peterborough Road and South of Grazeley Gardens, Farcet

Site address	Parish(es)	Site area (ha)
Land West of Peterborough Road and South of Grazeley Gardens, Farcet	Farcet	8.3

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Open Space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> </ul>	Circa 150 homes  1ha for natural, green or open space	Available 2029 - 2034  Build out over 3 - 4 years

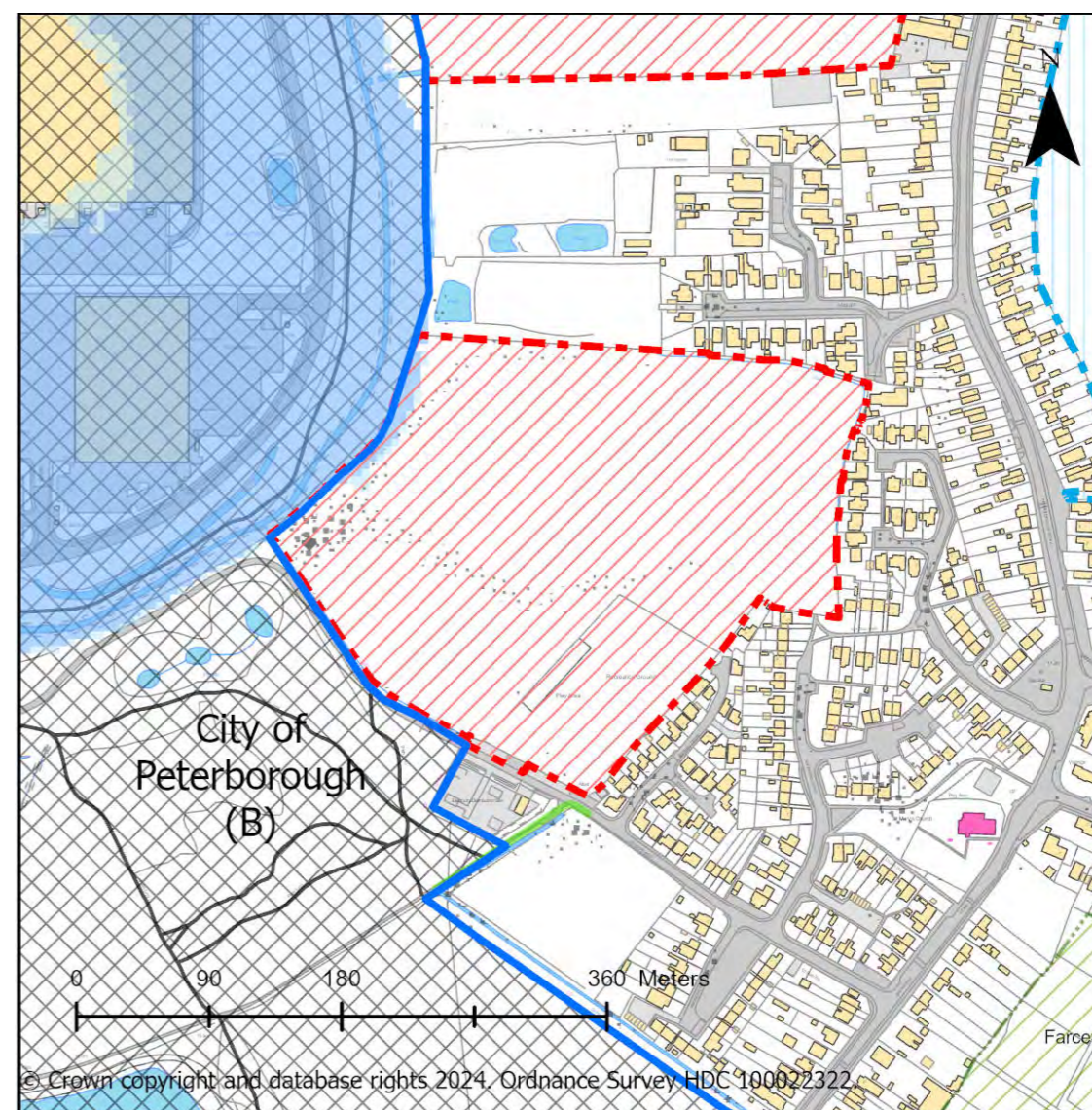
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:108
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Mostly agricultural land and a recreation ground
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The vast majority of the site is within flood zone 1, however a small strip of its western edge is within flood zones 2 and 3a. There is also some surface water flood risk on the site's western and northern edges as well as a channel of surface water flood risk running towards the centre of the site. The site is mostly classified as grade 3 agricultural land with some also classified as non-agricultural. It consists of two parcels of land, in the south east corner is a recreation and play ground leased to Farcet Parish Council, the remainder of the site is an agricultural field. The site promoter states that 'O&amp;H would also begin early discussions with Farcet Parish Council to re-negotiate the current lease to them (expires in 2029) to re-provide an enhanced and expanded play area / sports pitch for the new and existing communities.' The site slopes from west to east with 8-10m difference in land levels. The site is bounded by thicker vegetation on its western edge where it adjoins Stanground Lode, there is also vegetation along its northern and southern edges. The site is bounded by residential development to the east and north of the site, to the south west is Crown Lakes Country Park and to the west is Stanground Lode and beyond that Peterborough South Logistics Park. Its western edge adjoins the boundary with Peterborough City Council.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are overhead power lines that run through the centre of the site above the ground. There are no nature conservation or heritage designations on site. The site does adjoin to the south west Crown Lakes Country Park (County Wildlife Site). There is an existing field access into the site from Haddon Way. The site promoter identifies that there is a ransom strip with some of this land being owned by other parties.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m zone of a water recycling area.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a single company who supports its development. The site promoter states that there are no known legal restrictions impacting the site, however, the play area is currently leased to Farcet Parish Council over a 20 year term which is due to end in 6 years time. The site promoter states that it is intended to acquire planning permission for the site and then sell it to a third party for development. Taking into account the end of the current lease, the site is due to available between 2029 and 2034.</p>	+
<p><b>Achievability</b></p>	~

<p>The site promoter identifies that gas supply, mains water supply and digital and telecommunications infrastructure are accessible from the site boundary. Electricity supply is available within the site and the public highway is not immediately accessible. There are several constraints to overcome including the overhead lines which the site promoter states will need to be placed underground. This could potentially be very costly to do and impact the development's viability and consequently its achievability. Engagement with utility providers will be required to ascertain if putting these cables underground is feasible and if so how costly.</p> <p>The site promoter states that 'whilst O&amp;H Land own the track that leads to the main access point, there is land between the adopted highway and the access that is controlled by Winchester Property Holdings Limited and Places for People Living + Limited.' O&amp;H Land wish to work with these parties to enable vehicular access to the site. The presence of a ransom strip is potential barrier to development but this could potentially be overcome.</p>	~
<p><b>Deliverability / developability</b></p> <p>The site is greenfield with no structures to clear, there are some topographical constraints with the sloping land levels and constraints to overcome. The presence of overhead power lines and a ransom strip are key barriers to the achievability of the site. The site is not due to be available until after 2029 when the current lease of part of the site to the Parish Council as a recreation/ playing fields expires. If constraints can be successfully mitigated, the site can be considered to be developable</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land largely consisting of grade 3 agricultural land</li> <li>• Vast majority of the site is within flood zone 1 with some surface water flood risk</li> <li>• In walking distance to services, shops and employment opportunities within Farcet, Yaxley and Peterborough</li> <li>• Good accessibility to public transport options that link the site to services and employment within Peterborough</li> <li>• Accessible to natural green space</li> <li>• Not constrained by heritage designations but it adjacent to Crown Lakes County Wildlife Site</li> <li>• Located adjacent to the A605 and Peterborough South Logistics Park so is at risk from increased levels of air, light and noise pollution</li> </ul>
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- Located on the south western edge of the built form of Farcet village, development could further erode the sense of separation between Farcet and Peterborough
  - The site is not prominent in the wider landscape so development will have a minimal impact on landscape character
- In combination the outcomes of the LAA and SA indicate that the site:
- Is potentially appropriate for development incorporating natural open space and flood mitigation measures including retaining land for a recreation ground
  - Additionally, good levels of landscaping will be required to mitigate the impact of nearby industrial uses and the road network
  - There is a ransom strip, engagement with other landowners will be required to overcome this constraint, equally, engagement with the County Council will be required to determine if the proposed points of access and the road network can accommodate a development of this potential scale
  - The overhead lines present may need to be placed underground, engagement with utility providers will be required to ascertain if putting these cables underground is feasible and if so how costly

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 8.3 Minus 1ha for natural, green or open spaces This leaves 7.3ha. 75% net developable area to accommodate further landscaping, flood mitigation and sustainable drainage. 7.3 ha x standard proportion of 75% = <b>5.475ha</b>	Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 5.475 ha x 25 dph = <b>137 homes</b>	Available post 2028 subject to allocation status and current lease of the recreation ground expiring Build out over 3-4 years

**Updates after the Initial Assessment**

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**Farcet 3: Land East of Peterborough Road, Farcet (cross boundary site with Peterborough City Council)**

<b>Site reference</b>	Farcet 3
<b>Site name</b>	Land East of Peterborough Road, Farcet (cross boundary site with Peterborough City Council)

Site address	Parish(es)	Site area (ha)
Land East of Peterborough Road, Farcet	Farcet (cross boundary site with Peterborough City Council)	47.84

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Retail</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Supporting infrastructure</li> </ul> Open Spaces uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul>	800 homes  Convenience store - sqm TBC  Local Centre  Green space and infrastructure TBC	Available 2023  Build out over 5 - 8 years

**Core information**

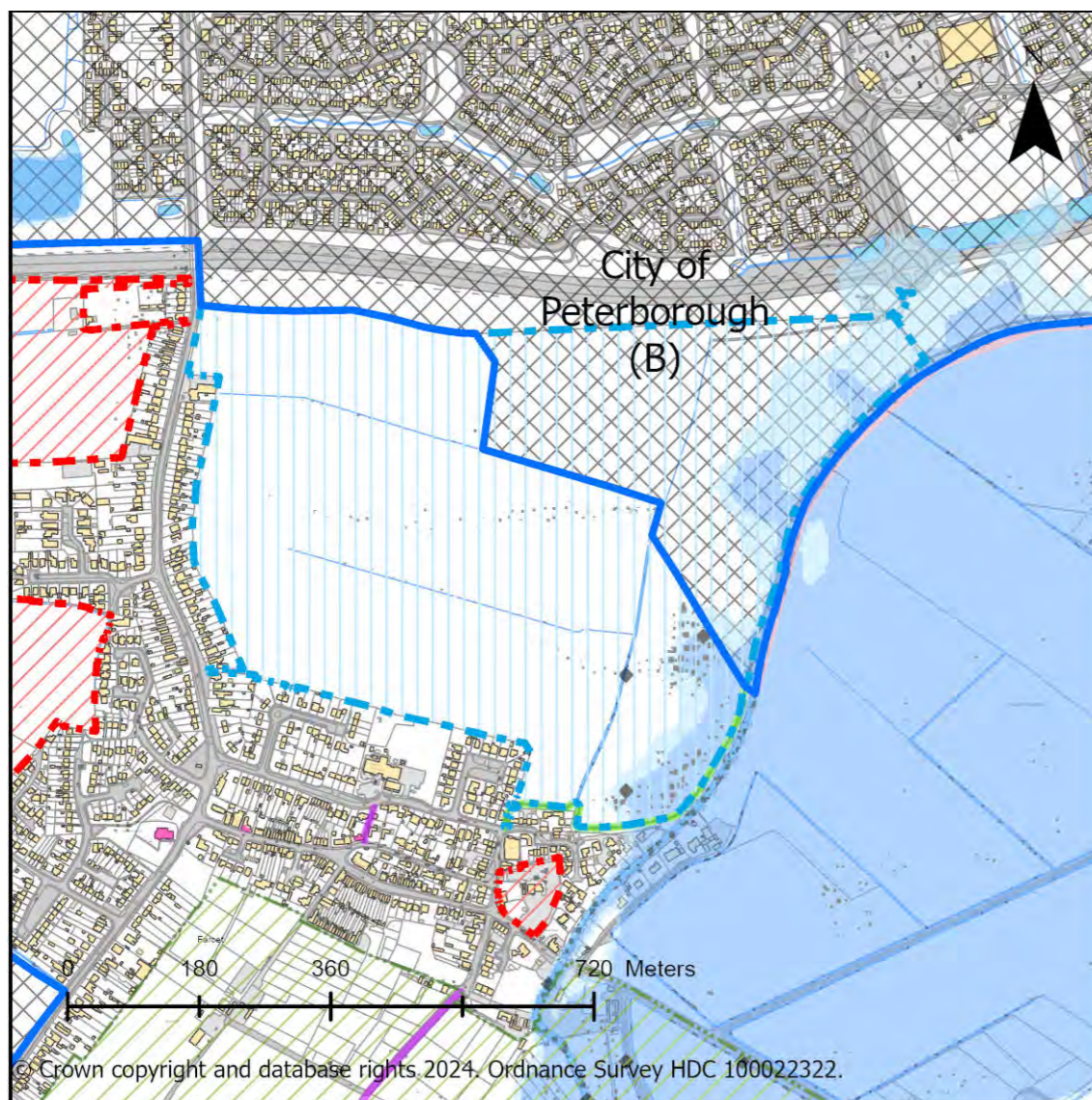
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:149
Relevant planning history	<ul style="list-style-type: none"> <li>18/01417/OUT on the southern edge of the site for an outline planning application for the demolition of two existing dwellings and erection of up to 185</li> </ul>

	dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point and separate pedestrian access from Peterborough Road and St Mary's Street. All matters reserved except for means of access. This was refused in February 2019. <ul style="list-style-type: none"> <li>The site was assessed in the HELAA (2017) (site reference 155 - East of Peterborough Road (includes land in Peterborough CC boundary)) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Call for Sites Statement</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is situated to the east of Peterborough Road on the north-eastern edge of Farcet. It is located at the edge of the settlement and covers a significant area which currently acts a distinct separation from the smaller settlement of Farcet to the denser development north at Stanground within Peterborough City.</p> <p>The site is predominately located within flood zone 1 but some of the site's eastern edge is located within flood zones 2 and 3a arising from the site's eastern boundary being adjacent to the old River Nene. There is some surface water flood risk within the site. The site is classified as grade 3 agricultural land. The site is greenfield but is bound to the south</p>	~
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<p>and west by residential development. To the north of the site is the A605 beyond which is the city of Peterborough. The River Nene is situated to the east of the site beyond which is open countryside. The site slopes down eastwards towards the old river Nene with land levels being some 10-15m lower along the site's eastern edge. The site is open with few substantial boundary markers meaning that development is likely to have a more significant impact on the landscape, there is a public right of way located along the south eastern corner of the site. Considering the slope of the land, the openness of the site and the public right of way, development is likely to be highly visible.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. The site's proximity to the A605 gives rise to the increased risk of air, noise and light pollution. There are no nature conservation or heritage designations on site. The site promoter is proposes two vehicular access points:, one off Peterborough Road and the other off the existing roundabout to the north east.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m zone of a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in multiple ownership and there is no legal agreement currently in place between these owners but development is supported by all. The site promoter states that there are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site via housebuilder and that the site is available now. A planning application has previously been submitted in 2018 on the southern portion of the site.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site is in a sensitive location forming a key settlement break between Farcet and Stanground. This and the extent of the site and the potential adverse landscape impacts that development could create are fundamental development constraints. There is some flood risk and there is risk from increased levels of air, noise and light pollution. Landscape breaks, sustainable drainage and noise mitigation will be required and will reduce the net developable area to address these as well as retain separation between settlements. The potential amount of homes that could be provided and the additional levels of traffic this could leased to are also constraints that may impact the scheme's achievability. This is a cross boundary site so engagement and work with Peterborough City Council will be required.</p>	~
<p><b>Deliverability / developability</b></p>	

There are no structures to clear but there are cumulative constraints to overcome. The site promoter states that the site will be delivered directly by a housebuilder. The site crosses over into Peterborough City Council which adds further complexity to developing the site. They state the site is available now, however, an allocation status would be required as its development is currently contrary to current adopted planning policy. As such the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land consisting of grade 3 agricultural land
- Vast majority of the site is within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and employment opportunities within Farcet, Yaxley and Peterborough
- Good accessibility to public transport options that link the site to services and employment within Peterborough
- Is accessible to natural green space
- Not constrained by heritage or nature conservation designations
- Located south of the A605 so is at risk from increased levels of air, light and noise pollution
- Located on the northern edge of the built form of Farcet village, development would further erode the sense of separation between Farcet and Peterborough
- The site is prominent in the landscape, particularly to the east so development will have an adverse impact on landscape character
- Development across the whole site would over double the size of Farcet village in terms of housing numbers which would detrimentally impact its rural character

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for development across whole of the submitted site area as it forms a landscape buffer between Farcet and the more dense development of Peterborough to the north and is visible in the landscape from the east including from the River Nene (Old course). The scale of the potential development would also overwhelm Farcet and fundamentally alter its character.
- Development could be considered appropriate on a much reduced site area in line with the previous outline application made on the site subject to appropriate access, landscaping and design. This would represent a more proportionate level of growth for the village and retain the sense of and physically separation from Peterborough.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 47.87 ha  Reducing the site area to the part of the site previously considered under the outline application would reduce this to 11 ha.  60% net developable area to accommodate landscaping.  11 ha x standard proportion of 60% = <b>6.6 ha</b>	Residential - market and/or affordable houses  Very low density of 25 dph anticipated due to the edge of village location.  Capacity = 6.6 ha x 25 dph = <b>165 homes</b>	Available post 2028 subject to allocation status  Build out over 5 years

**Updates after the Initial Assessment**

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**Farcet 4: Former PH Plant Hire and 9 Cross Street, Farcet**

<b>Site reference</b>	Farcet 4
<b>Site name</b>	Former PH Plant Hire and 9 Cross Street, Farcet

Site address	Parish(es)	Site area (ha)
Former PH Plant Hire and 9 Cross Street, Farcet	Farcet	0.63

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	19 homes	Available 2023 Build out over 1 - 2 years

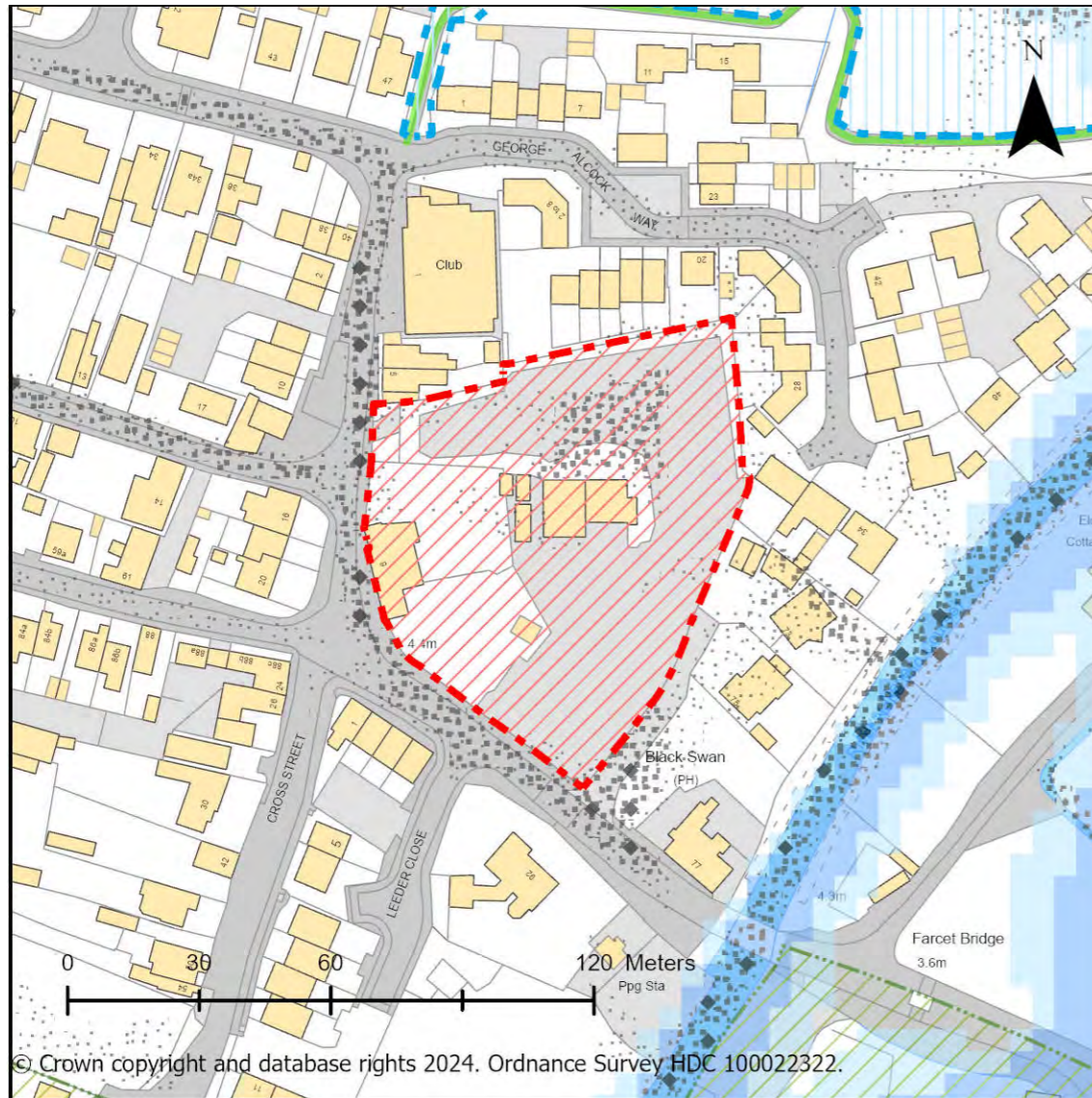
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:177
Relevant planning history	<ul style="list-style-type: none"> <li>22/02490/FUL for the demolition of all buildings and erection of 18 dwellings and construction of accesses to highway. This was withdrawn in December 2023.</li> <li>23/02383/FUL for the demolition of existing commercial buildings, erection of 17 dwellings, public open space and construction of accesses to highway. This was submitted in December 2023 and is pending consideration.</li> </ul>
Land type	Wholly previously developed land
Current use of the site	Commercial/ residential
Supporting information	<ul style="list-style-type: none"> <li>Call for Sites Submission Statement</li> <li>Arboricultural Implications Assessment Report (October 2022)</li> <li>Arboricultural Implications Plan (plan reference: 4312.Farcet.Formation.AIP) (October 2022)</li> <li>Biodiversity Net Gain Assessment (July 2023)</li> </ul>

	<ul style="list-style-type: none"> <li>Contamination Assessment and Appendices 1 - 6 (document reference: C15737) (October 2022)</li> <li>Construction Management Plan</li> <li>Flood Risk Assessment and Surface Water Drainage Strategy (November 2022)</li> <li>Landscape Planting Plan (plan reference: PP01, revision 2) (October 2022)</li> <li>Preliminary Ecological Assessment (September 2022)</li> <li>Site Layout Plan sheet 1 (plan reference: AL0201) (October 2019)</li> <li>Site Layout Plan sheet 2 (plan reference: AL0202) (October 2019)</li> <li>Site Layout Plan sheet 3 (plan reference: AL0203) (October 2019)</li> <li>Tree Constraints Plan and Survey Data (plan reference: 4312.Farcet.Hall.TCP) (May 2021)</li> </ul>
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 but there is risk from surface water flooding across the site. It is wholly classified as grade 3 agricultural land but it is previously developed consisting of the former PH Plant Hire site and the residential property 9 Cross Street. In their Call for Site Statement, the site promoter states that it is intended to demolish all existing buildings on the site apart from the dwelling. The site is level and contains a dilapidated steel portal frame building centrally located within the site together with small derelict outbuildings and portacabins, hardstanding and buildings. The submitted Contamination report recommends that an asbestos survey is conducted prior to any</p>	+
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demolition or building works. The site lies to the west of the former Black Swan Public House, to the north, west and south of the site are residential properties. To the north is also the a Working Men's Club.

As previously highlighted, the site is previously developed and there is the potential for ground contamination and pollution across the site. A Contamination report has been undertaken with recommendations on further work to be undertaken as well as recommendations on how addressing contamination should be taken into account when masterplanning the site. There are no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. There are however two trees protected by Tree Preservation Orders and a Tree Preservation Order Area within the site. The submitted Arboricultural Implications Assessment states that the trees within the site are in varying conditions and states of health. It concludes that the proposed development will result in the loss of several trees that are in poor health or condition but recommends that several are retained and incorporated into the landscaping and masterplanning of the site. The site promoter states that it is intended access will be provided off Main Street at the southern end of the site, whilst dwellings facing Cross Street will be provide within individual accesses and driveway parking, including No 9.

The site is previously developed, so its redevelopment will contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m zone of a water recycling area.

<p><b>Availability</b></p> <p>The site is controlled by a single individual/ company who supports its development. There are no known legal restrictions impacting the site. The site promoter details that the site will be delivered directly by landowner. The site promoter states that the site is available now. There is a current planning application on site for the site's redevelopment.</p>	+
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<p><b>Achievability</b></p> <p>The site promoter has stated that access to all main services are not immediately accessible apart form gas supply which is unknown. The site is previously developed so offers an opportunity for regeneration within the built form of Farcet. There are constraints to overcome relating to contamination and remediation of the site as well as protected trees on the site. There is a live full planning application on site with several detailed technical studies and plan already undertaken shaping the design and masterplanning of the proposed development. Access can be achieved from Main Street and/or Cross Street.</p>	+
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<p><b>Deliverability / developability</b></p>	+
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There are structures on site to clear and constraints to resolve. These constraints include the removal of existing structures, the remediation of the site, the removal and incorporation of existing trees and successfully integration with the surrounding land uses. There is an active full planning application on site with detailed assessments and technical studies already undertaken. It is intended to deliver the site directly via the landowner and it is stated that the site is available now. Considering all of these factors the site is considered to be deliverable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is previously developed land
- Is within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and employment opportunities within Farcet, Yaxley and Peterborough
- Good accessibility to public transport options that link the site to services and employment within Peterborough
- Accessible to natural green space
- Not constrained by heritage or nature conservation designations
- Located within the built form of Farcet providing an opportunity to regenerate a former commercial site and enhance the street scene and character of the village
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for development subject to appropriate masterplanning to ensure successful integration with the street scene, sustainable drainage to mitigate surface water flood risk and full decontamination of the site following its commercial use
- Retention where possible of protected trees

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 0.63ha  95% net developable area to accommodate landscaping, protected trees and sustainable drainage  0.63 ha x standard proportion of 90% = <b>0.6ha</b>	Residential - market and/or affordable houses  Very low density of 25 dph anticipated due to the edge of village location.  Capacity = 0.6 ha x 25 dph = <b>15 homes</b>	Available 2024  Build out over 1 -2 years

**Updates after the Initial Assessment**

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**Farcet 5: Collmart Growers, Pondersbridge**

<b>Site reference</b>	Farcet 5
<b>Site name</b>	Collmart Growers, Pondersbridge

Site address	Parish(es)	Site area (ha)
Collmart Growers, Pondersbridge	Farcet	6.9

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	30,000 sqm	Available 2023 Build out over 10 years

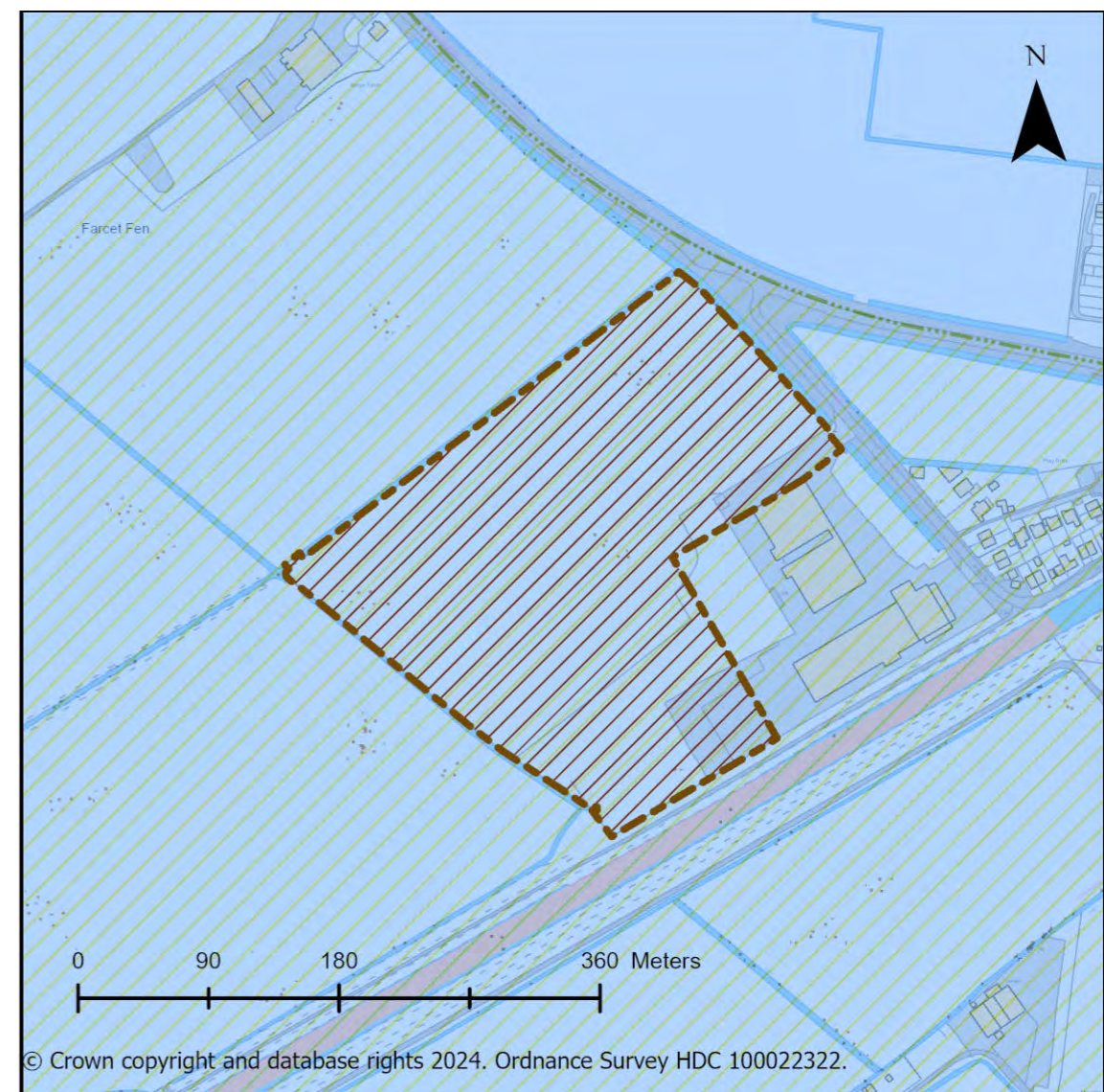
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:175
Relevant planning history	Various planning history relating to commercial vegetable packing facilities
Land type	Wholly greenfield land
Current use of the site	Agricultural land/ commercial use
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The site completely comprises of land classified as grade 1 agricultural land	Fail
Flood zone 3b	None but the site is wholly located within flood zone 3a.	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
Capacity calculation not undertaken, the site is inappropriate for development as the entirety of site is classified as grade 1 agricultural land. In addition it is also entirely within flood zone 3a.	N/A	N/A

**Updates after the Initial Assessment**

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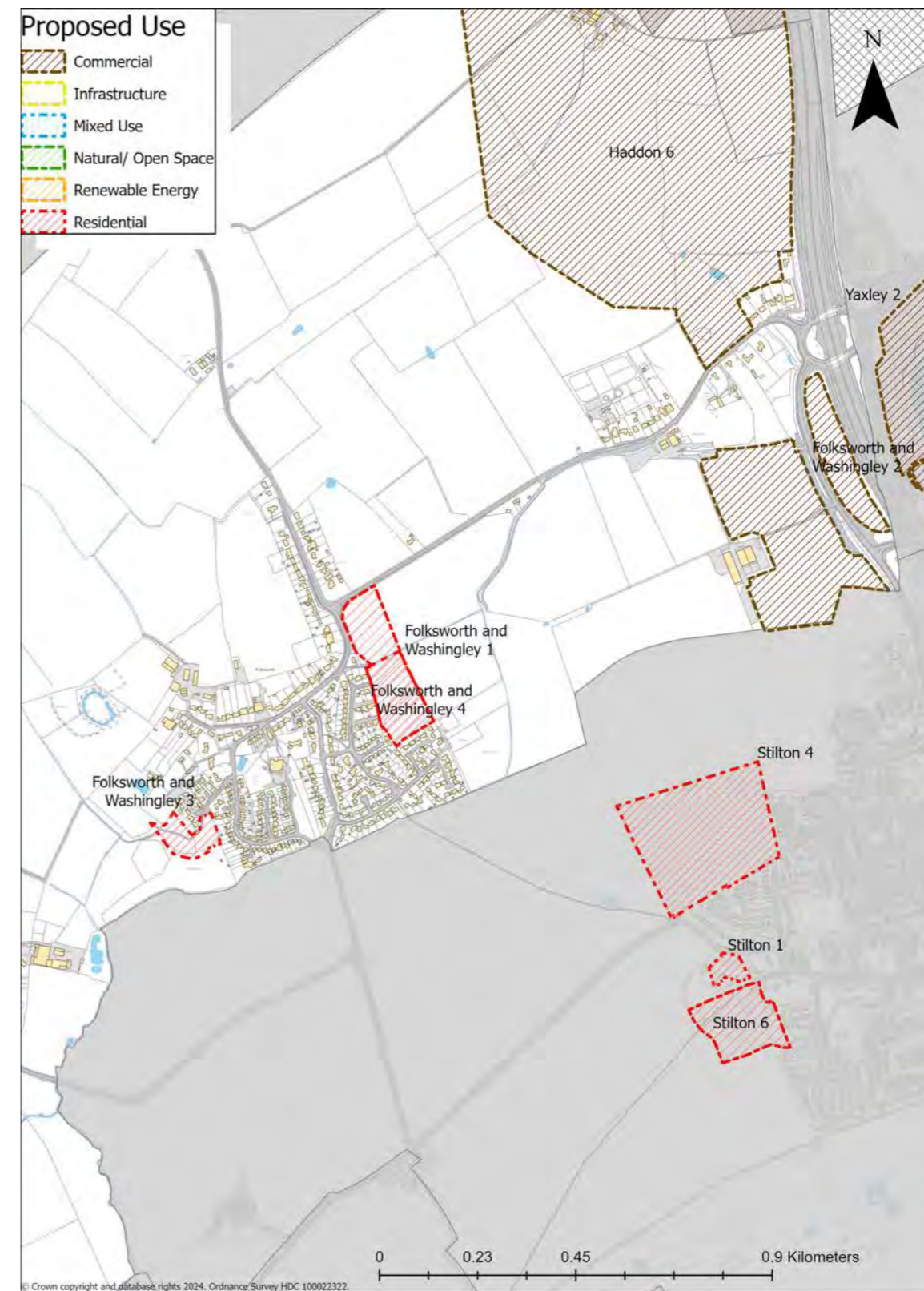


## 7 Folksworth and Washingley

7.1 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Folksworth and Washingley 1: Land off Hawthorn Road, Folksworth (smaller site)
- Folksworth and Washingley 2: Land adjacent A1 at Norman Cross, Folksworth
- Folksworth and Washingley 3: Land South of The Paddocks, Folksworth
- Folksworth and Washingley 4: Hawthorn/Manor Road, Folksworth (larger site)

7.2 Please note that 'Haddon 6: Land West of A1(M) between junctions 16 and 17, and South of Haddon Road' also partially falls within Folksworth & Washingley and Morborne parishes, but it has been included under Haddon as most of the site lies within that parish area.



7.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2



**Folksworth and Washingley 1: Land off Hawthorn Road, Folksworth (smaller site)**

<b>Site reference</b>	Folksworth and Washingley 1
<b>Site name</b>	Land off Hawthorn Road, Folksworth (smaller site)

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land off Hawthorn Road, Folksworth	Folksworth and Washingley	1.87

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	20 - 30 homes	Available 2024 - 2028 Build out over 2 years

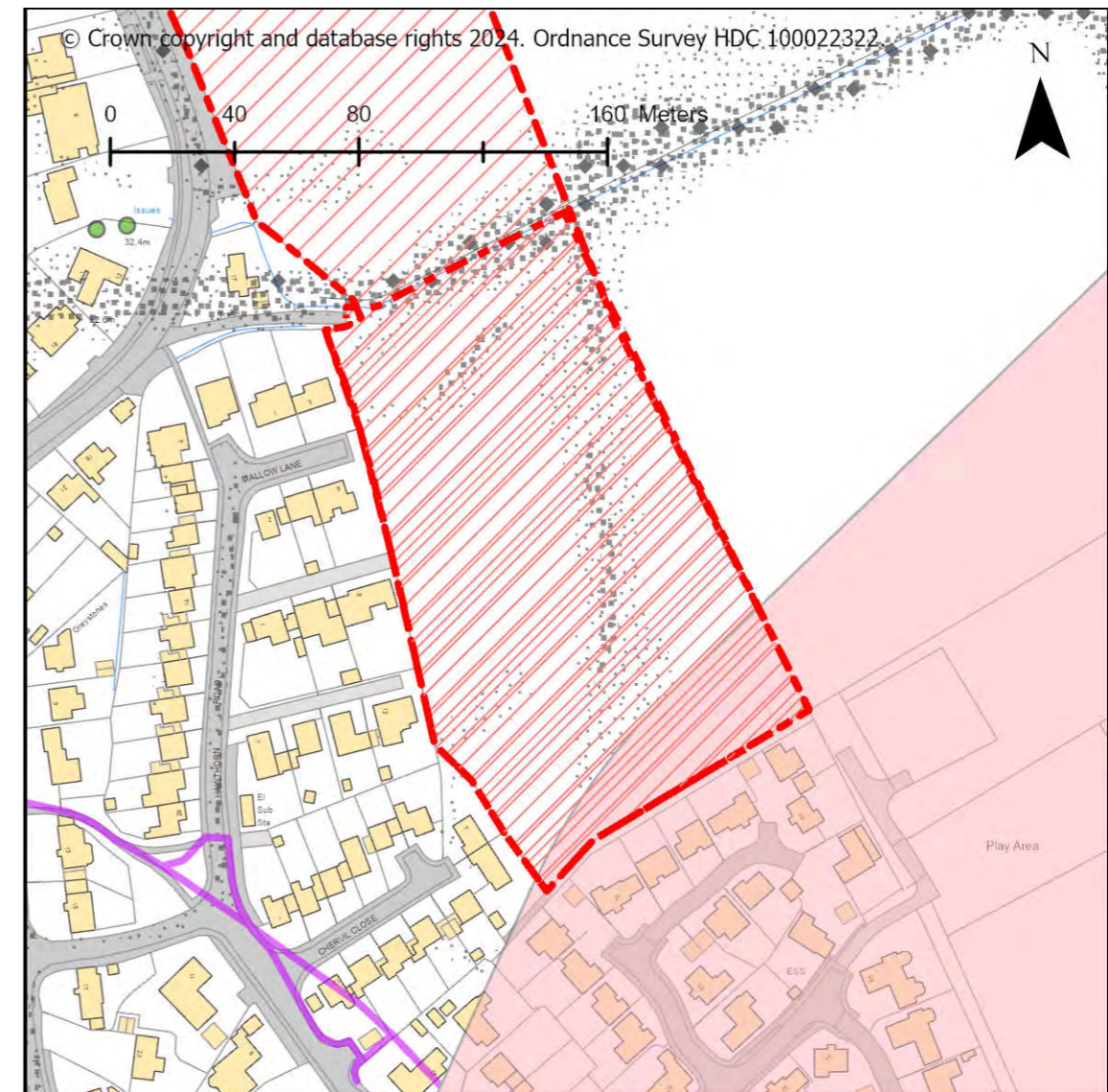
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:132
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
The site has also been submitted as part of a larger site area under Folksworth and Washingley 4.	



<p>The site is wholly flood zone 1 with some surface water flood risk. The site is wholly classified as grade 3 agricultural land. The site is situated on the eastern edge of Folksworth and is surrounded by residential areas to the south and west and agricultural fields to north and east. The boundaries of the site are predominantly characterised by trees and hedgerows except in the east where the boundary is completely open allowing views into the site from the surrounding countryside.</p> <p>There is no known contamination on site but a small area, in the south, is within an oil pipeline buffer zone. There are no known heritage assets or nature conservation designations within the site. Highway access to the site may be achieved from Hawthorn Road or an existing track that leads off Manor Road to the north.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m of a water recycling buffer zone.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who support its development. There are no known legal restrictions impacting the site. The site promoter intends to acquire planning permission and sell the site to a third party for development once an allocation status has been acquired and has stated that the land will become available for development between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter states that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no major topographical constraints to overcome. Highway access could be achieved via Manor or Hawthorn Road, consultation with Cambridgeshire County Council will be required to determine the most appropriate access to the site. The site has no major constraints to development. However, the layout and developable area of the site may be impacted due to being partly within an oil pipeline buffer zone. To minimise landscape impact, the south eastern boundary may require some screening, but this impact is likely to be small due no public right of ways to the east and being well integrated to the built form in Folksworth. The A1(M) is situated to the east and therefore the site may be subject to noise pollution.</p>	+
<p><b>Deliverability / developability</b></p> <p>The site is greenfield with no structures. The site promoter intends to acquire planning permission and sell the site to a third party for development once an allocation status has been acquired and therefore the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:</p> <ul style="list-style-type: none"> <li>• The site is in flood zone 1 with some surface water flooding risk</li> <li>• Wholly grade 3 agricultural land</li> <li>• Limited accessibility to shops, employment and facilities</li> <li>• Low public transport provision but active travel is encouraged due to a pavement along the frontage.</li> <li>• A primary school and natural green space is in close proximity to the site.</li> <li>• Sufficiently remote from the designated nature and heritage assets.</li> <li>• The site relates closely to the settlement and is of a scale that would be in context with the village. Therefore, it could be integrated into the place and community with effective masterplanning.</li> </ul> <p>In combination, the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for development subject to effective masterplanning to ensure successful integration with the oil pipeline buffer zone, sustainable drainage to mitigate surface water flooding and wider landscape/ context of the village.</li> <li>• The scale and location of the site provides an opportunity for growth in a village location whilst potentially conserving the form and character of Folksworth.</li> </ul>
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**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
<p>Gross site area of 1.87 ha</p> <p>80% net developable area to accommodate landscaping, oil pipeline buffer zone and sustainable drainage.</p> <p>1.87 ha x 80% = <b>1.496 ha</b></p>	<p>Residential - market and/ or affordable houses.</p> <p>Very low density of 25dph anticipated due to the edge of the village location.</p> <p>Capacity = 1.496 x 25 = <b>37 homes</b></p>	<p>Available 2024-2028</p> <p>Build out over 2 years</p>

**Updates after the Initial Assessment**

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**Folksworth and Washingley 2: Land adjacent A1 at Norman Cross, Folksworth**

<b>Site reference</b>	Folksworth and Washingley 2
<b>Site name</b>	Land adjacent A1 at Norman Cross, Folksworth

Site address	Parish(es)	Site area (ha)
Land adjacent A1 at Norman Cross, Folksworth	Folksworth and Washingley	11.47

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> <li>• Employment</li> <li>• Logistics and distribution</li> </ul>	30,000 sqm if solely office/light industry/ roadside uses or 40,000 sqm is solely logistics/distribution	Available 2024 - 2028  Build out over 2 - 5 years depending on the mix of uses

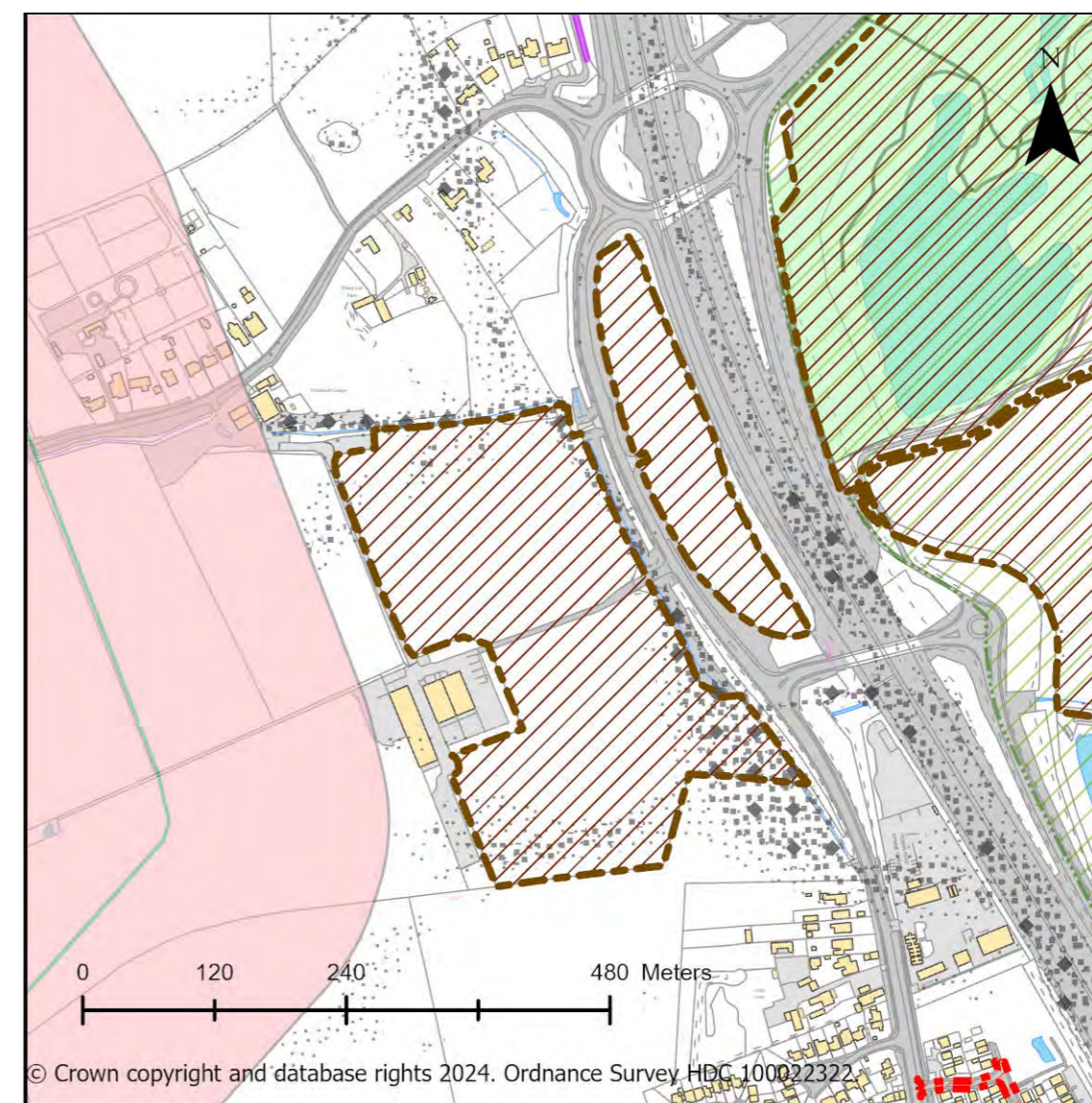
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:130
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site consists of two parcels, one an oval shaped site located between to the B1043 and A1(M), the other larger parcel is located to the west of the B1043 consisting of agricultural fields.</p> <p>The site is wholly located within flood zone 1 but there is surface waterflood risk along the main parcel's eastern and northern edges. The site is wholly classified as grade 3 agricultural land. The site is generally level but does very gently slope form its northern edge to its southern edge. The B0143 and A1(M) form strong edges to the larger parcel on its side. The oval parcel is completely surrounded by the road network. The larger site has some vegetation and hedging around is southern and eastern edges but is generally quite open, most notably to the west and north with views across the wider agricultural landscape. To the west and north are agricultural buildings and a small clustering of residential properties. The oval parcel to the east is open on is western side with more substantial hedging and trees along its eastern side where it meets the A1(M), even with this landscaping development is still likely to be quite visible.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run through the larger parcel. The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. There is an existing access into the larger parcel from the B1043. An existing access form the B1043 also serves the smaller oval shaped parcel. Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. The site is beyond 400m of a water recycling area.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take between 2 and 5 years to built depending on the mix of uses.</p>	+
<p><b>Achievability</b></p>	~

<p>The site promoter has identified that all access and services are accessible from the site boundary. Development could have an adverse landscape impact. The site is well connected to the strategic road network but it needs to be determined if the proposed development can be accommodated in transport terms. The site is in two parcels and it will need to be considered how the proposed employment development can be masterplanned to ensure a holistic approach. There are telegraph poles running through the larger parcel which will impact the masterplanning of the site.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is greenfield so there are no structures to clear but there are constraints to overcome which impact the potential achievability of developing the site. The site promoter seeks to deliver the site via a master developer and considered the site will be available between 2024 and 2028. Development of the site is contrary to current policy so an allocation status would be required in order to develop the site. Considering this the site is categorised as being developable.</p>	

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● The site is greenfield land consisting of grade 3 agricultural land</li> <li>● Is within flood zone 1 but there area areas at risk from surface water flooding</li> <li>● Is remote form natural greenspace</li> <li>● Has very limited accessibility to a local shop and local services and facilities</li> <li>● Is served by a bus route with a frequent service</li> <li>● Could provide employment development that could support job creation</li> <li>● May be subject to higher levels of air, light and noise pollution arising form its proximity to the A1(M)</li> <li>● Is largely contained by the road network and by established vegetation, the site has a closer relationship with the countryside rather than to a settlement so detailed masterplanning will be required to address landscape impact</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● Is potentially appropriate for an employment scheme. Development should be concentrated on the larger parcel as this has potentially greater opportunity to provide a well laid out employment scheme utilising an existing access and footpath connection to the B1043.</li> </ul>
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- Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development
- Telegraph poles running through the larger parcel which will impact the masterplanning of the site
- Sustainable drainage will be required to mitigate the surface water flood risk

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 11.47 ha</p> <p>The smaller oval parcel accounts for about 2.3ha of this. This parcel is not considered appropriate for built development. This leaves 9.17ha of the site remaining (the larger western parcel the site).</p> <p>Usually for employment development, the gross site area will be used to calculate capacity but considering the constraints on the site relating to telegraph poles and surface water flood risk which could impact the layout and capacity of the site, a net developable area will be used. Accounting for this the net developable area of 80% will be used.</p> <p>9.17 ha x 80% = 7.34 ha</p>	<p>Commercial - employment and logistics/distribution</p> <p>The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, the 0.4 plot ratio is most appropriate to use to calculate an indicative capacity:</p> <p>0.40 plot ratio x 7.34 ha = 2.94 ha of land for employment uses</p> <p>equating to <b>29,400 sqm.</b></p>	<p>Available post 2028, subject to allocation status.</p> <p>Build out over 2 - 5 years depending on the mix of uses</p>

**Updates after the Initial Assessment**

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**Folksworth and Washingley 3: Land South of The Paddocks, Folksworth**

<b>Site reference</b>	Folksworth and Washingley 3
<b>Site name</b>	Land South of the Paddocks, Folksworth

Site address	Parish(es)	Site area (ha)
Land South of the Paddocks, Folksworth	Folksworth and Washingley	0.87

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	26 homes	Available 2024 - 2028 Build out over 2 years

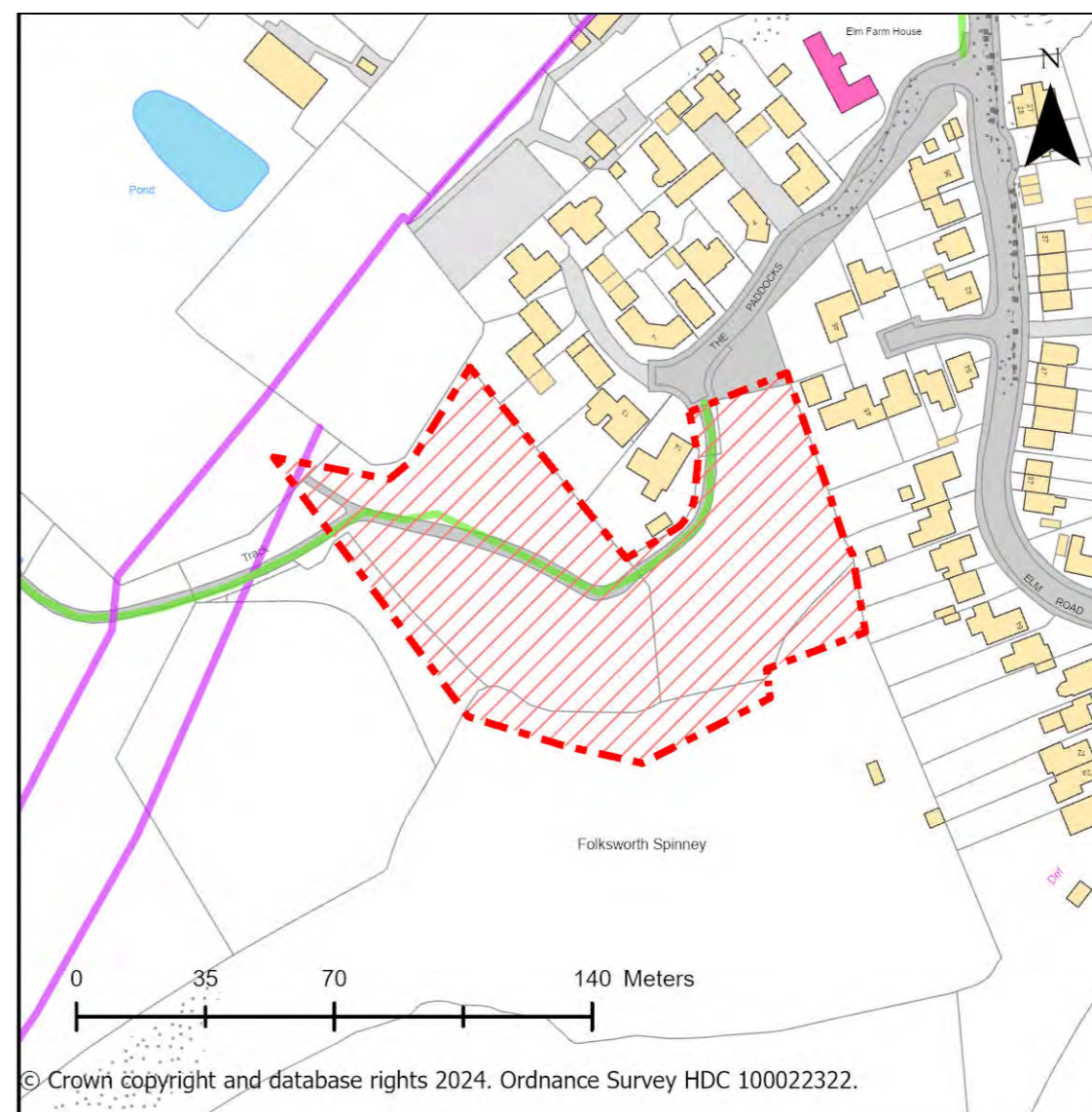
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS: 220
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Vehicle use for adjacent agricultural land and a public right of way
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is wholly located within Flood Zone 1 with no recorded risk of surface water flooding. The site is wholly classified grade 3 agricultural land.</p> <p>The site is located west of Elm Road and south of The Paddocks, on the south western edge of Folksworth. The site is irregular in shape but is broadly level, sloping gently up from the northern boundary. The northern and eastern edge adjoins to the curtilage of residential properties along Elm Road and The Paddocks. There are a few trees along the eastern boundary, providing screening to some properties but the boundary is more open to the north. Greenfield land surrounds the southern and western boundary, screened by a large and dense patch of trees which forms part of a Tree Preservation Order Area (TPOA), Folksworth Spinney. There is open countryside immediately to the north west with only a few trees and a gap where a track is used for vehicles to access neighbouring agricultural fields. In general, the site is largely screened, by residential properties to the north and east, and dense tree line to the south, minimising the landscape impact. However, the development would be clearly seen by a bridleway which runs through the middle of the site, negatively impacting the public view of the TPOA. Views into the site would be visible from public footpaths to the west but this impact would be less significant due to the existing residential area.</p> <p>Approximately half of the site is within the TPOA which could serve as a significant constraint to development. There is a relatively thin strip of dense tree line inside the southern boundary but there are only a few trees in the rest of the TPOA of the site. There is no known contamination on site or gas pipelines running through the site. There are no known heritage assets or nature conservation designations within the site.</p> <p>Highway access may be achieved from The Paddocks road and the bridleway serves as an established track within the site which would need to be integrated and enhanced by the development.</p> <p>The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration or reuse of previously developed land. Approximately three quarters of the site is within a mineral safeguarding area for Bricklay and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development. The site is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who support its development. There are no known legal restrictions impacting the site. A supporting document showing the ownership of the land has been provided. The site promoter intends to sell the land to a third party once the allocation status has been acquired and has stated that the land will become available for development between 2024 - 2028.</p>	+
<p><b>Achievability</b></p>	~

<p>The site promoter has identified that all services are accessible from the site boundary and access to the site may be achieved from The Paddocks. Consultation with Cambridgeshire Council will be required to ensure that access from The Paddocks can accommodate the increase in traffic flow from the development. There are no topographical constraints to overcome. The TPOA of the site, other than the dense tree line marginally within the southern boundary, is characterised with only a few, sporadically placed trees. Therefore, with effective masterplanning and appropriate tree assessments development could be feasible within this area of the site. However, the cumulative impact of the bridleway, site shape and TPOA could lead to difficulties in the layout of the site, placing even more importance on the design process. The public view from the bridleway would be negatively impacted by the development, however the landscape impact would be small due to the existing tree line to the south which screens the surrounding countryside. The site is in close proximity to the A1(M) and therefore may be subject to noise pollution.</p>	
<p><b>Deliverability / developability</b></p> <p>There are constraints that would need to be overcome. The site promoter intends on acquiring allocation status and therefore the site is considered to be developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● The site is within flood zone 1 with no recorded risk of surface water flooding.</li> <li>● Wholly classified as grade 3 agricultural land.</li> <li>● Limited accessibility to shops, employment, facilities and natural greenspace</li> <li>● Not impacted by designated nature or heritage assets.</li> <li>● Access to a primary school.</li> <li>● Pavement immediately outside frontage encouraging active travel.</li> <li>● Potential adverse impact on protected trees.</li> <li>● The combination of site shape, location and key constraints would make it difficult to integrate the site with the settlement, conserve the character of Folksworth and achieve the promoter's anticipated capacity.</li> </ul> <p>In combination, the outcomes of the LAA and SA indicate that the site:</p>
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- Is not appropriate for development due to key constraints impacting the layout, capacity and integration into the settlement.
- Potential damage to protected trees and therefore the character and form of this area of the village.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is inappropriate for development	N/A	N/A

**Updates after the Initial Assessment**

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**Folksworth and Washingley 4: Land off Hawthorn/Manor Road, Folksworth (larger site)**

<b>Site reference</b>	Folksworth and Washingley 4
<b>Site name</b>	Hawthorn/Manor Road, Folksworth (larger site)

Site address	Parish(es)	Site area (ha)
Hawthorn/Manor Road, Folksworth	Folksworth and Washingley	3.26

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	circa 50 homes	Available 2024 - 2028  Build out over 18 months to 2 years

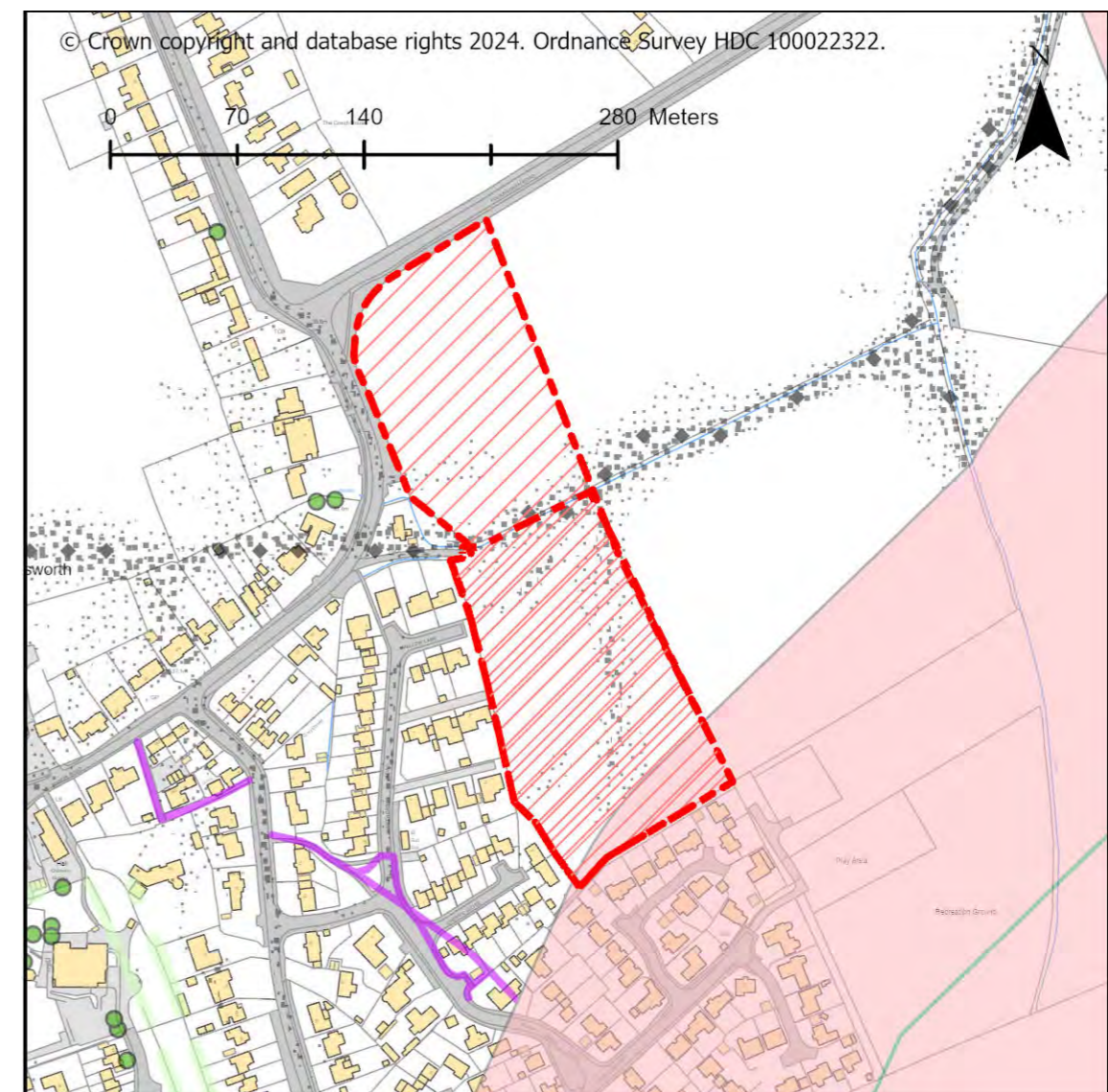
**Core information**

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-245
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
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<p>The site has also been submitted as part of a smaller site area under Folksworth and Washingley 1.</p> <p>The site is wholly flood zone 1 with some surface water flood risk within the site. The site is wholly classified as grade 3 agricultural land. The site is situated on the eastern edge of Folksworth and is surrounded by residential areas to the south, west and north with agricultural fields to the east. The site consists of two agricultural fields and is broadly level and its boundaries are predominantly characterised by trees and hedgerows except its eastern boundary which is completely open allowing views into the site from the surrounding countryside. There is a line of trees separates the two fields.</p> <p>There is no known contamination on site but the south eastern corner of the site is within an oil pipeline buffer zone. There are no nature conservation or heritage assets designations within the site. Highway access to the site may be achieved from Manor Road or Folksworth Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m of a water recycling buffer zone.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who support its development. There are no known legal restrictions impacting the site. The site promoter intends to deliver the site by a housebuilder and will be available between 2024 and 2028 and take between 18 months and 2 years to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter states that all access and services are accessible from the site boundary apart form gas supply which is unknown. There are no major topographical constraints to overcome. Highway access could be achieved via Manor Road or Folksworth Road, consultation with Cambridgeshire County Council will be required to determine the most appropriate access to the site. The site has no major constraints to development. However, the layout and developable area of the site would be impacted due to being partly within an oil pipeline buffer zone and surface water flood risk. To minimise landscape impact, the eastern boundary may require some screening.</p>	+
<p><b>Deliverability / developability</b></p> <p>There and no structures on site to clear and there are no major constraints to overcome. The site promoter intends to deliver the site by a housebuilder and will be available between 2024 and 2028. As the site promoter does not intend the scheme to be</p>	~

a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. Considering this the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land classified as grade 3 agricultural land
- Is within flood zone 1 with some surface water flood risk
- Is accessible to natural greenspace
- Not constrained by nature conservation or heritage designations
- Remote from a town centre and a local convenience shop and supermarket and employment opportunities
- Accessible to the limited services and facilities within Folksworth
- Limited public transport options available
- Located on the eastern edge of the built form of Folksworth providing an opportunity for some growth within the village that can reflect the pattern of built development in the immediate vicinity
- Trees are present within the site and most notably along the site's frontage, some may need to be removed to accommodate development

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for development subject to appropriate masterplanning to ensure successful integration with the settlement
- Retention where possible of trees and hedgerows as these provide established landscaping and are sustainable drainage to mitigate surface water flood risk and full decontamination of the site following its commercial use Retention whereby possible of protected trees
- There should not be any built development along the southern edge and south eastern corner of the site where it is constrained by an oil pipeline buffer zone

**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
Gross site area 3.26ha	Residential - market and/or affordable houses	Available post 2028, subject to allocations



HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>80% net developable area to allow sufficient landscaping and removing the part of the site impacted by a oil pipeline buffer zone.</p> <p>3.26ha x standard proportion of 80% = <b>2.6 ha</b></p>	<p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Capacity = 2.6 ha x 25 dph = <b>65 homes</b></p>	<p>Build out over 18 months to 2 years</p>

Updates after the Initial Assessment

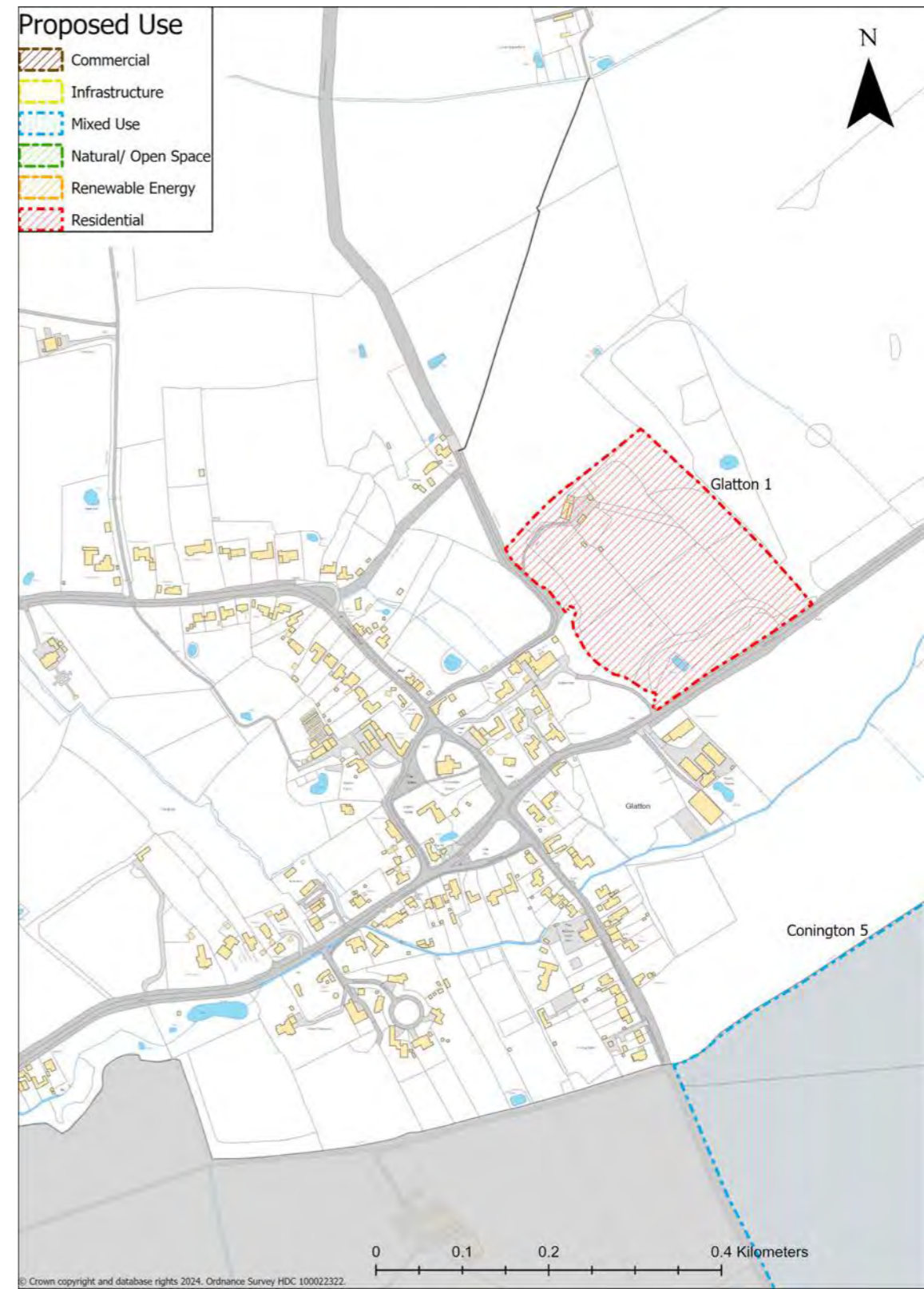
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### 8 Glatton

8.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Glatton 1: Land North of Glatton Ways and East of Glatton Hall, Glatton



8.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas



**Glatton 1: Land North of Glatton Ways and East of Glatton Hall, Glatton**

<b>Site reference</b>	Glatton 1
<b>Site name</b>	Land North of Glatton Ways and East of Glatton Hall, Glatton

Site address	Parish(es)	Site area (ha)
Land North of Glatton Ways and East of Glatton Hall, Glatton	Glatton	5.93

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	60 homes including area for Biodiversity Net Gain	2-3 years

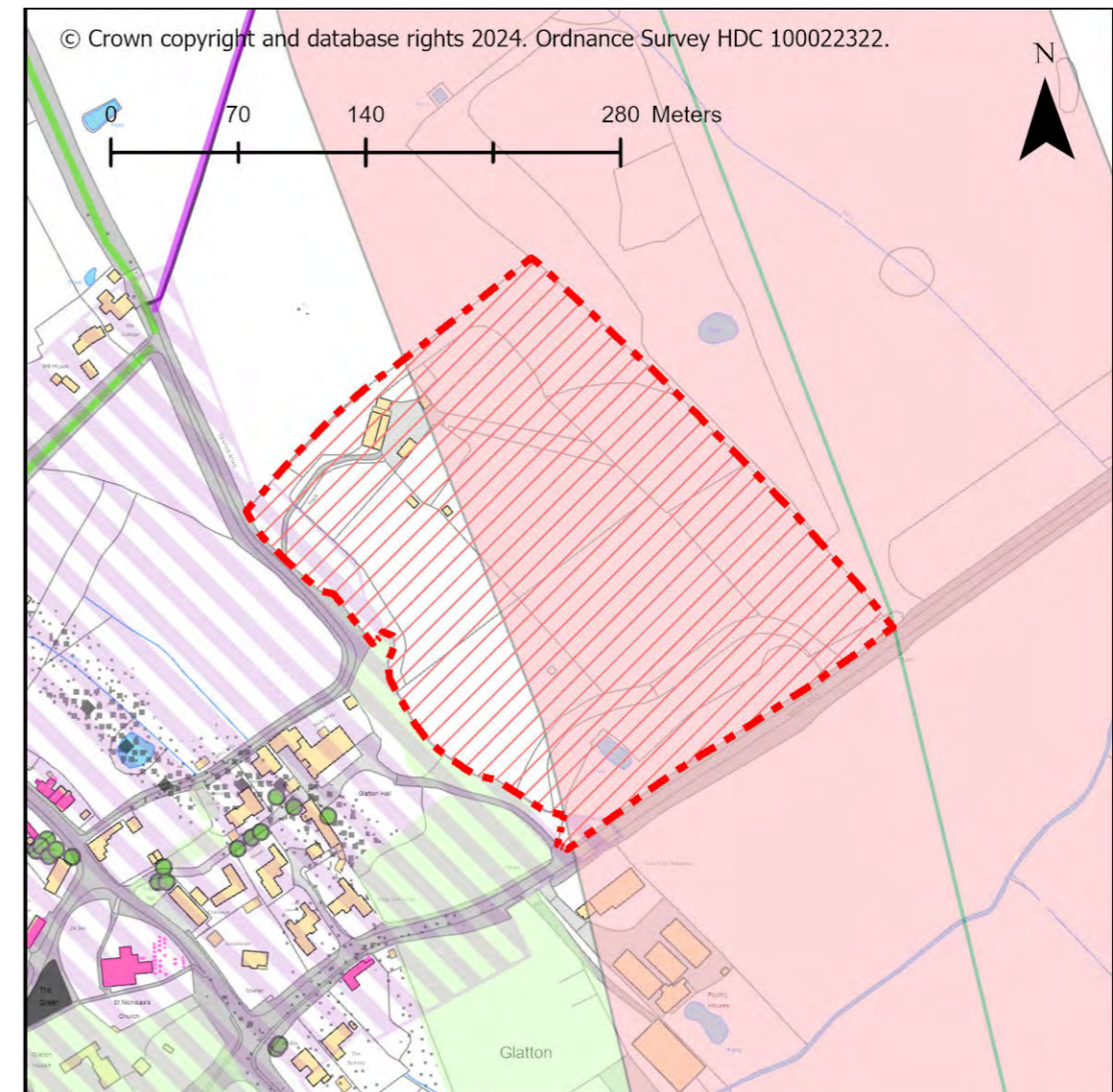
**Core information**

How was the site identified?	Call for Sites Submission: site reference - CfS 117
Relevant planning history	None relevant Mention of agricultural pole barn within call for sites
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly in flood zone 1 and is at low risk from surface water flooding. The site is wholly classified as grade 3 agricultural land.</p> <p>The site is located on the north eastern edge of Glatton and broadly diamond in shape. From the north western to south eastern corner of the site, the land slopes steeply down. This aligns in a broader sense with the downward sloping topography of Glatton village and the Northern Wolds landscape character area, where the land to the east of the site descends towards the Fens and Central Claylands. There are buildings used for agricultural purposes in the north western edge of the site.</p> <p>Residential areas in Glatton are located to the south west of the site but is predominately surrounded by agricultural fields. The site is wholly bounded by well established trees, largely screening residential areas to the south west and countryside to the north. However, the development would be visible from the south and east especially from nearby public right of ways due to the steep topography of the site and therefore would negatively impact the public view of the landscape.</p> <p>There is no known contamination on site but approximately three quarters of the site is within a oil pipeline buffer zone, serving as a significant constraint to development. There are no known heritage assets or nature conservation designations within the site but it does adjoin to Glatton Conservation Area to the south west.</p> <p>Denton Road and Glatton Ways serve as potential access but are of low quality and would need to be upgraded significantly to accommodate the development. Potential access points are also within or adjacent to Glatton Conservation Area and would likely require the removal of trees.</p> <p>The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration or reuse of previously developed land. Approximately half of the site is within a mineral safeguarding area for Bricklay and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development. The site is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a single family who support it's development. There are no known legal restrictions impacting the site. The site promoter intends to sell the land to a third party once the allocation status has been acquired and has stated that the land will become available for development between 2029 - 2034.</p>	+
<p><b>Achievability</b></p>	~

<p>The site promoter has identified that water, electricity and public highway access is available from the site boundary. Gas is not immediately available and access to digital and telecommunication infrastructure is unknown.</p> <p>There would be issues with the layout and capacity of the development due to the land sloping steeply from west to east. The location of the site within the oil pipeline buffer zone is unlikely to impact development on the site.</p> <p>Public highway access is constrained by Glatton Conservation area, the removal of trees and poor road quality. Access from Glatton Ways may also be restrained by a private track and a strip of land comprising of trees which seperates the site boundary from the track which may form a ransom strip impeding achievability of access. Consultation with Cambridgeshire County Council would be required to determine whether there is a feasible access point. The A1(M) is located to the east of the site ad therefore the development could be impacted by noise pollution.</p> <p>The cumulative impact of the constraints outlined significantly impact the achievability of the site.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are significant constraints to development. The site is categorised as greenfield land, agricultural buildings to the north west of the site would need to be cleared. The site promoter intends on acquiring allocation status and therefore the site is considered to be developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is in flood zone 1 with minimal risk of surface water flooding</li> <li>• Wholly classified as grade 3 agricultural land</li> <li>• There a significant structures/ agricultural buildings which could be reused or recycled.</li> <li>• Education facilities, shops and natural green space are remote from the site</li> <li>• There are culture and leisure facilities in Glatton and it is within 5km of employment opportunities situated in Sawtry.</li> <li>• It is sufficiently remote from all of the designated nature assets but the development could cause adverse impact to adjoining Glatton Conservation Area.</li> </ul>
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- The site would negatively impact the character of the local area due to its location, scale and landscape impact.
  - Key constraints would reduce the developable area and therefore make it even more difficult to integrate the site into the settlement.
- In combination, the outcomes of the LAA and SA indicate that the site:
- Would not be appropriate for development due to the steep topography of the site and potential adverse upon the character of the village and conservation area.
  - Highway access may require the removal of protected trees.

**HDC's Delivery Calculations**

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HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is inappropriate for development	N/A	N/A

**Updates after the Initial Assessment**

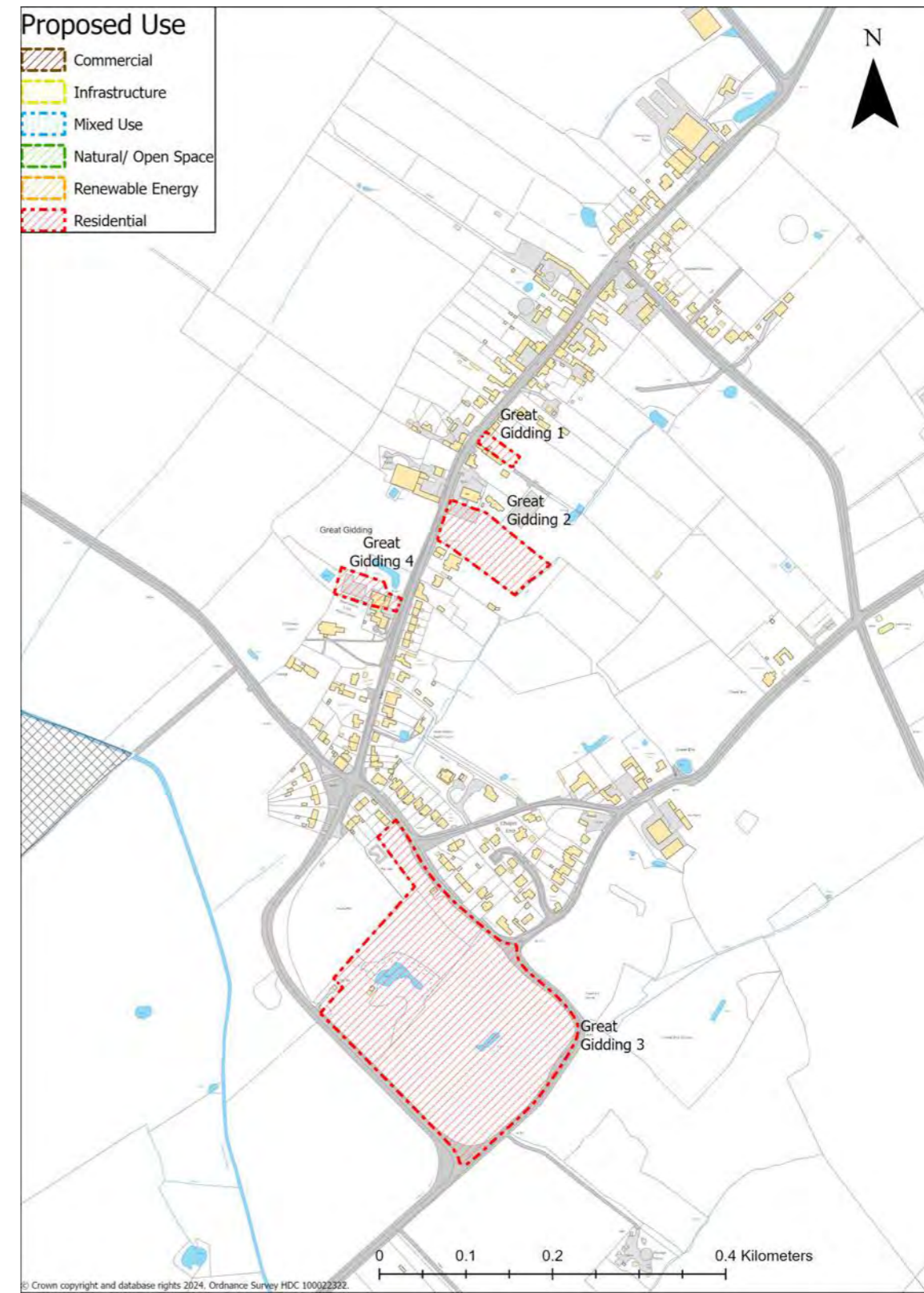
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## 9 Great Gidding

9.1 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Gidding 1: Land adjacent to 52 Main Street, Great Gidding
- Great Gidding 2: Land South of Great Gidding village hall, Great Gidding
- Great Gidding 3: Land adjacent to Chapel Lane, Great Gidding
- Great Gidding 4: St Gidding School, Great Gidding





9.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Great Gidding 1: Land adjacent to 52 Main Street, Great Gidding**

<b>Site reference</b>	Great Gidding 1
<b>Site name</b>	Land Adjacent to 52 Main Street, Great Gidding

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
The site is located off main street and is in the centre of Great Gidding	Great Gidding	Approximately 0.074

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Market and/or affordable housing	2 dwellings	Up to 2 years

**Core information**

How was the site identified?	Call for site submission: site reference - CfS 194
Relevant planning history	Application Number: 03/020771/FUL Proposed development: Rebuilding of a front boundary wall Outcome: Approved Application number: 20/01132/TRCA Proposed development: Fell all trees to ground level Approved
Land type	Garden land
Current use of the site	Residential, garden land only
Supporting information	None Submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	No	Fail



**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is below the required minimum site threshold required for detailed assessment.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No because the site has failed fundamental constraints by being below the site threshold.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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**Great Gidding 2: Land South of Great Gidding village hall, Great Gidding**

<b>Site reference</b>	Great Gidding 2
<b>Site name</b>	Land South of Great Gidding Village Hall, Great Gidding

Site address	Parish(es)	Site area (ha)
Land South of Great Gidding Village Hall, Great Gidding	Great Gidding	0.667 ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Biodiversity Net Gain Car Park	10 dwellings	Approximately 2 years

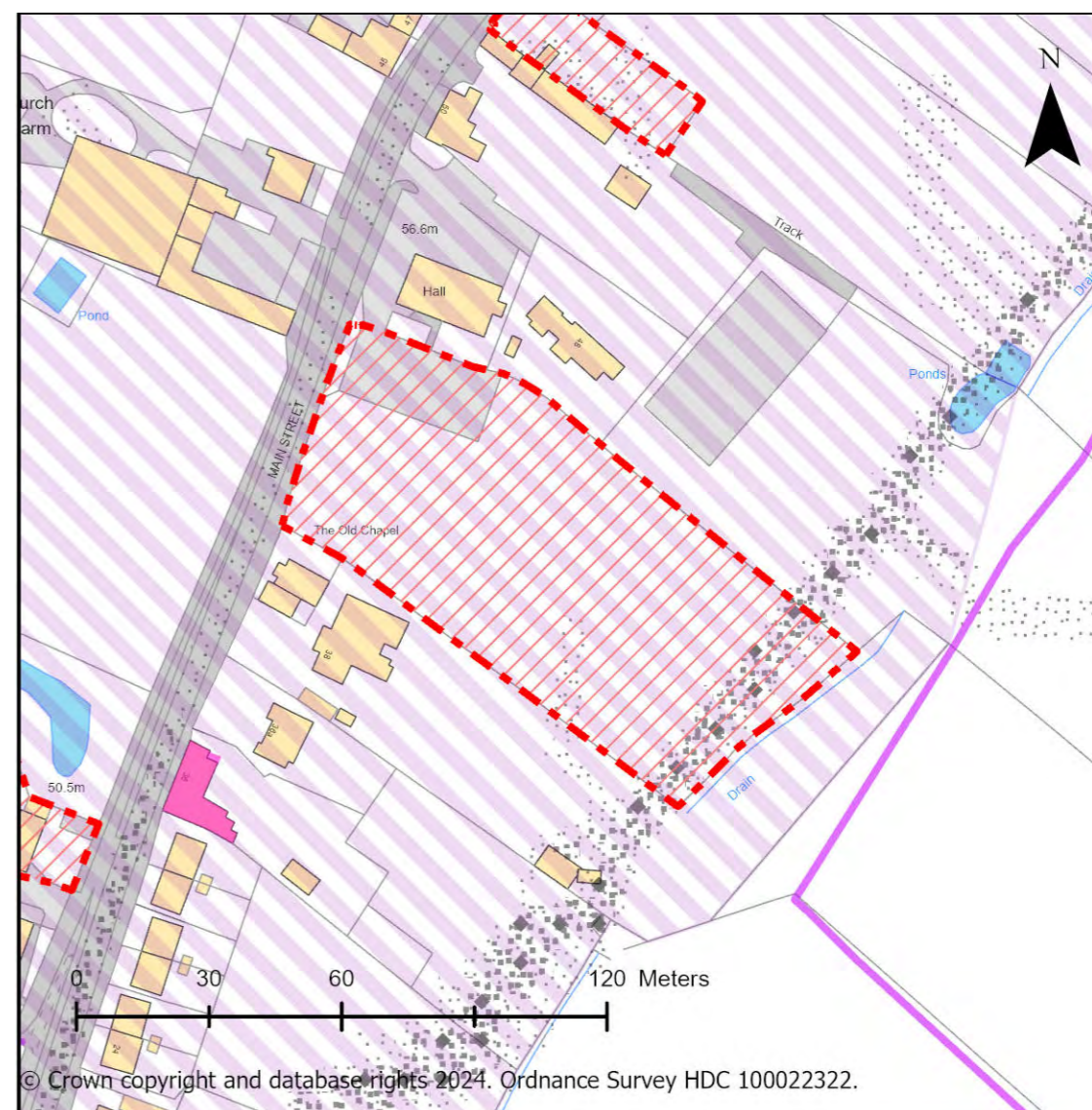
**Core information**

How was the site identified?	Call for Sites 2023 submission: Site reference - 193
Relevant planning history	None
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land and community uses
Supporting information	None Submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

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<p>The site is within flood zone 1 but is at some risk from surface water flooding due to a drain that runs along the eastern edge of the site. The site is wholly classified as grade 3 agricultural land.</p> <p>Great Gidding is broadly linear in shape with a large proportion of the houses in this settlement, including the site proposal, fronting onto Main Street. The land within the site slopes gently down from west to east up to the eastern boundaries from which the land slopes gently upwards to Chapel End road. Surrounding the site, there are agricultural fields to the east, properties and associated land immediately to the north and south and Main Street to the north west. The boundaries of the site are characterised by trees and hedgerows but public views into the site from a public right of way to the east are likely due to the topography of the site and adjacent land causing some landscape impact.</p> <p>There is no no known contamination or pollution on site and there are no oil pipelines or buffer zones within the site. There are electricity lines within the site running in two directions, north west to south east and south west to north east, which could constrain development. The site promoter has stated the power lines will be incorporated into the design process, potentially using the effected land for Biodiversity Net Gain (BNG). There are no designated nature assets within the site. The site is wholly within Great Gidding Conservation Area. Highway access could be achieved from Main Street.</p> <p>The site is predominantly greenfield land. In the north western part of the site there is an overflow car park serving the Village Hall, the site promoter has stated they intend to retain and enhance his area of the site potentially contributing to the reuse and improvement of previously developed land. The site is outside a mineral safeguarding and water recycling area.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a single company who support its development. There are no known legal restrictions impacting the site. The site promoter has stated that the site is available for development and will be delivered by a house builder. There is a car park associated with the village hall that the site promoter has stated will be enhanced by the development.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all services, except gas are immediately accessible from the site boundary. Highway access to the site could be achieved from Main Street.</p> <p>There are no topographical challenges to overcome within the site which would impact viability. There would be some landscape impact due to the site being visible from the east and the potential number of homes being out of line with the current built form along Main</p>	~

<p>Street. This constraint could be overcome by proposed BNG on the eastern side helping to screen the development. The site promoter has stated the development would not impact the location of the power lines which would therefore reduce the developable area and potentially the capacity. The proposal would require sensitive design to ensure the character of Great Gidding Conservation Area is maintained. The eastern side of the site is at risk of some surface water flooding, proposed BNG on this side of the site would help overcome constraint and a sustainable drainage system would need to be implemented.</p> <p>The overflow car park currently used by the village hall is intended to be enhanced by the development.</p> <p>Constraints outlined relating to landscape, electricity lines and surface water flooding risk, reside on the eastern side of the site may be overcome by the BNG proposal. To this end, the capacity of the site may need to be reduced to consider the reduction in developable area and to align with the existing built form on Main Street.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are constraints that may be overcome. The site promoter seeks to deliver the site via a housebuilder and has stated the land will become available between 2024 and 2028. Development of the site is contrary to current policy so an allocation status would be required in order to develop the site. Consequently, the site is categorised as being developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is flood zone 1 with minimal surface water flooding</li> <li>• The site is predominantly greenfield, classified as grade 3 agricultural land.</li> <li>• Limited access to natural green space, employment concentrations and education facilities.</li> <li>• There is a shop and multiple culture and leisure facilities in close proximity to the site.</li> <li>• Sufficiently remote from all of the designated nature assets except a County Wildlife Site.</li> <li>• Wholly within Great Gidding Conservation Area and highway access could cause the removal of protected vegetation.</li> </ul>
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- Development provides an infill opportunity but should be located towards the site frontage to preserve the character and form of Great Gidding and minimise landscape.
  - Wider benefit to the community offered through the enhancement of the existing car park to the north of the site serving the village hall.
- In combination, the outcomes of the LAA and SA indicate that the site:
- May be appropriate for development if located towards the site frontage to minimise impact upon the landscape and character of Great Gidding whilst avoiding the electricity lines on the eastern side of the site.
  - Needs to conserve Great Gidding conservation area.
  - Supports national aspirations for residential development on sites of less than 1 ha.
  - Provides an opportunity for infill development and growth in a village location.

**HDC's Delivery Calculations**

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HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.667 ha 40% net developable area to minimise landscape and settlement character impact, avoid electricity lines and accommodate village hall car park. 0.667 ha x 40% = <b>0.267 ha</b>	Residential - market and/ or affordable houses. Very low density of 25 dph anticipated due to rural village location. Capacity = 0.267 ha x 25 = <b>7 homes</b>	Available 2024 - 2028 Build out 2 years

**Updates after the Initial Assessment**

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**Great Gidding 3: Land adjacent to Chapel Lane, Great Gidding**

<b>Site reference</b>	Great Gidding 3
<b>Site name</b>	Land Adjacent to Chapel Lane, Great Gidding

Site address	Parish(es)	Site area (ha)
Land adjacent to Chapel Lane, Great Gidding	Great Gidding	5.535

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Public space and amenity provision	Up to 110 dwellings	Approximately 2 years

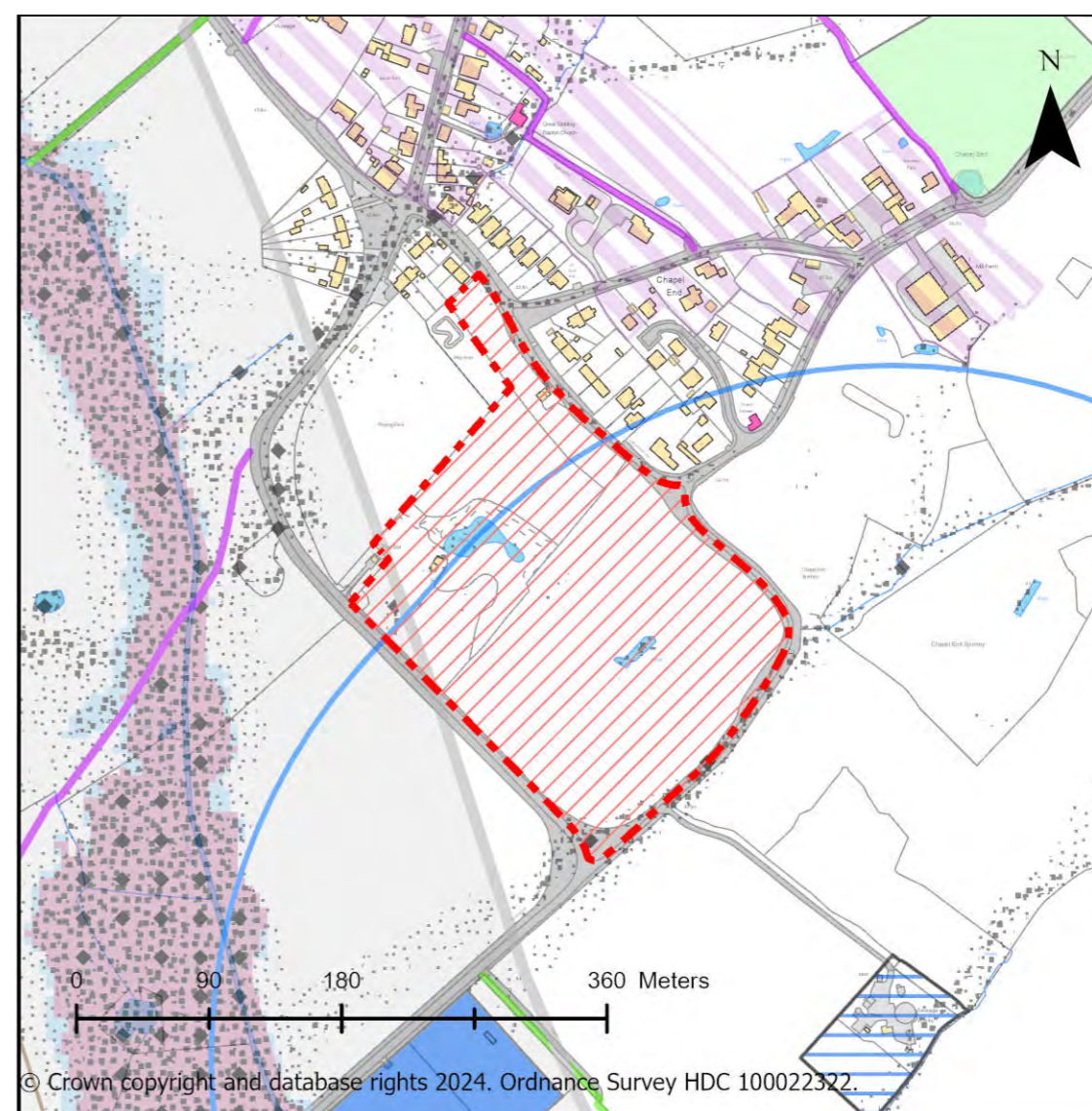
**Core information**

How was the site identified?	Call for sites submission 2023: site reference - CfS 192
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is wholly classified as grade 3 agricultural land. The site is within flood zone 1 but is at some risk from surface water flooding within the middle of the site and along the eastern boundary. The site is located in the south of Great Gidding and predominantly enclosed by surrounding roads, namely Chapel End, Back Lane and Winwick Road except an adjoining public park to the north west. From the north west to the south east, the land slopes up and then gently down. The boundaries of the site are characterised by well established trees and hedgerows but due to the topography of the site there could be some landscape impact looking into the site from surrounding areas. There is no known pollution or contamination impacting the site and there are no oil pipelines or buffer zones within the site. However, there are electricity lines traversing the site in two directions, from north east to south east and south east to north west which would cause a reduction in the developable area or need to be redirected; the site promoter has confirmed that the power line running on the eastern edge (north east to south east) would need to be diverted. There are no known heritage or conservation assets within the site, but the site is adjacent to Great Gidding Conservation Area to the north. Highway access could be achieved from the encompassing roads, consultation with Cambridgeshire County Council is required to inform the most suitable access point.</p> <p>The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The majority of the site, except a very small area in the eastern corner is within a mineral and safeguarding area for sand and gravel. In addition, approximately 4.3ha of the site is within a water recycling a buffer zone serving as a significant constraint to development.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single company who support its development. There are no known legal restrictions impacting the site. The site promoter has stated that the site is available for development and will be delivered by a house builder.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all utilities and digital infrastructure are available from the site boundary. There are no significant topographical constraints within the site impacting the scope of development but there would be some landscape impact. Consultation with Cambridgeshire County Council is required to ascertain the most suitable access point from encompassing roads. The site is predominantly within a mineral safeguarding area and WRA which could significantly impact the capacity and layout of the site and therefore consultation and necessary assessments will be required prior to development to assess whether the impacted land is developable. The proposal would require sensitive design to ensure the character of Great Gidding Conservation Area, to the north of the site, is maintained. The electricity lines, as suggested by the site promoter, would need to be diverted, raising costs for the developer.</p>	~

<p>The cumulative impact of the constraints outlined are significant, negatively impacting the achievability of the proposal.</p>	
<p><b>Deliverability / developability</b></p> <p>There are significant constraints that would need to be overcome. There are no built structures to clear but there is a pond and trees within the middle of the site which will need to be considered in the design process. The site promoter seeks to deliver the site via a housebuilder and has stated the land will become available between 2024 and 2028. Development of the site is contrary to current policy so an allocation status would be required in order to develop the site.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is within flood zone 1 with minimal risk of surface water flooding</li> <li>• Wholly classified as grade 3 agricultural land</li> <li>• Limited access to schools, employment opportunities and public transport</li> <li>• In close proximity to multiple culture and leisure facilities, natural green space and a local convenience store.</li> <li>• The scale and location of the site would likely fail to conserve the character and form of Great Gidding.</li> <li>• It is sufficiently remote from all of the designated nature assets but development in this location would need to be sensitive to Great Gidding Conservation Area to the north, a designated heritage asset.</li> </ul> <p>In combination, the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for development due to key constraints arising from predominantly being in a WRC impacting the layout and capacity and potential for the scale and location of development causing significant landscape impact eroding the rural feel and character of Great Gidding.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Great Gidding 4: St Gidding School, Great Gidding**

<b>Site reference</b>	Great Gidding 4
<b>Site name</b>	St Gidding School, Great Gidding

Site address	Parish(es)	Site area (ha)
St Gidding School, Main Street, Great Gidding Cambridgeshire PE28 9EN (nearest postcode)	Great Gidding	0.207

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	TBC	1-2 years

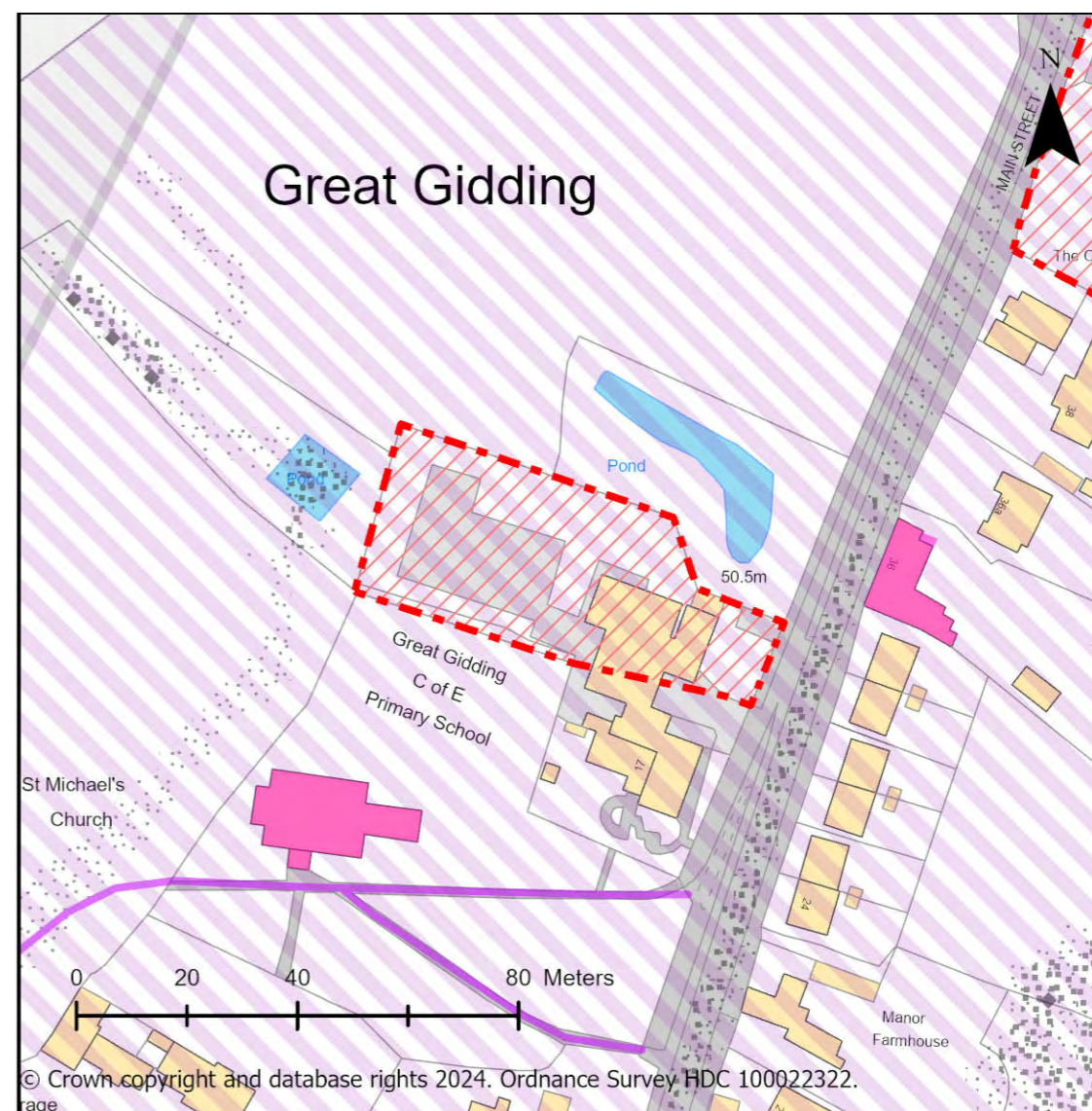
**Core information**

How was the site identified?	Call for Sites Submission 2023 - CfS 349
Relevant planning history	None relevant
Land type	Wholly previously developed land
Current use of the site	Community Uses
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	No. The site is below 0.25 ha and the capacity has not been provided by the site promoter.	Fail



**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No, the site is below the required threshold for site size and the site promoter has not provided the capacity in the submission form.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
Capacity calculation not undertaken as site has failed the threshold for minimum site size.	N/A	N/A

**Updates after the Initial Assessment**

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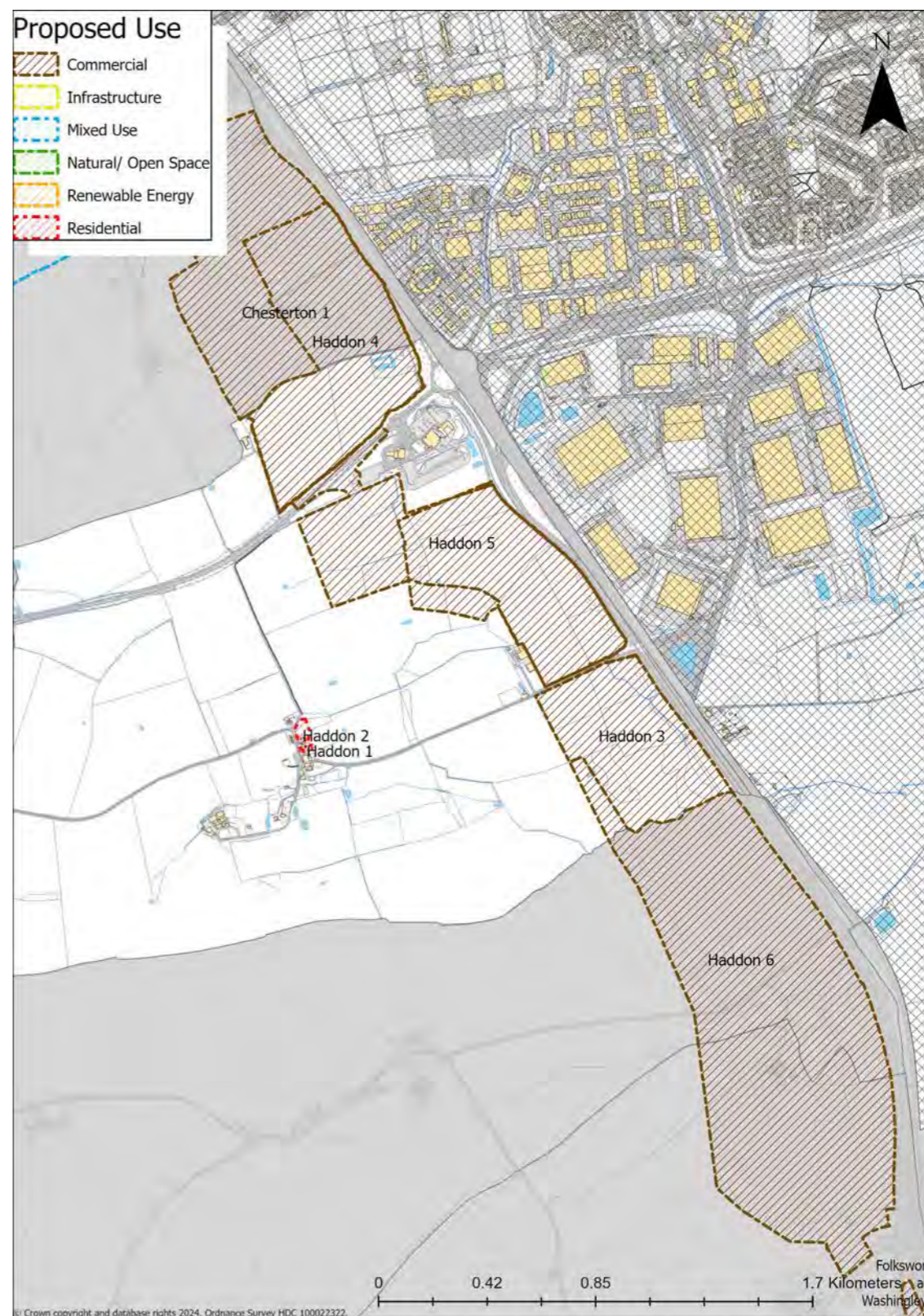


### 10 Haddon

10.1 A total of 6 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Haddon 1: Manor Farm Yard, Haddon Road, Haddon
- Haddon 2: Orchard Field Allotment, Haddon Road, Haddon
- Haddon 3: Land West of A1 and South of Haddon House, Haddon
- Haddon 4: Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon - note that this site also partially falls within Chesterton parish, but it has been included under Haddon as most of the site lies within that parish area.
- Haddon 5: Land at A1 West (South) - South of Peterborough Motorway Services, Haddon
- Haddon 6: Land West of A1(M) between junctions 16 and 17, and South of Haddon Road - note that this site also partially falls within Morborne and Folksworth & Washingely parishes, but it has been included under Haddon as most of the site lies within that parish area.

10.2 Please note that 'Chesterton 1: Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton)' also partially falls within Haddon parish, but it has been included under Chesterton as most of the site lies within that parish area.





10.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Haddon 1: Manor Farm Yard, Haddon Road, Haddon**

<b>Site reference</b>	Haddon 1
<b>Site name</b>	Manor Farm Yard, Haddon Road, Haddon

Site address	Parish(es)	Site area (ha)
Site is an old farm yard between Manor Farm Court and Selah. Post code PE7 3TR	Haddon 1	0.069 ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Custom and self-build housing	1 plot	Approximately 2 years

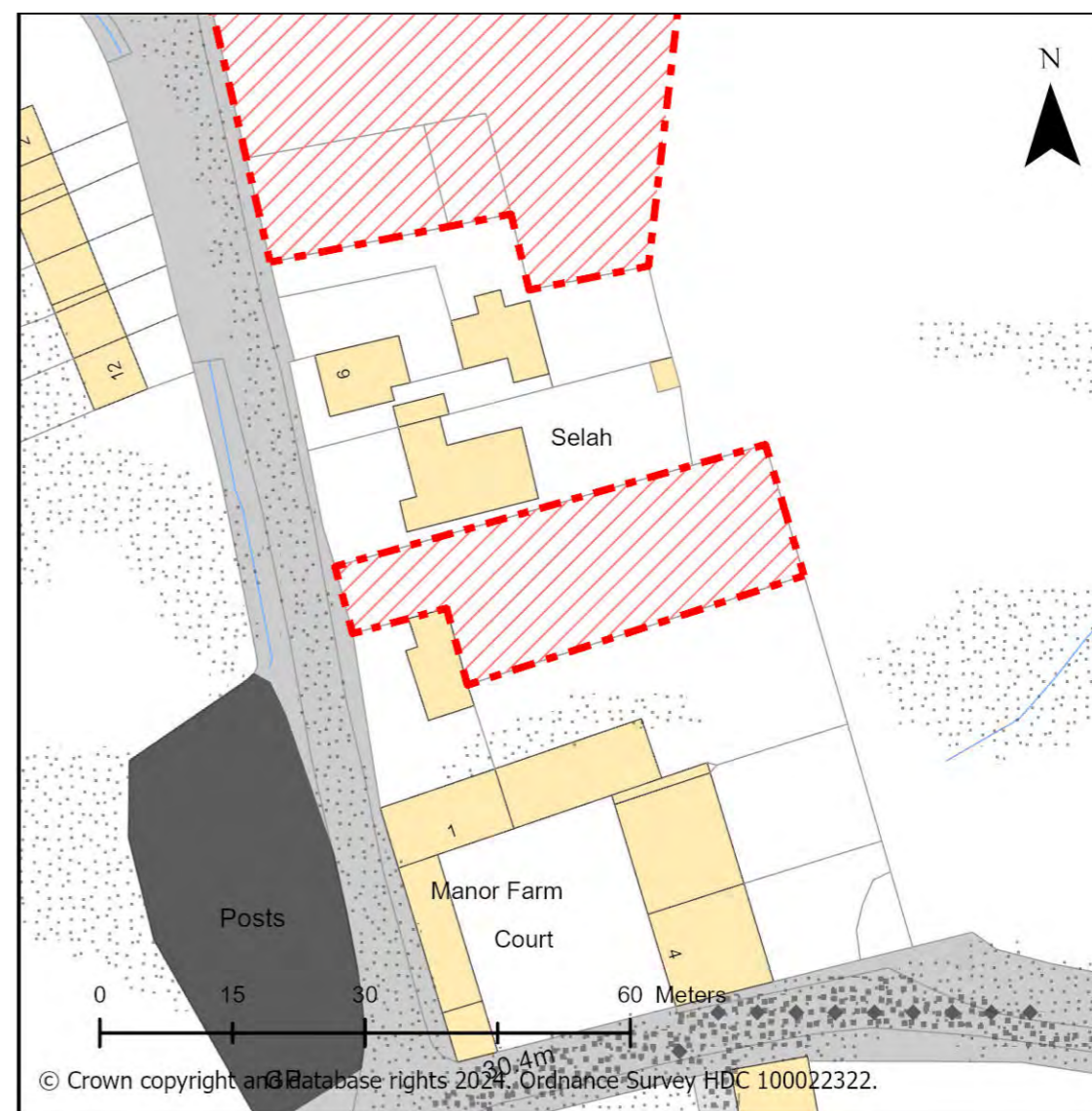
**Core information**

How was the site identified?	Call for sites submission 2023 - CfS 306
Relevant planning history	Application number: 1100256FUL Proposal: Erection of dwelling Outcome: Refused
Land type	Wholly greenfield land
Current use of the site	Agricultural Land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	No	Fail



**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No because the site has failed the fundamental constraints by being below the site size and number of homes threshold.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is below the required minimum site threshold required for detailed assessment.	N/A	N/A

**Updates after the Initial Assessment**



**Haddon 2: Orchard Field Allotment, Haddon Road, Haddon**

<b>Site reference</b>	Haddon 2
<b>Site name</b>	Orchard Field Allotment, Haddon Road, Haddon (land north of 9 Haddon Road)

Site address	Parish(es)	Site area (ha)
Land North of 9 Haddon Road, Haddon. PE7 3TR	Haddon	0.32

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing	2 plots	2-3 years

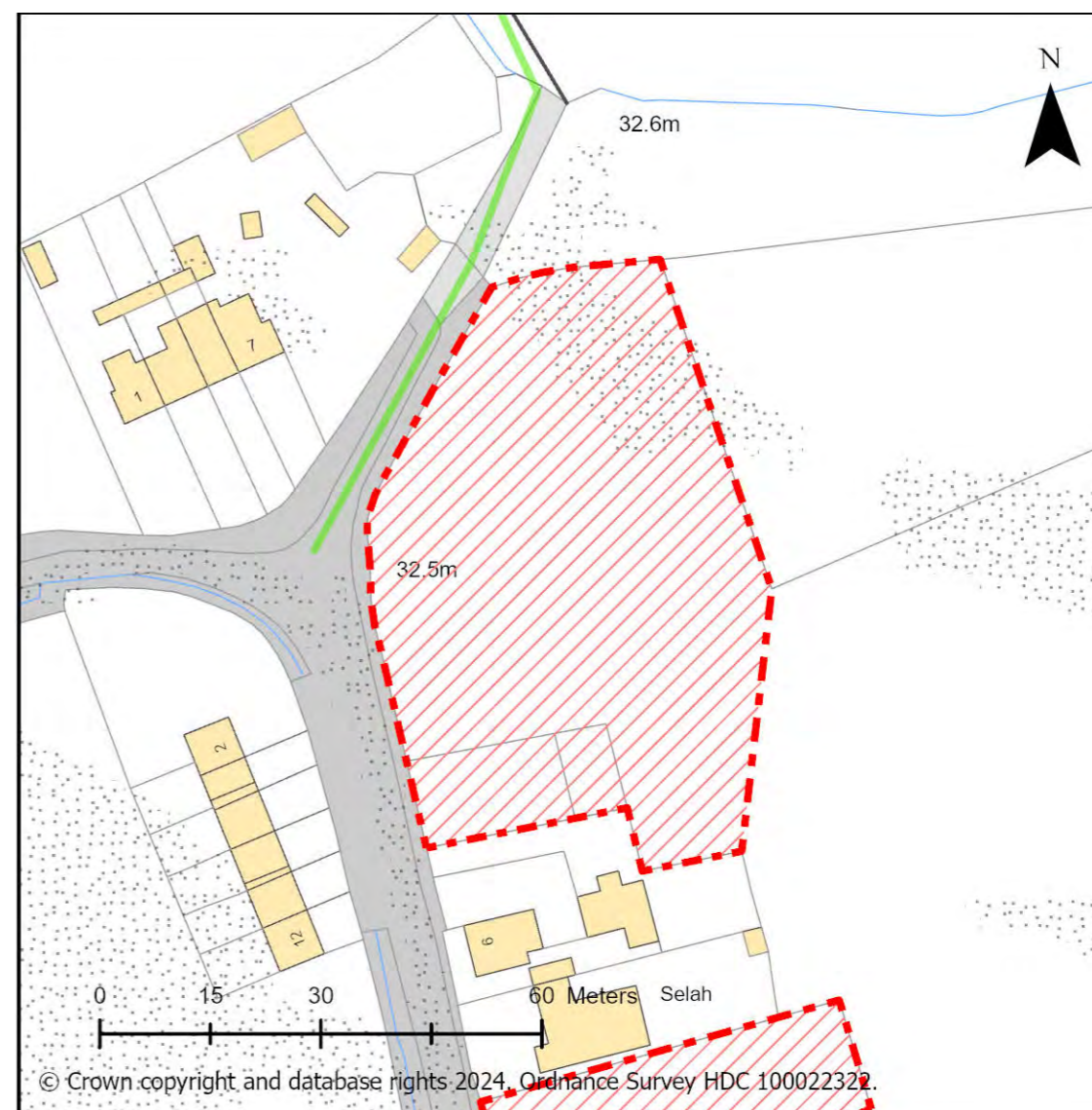
**Core information**

How was the site identified?	Call for sites submission 2023 - CfS 307
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural and garden land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is wholly classified as grade 3 agricultural land. The site is wholly within flood zone 1 with no recorded risk of surface water flooding.</p> <p>The site is located in the north of Haddon. The topography within the site and surrounding land is broadly level, sloping gently down from west to east. There are no built structures within the site. The eastern and southern boundary is characterised by well established trees and hedgerow but is completely open to the east allowing views into the site from adjoining agricultural fields. Residential properties adjoin the site in the south and is opposite a row of houses to the west along Haddon Road.</p> <p>There is no known contamination on site or gas pipelines running through the site. There are electricity lines traversing the middle of the site from west to east and along the western boundary which could significantly constrain development. There are no designated heritage or nature assets within the site. Highway access could be achieved from Haddon Road.</p> <p>The site is wholly greenfield land and therefore offers no opportunity for the reuse or regeneration of previously developed land. The site is wholly within the mineral safeguarding area for bricklay, consultation with Cambridgeshire County Council will be required to ascertain whether it is a workable resource that might constrain development.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single individual/ company who supports it's development. There are no known legal restrictions impacting the site. The site will be directly delivered by the land owner.</p>	+
<p><b>Achievability</b></p> <p>The landowner has stated that utility and digital infrastructure is available from the site boundary except gas. Public highway access could be achieved via Haddon Road. There are no topographical constraints to overcome. The achievability of development is constrained by the electricity lines that run from west to east and along the western boundary which would impact the layout and capacity of the site but could be mitigated through effective design. However, mitigation could effect the viability of the site, particularly if the electricity line needs to be diverted. The site is in close proximity to the A1(M) and therefore may be subject to noise pollution.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no buildings that need to be cleared prior to development but to access the site it will likely require the removal of a dense treeline along the western boundary. The site is contrary to current planning policies and therefore is considered to be developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:</p> <ul style="list-style-type: none"> <li>• The site is wholly flood zone 1 with no recorded risk of surface water flooding</li> <li>• Wholly classified as grade 3 agricultural land.</li> <li>• Sufficiently remote from all of the designated nature and heritage assets.</li> <li>• The development is of a scale and location that could conserve the character of Haddon and be effectively integrated into the existing place and community.</li> <li>• Very limited access to services, amenities and key infrastructure such as public transport.</li> </ul> <p>In combination, the outcomes of the LAA and SA indicate the site is:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for development requiring the impact of constraints arising from the electricity lines and potential removal of mature trees and hedgerow are fully understood, mitigated and viable.</li> <li>• Opportunity for small scale development in village location potentially conserving the character of Haddon.</li> </ul>
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**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
<p>Gross site area 0.32</p> <p>70% net developable area to allow sufficient landscaping along eastern boundary, retention of mature trees and removing part of the site impacted by the electricity lines.</p> <p>0.32ha x 70% = <b>0.224 ha</b></p>	<p>Custom/ self-build housing</p> <p>Very low density of 25dph anticipated due to rural village location.</p> <p>Capacity = 0.224 ha x 25 dph = <b>6 homes</b></p>	<p>Land available 2024-2028</p> <p>Build out 2-3 years</p>

**Updates after the Initial Assessment**

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**Haddon 3: Land West of A1 and South of Haddon House, Haddon**

<b>Site reference</b>	Haddon 3
<b>Site name</b>	Land West of A1 and South of Haddon House, Haddon

Site address	Parish(es)	Site area (ha)
Land West of A1 and South of Haddon House, Haddon	Haddon	27.71

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Logistics and distribution	45,000 sqm to 90,000 sqm	Available 2024 - 2028 Build out over 5 years

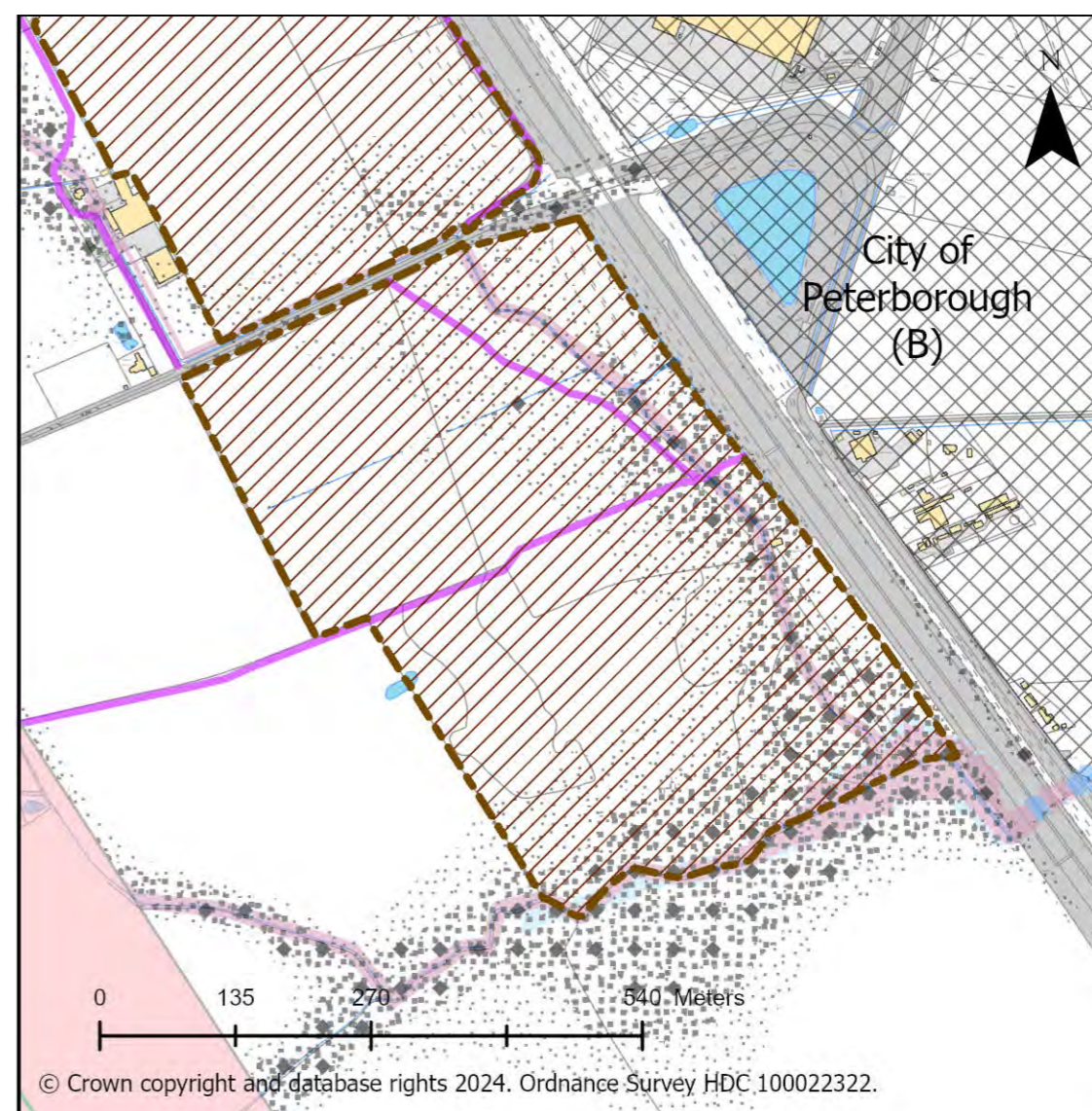
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:115
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Some of the south eastern corner and eastern edge is within flood zone 3b	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	-
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<p>The majority of the site is located within flood zone 1 but its southern edge and a channel along its eastern side is within flood zone 3b. This flood risk is associated with a drain that runs through the site. The site is significantly constrained by surface water flood risk covering over two thirds of the site. The site is wholly classified as grade 3 agricultural land. The site is broadly level and open with minimal vegetation along its western, eastern and northern boundaries. The elevated A1(M) provides views into the site. The site is more obscured on its southern edge from views. Haddon Nursery consists of various mature trees and vegetation within the southern half of the site, the removal of these trees would significantly alter the landscape by removing a local landscape feature. There are two public rights of way running the the site, one runs through the centre of the site. Therefore development would be visible form public vantage points. To the east is the A1(M) and Shark's Lodge and to the north, south and west is open countryside with some agricultural buildings and farmhouses nearby including Toon's Lodge.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Some telegraph poles run along Haddon Road and into the site. The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. Access to the site could be achieved from Haddon Road however this is a single lane road which would require significant upgrades in order to accommodate large logistics vehicles. Additionally, to connect onto the A1(M), vehicles currently need to travel along Haddon Road underneath the A1(M) and carry on for some 2 miles along New Road to connect onto the A1(M) at junction 16. Engagement with Cambridgeshire County Council will be required to further assess the impact of this on the local road network and the feasibility of access but this is a key constraint to the achievability of developing this site.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m of a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take 5 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart form gas supply which is not immediately accessible. The site is broadly level but there are public rights of way and Haddon Nursery within the site as well as</p>	-

<p>channels of land within flood zone 3b and telegraph poles which will impact the layout and potential achievability of developing the site. Additionally, there is likely to be significant impacts on the landscape arising form development. There is also potentially limited vehicular access appropriate to he nature and scale of the proposed development which will require engagement with Cambridgeshire County Council. The scale of the proposed development is also in isolation likely to be an insufficient scale in order to fund a new access or junction from the A1(M).</p>	
<p><b>Deliverability / developability</b></p> <p>The site is greenfield with several constraints impacting the site which cumulatively make developing the site very challenging. The site promoter seeks to deliver the site via a master developer and will be available between 2024 and 2028. The proposal is currently not supported under current local policy so an allocation status would be required. Considering this and the cumulative constraints on the site, the site is not categorised as being either deliverable or developable at this time.</p>	-

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No due to the cumulative constraints relating to landscape, trees, flood risk, public rights of way and telegraph poles on the site making the potential developable area of the site very small for the proposed development. Also access is very constrained from Haddon Road and connection onto the A1(M) to serve a logistics development with largescale vehicles is currently inadequate without substantial upgrades.</p>
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**Impact of the Sustainability Appraisal on the assessment**

The site did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
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Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A
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**Updates after the Initial Assessment**

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**Haddon 4: Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon**

<b>Site reference</b>	Haddon 4
<b>Site name</b>	Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon

Site address	Parish(es)	Site area (ha)
Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon	Haddon	45.97

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> <li>• Employment</li> <li>• Logistics and distribution</li> </ul>	Total 71,535sqm floorspace (with B2 capped at 30%) broken down as follows: <ul style="list-style-type: none"> <li>• 21,460.5sqm of B2 floorspace</li> <li>• 50,074.5sqm of B8 floorspace</li> </ul>	Available 2024 - 2028 Build out over 2 years

**Core information**

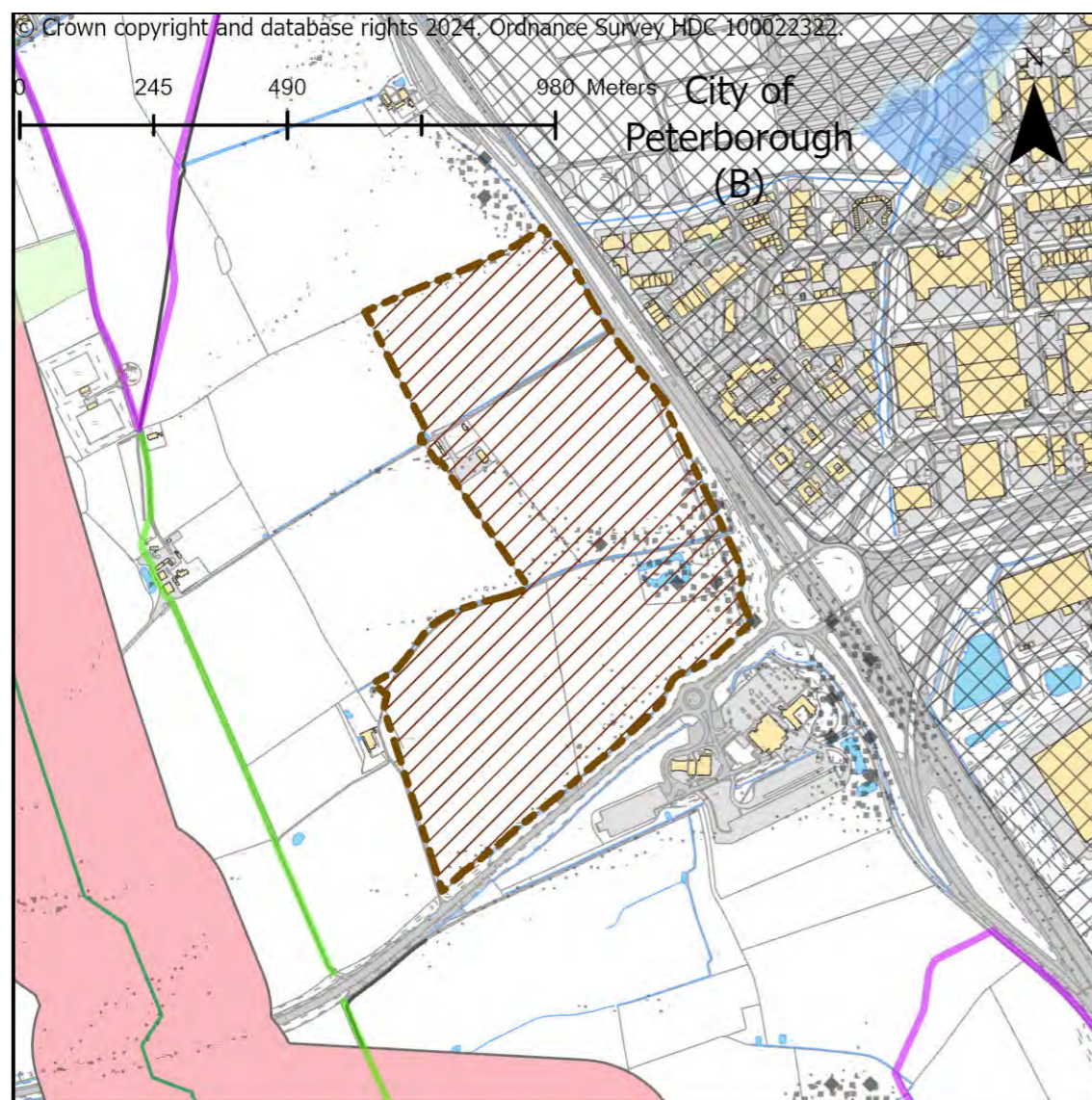
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:206
Relevant planning history	<ul style="list-style-type: none"> <li>• Part of the site was subject to 22/00441/FUL for a hybrid planning application: Full permission sought for demolition of two dwellings, outbuildings and related structures- creation of access from the A605- highway works to Oundle Road Junction 17 of the A1(M)- and associated site infrastructure works compromising groundworks, internal access roads, strategic landscaping, creation of development plateaus and diversion of underground water pipe. Outline permission sought for the construction of industrial distribution units (use class B8) with ancillary offices</li> </ul>

	(use class e(g)). All matters reserved except for access. This was withdrawn in March 2023.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>• A1 West North (Option B) Covering Letter (June 2023)</li> <li>• A1 West (North) - Option B Site Specific Technical Promotion Document (June 2023), which includes the following technical notes as appendices:                             <ul style="list-style-type: none"> <li>• Air Quality Technical Note</li> <li>• Arboricultural Technical Note</li> <li>• Archaeology Technical Note</li> <li>• Built Heritage Note</li> <li>• CGI Imagery</li> <li>• Constraints and Opportunities Plan</li> <li>• Drainage Technical Note</li> <li>• Ecology Technical Note</li> <li>• Geotechnical Summary Note</li> <li>• Landscape Technical Note</li> <li>• Lighting Technical Note</li> <li>• Site Concept Plan</li> <li>• Transport Technical Note</li> <li>• Utilities Technical Note</li> </ul> </li> <li>• A1 West (North) Newlands Overarching Opportunity Document (June 2023)</li> <li>• A1 West (North) Huntingdonshire Logistics - Construction Phase Social Value Framework (June 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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The site lies between the A605 Oundle Road to the north and the A605 and Peterborough Motorway Services to the south, it is also west of the A1(M). The site has also been submitted under CfS:209 (see Chesterton 1 for site assessment) as part of a larger scheme. It is located on the north eastern edge of Huntingdonshire district with Peterborough City Council being on the other side of the A1(M). The site is immediately to the north of another site being promoted at A1 West (South) (see site Haddon 3 for site assessment).

The site is wholly within flood zone 1 with some surface water flood risk within the site. It is wholly classified as grade 3 agricultural land and is currently in agricultural use. There are a number of agricultural buildings and farmhouses on site which would be demolished.

The site predominantly comprises a number of medium to large arable fields. The eastern part towards the A1(M) and Junction 17 is relatively flat with some parts gently sloping and the south western part rises towards the ridgeline and highest ground beyond the site to the west. The existing fields within the Site are generally divided by hedgerows with some drainage ditches. A cluster of buildings at Bottom Lodge Farm are located on the western side of the site, accessed via a track from the A1. A fishing pond, contained within existing trees is located close to the south-east corner of the site. The western side of the site is contained by the ridge of high ground that lies and the eastern side of the site is contained by the A1(M) road corridor, with the existing developed edge of Peterborough, immediately beyond.

There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run through the site and a communications mast is positioned close to the south-western corner of the site. The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. Access is proposed from the A605, with pedestrian, cycle and bus access provided from Oundle Road. From the A605, there are connections to the A1(M). Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. The site is beyond 400m of a water recycling area.

**Availability**

The site is in multiple ownership with all landowners supporting its development. The land has been promoted on behalf of a developer who part owns the site, the site promoter states that the remainder of the site is controlled by way of an option agreement. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take 2 years to complete.

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<p><b>Achievability</b></p> <p>The site promoter identifies that the public highway and digital and telecommunications infrastructure are accessible from the site boundary, with gas supply and electricity supply not being immediately accessible, and mains water supply being accessible within the site. The site has good connections to the strategic road network but engagement with Cambridgeshire County Council will be required to determine if the proposed scale and type of development can be accommodated. The impact on the landscape and surrounding land uses are also key constraints to consider. It is noted that the surrounding wider area particularly to the east of the site within Peterborough City Council is rapidly evolving with largescale logistics and warehousing development at Peterborough Gateway and Great Haddon.</p>	~
<p><b>Deliverability / developability</b></p> <p>The site is greenfield with some buildings on site to clear. There are several constraints impacting the site which cumulatively make developing the site challenging, most notably relating to landscape and access/traffic flows. The site promoter seeks to deliver the site via a master developer and will be available between 2024 and 2028 with the site having an options agreement already in place. The proposal is currently not supported under current local policy so an allocation status would be required. Considering this the site is categorised as being developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is greenfield land consisting of grade 3 agricultural land</li> <li>• Is within flood zone 1 but there area areas at risk from surface water flooding</li> <li>• Is remote from natural greenspace</li> <li>• It has very limited accessibility to a local shop and local services and facilities</li> <li>• It is remote from public transport options so could incentivise car usage if improvements were not made or if adequate footpath and cycle path connections were not made</li> <li>• It could provide employment development that could support job creation</li> <li>• May be subject to higher levels of air, light and noise pollution arising from its proximity to the A1(M) and be of a scale that could result in additional pollution</li> <li>• Is largely contained by the road network to the south and east and by rising land levels to the west. The site has a closer relationship with the countryside rather than to a settlement so</li> </ul>
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<p>detailed masterplanning will be required to address landscape impact and ensure effective integration</p> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for an employment scheme. Landscaping is a key consideration in the masterplanning of any scheme.</li> <li>• Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development, particularly the main point of access being an additional turning from the roundabout on the A605 before junction 16 of the A1(M)</li> <li>• Telegraph poles running through the larger parcel which will impact the masterplanning of the site</li> <li>• Sustainable drainage will be required to mitigate the surface water flood risk</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Gross site area of 45.97 ha</p> <p>Usually for employment development, the gross site area will be used to calculate capacity but considering the constraints on the site relating to the land levels and need for landscaping, some flood attenuation and access route and connection off the roundabout from the A605, the net developable area will be used.</p> <p>Accounting for this the net developable area of 50% will be used.</p> <p>45.97 ha x 50% = <b>23 ha</b></p>	<p>Commercial - employment &amp; logistics/distribution</p> <p>The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, with B2 capped at 30% of the floorspace.</p> <p>The 0.4 plot ratio is most appropriate to use to calculate an indicative capacity for B2 and B8 uses:</p> <p>0.40 plot ratio x 23 ha = 9.2 ha of land for employment uses</p> <p>equating to <b>92,000 sqm.</b></p> <p>Using the split provided by the site promoter between B2 and B8 use this could provide:</p>	<p>Available post 2028, subject to allocation status.</p> <p>Build out over more than 5 years (site promoter anticipates 2 years)</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	<ul style="list-style-type: none"> <li>• 30,667 sqm for B2 use</li> <li>• 61,333 sqm for B8 use</li> </ul>	

**Updates after the Initial Assessment**

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**Haddon 5: Land at A1 West (South) - South of Peterborough Motorway Services, Haddon**

<b>Site reference</b>	Haddon 5
<b>Site name</b>	Land at A1 West (South) - South of Peterborough Motorway Services, Haddon

Site address	Parish(es)	Site area (ha)
Land at A1 West (South) - South of Peterborough Motorway Services, Haddon	Haddon	48.24

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> <li>• Employment</li> <li>• Logistics and distribution</li> </ul>	Total 139,355sqm floorspace (with B2 capped at 30%) broken down as follows: <ul style="list-style-type: none"> <li>• 41,806sqm of B2 floorspace</li> <li>• 97,548.5sqm of B8 floorspace</li> </ul>	Available 2024 - 2028 Build out over 2 years

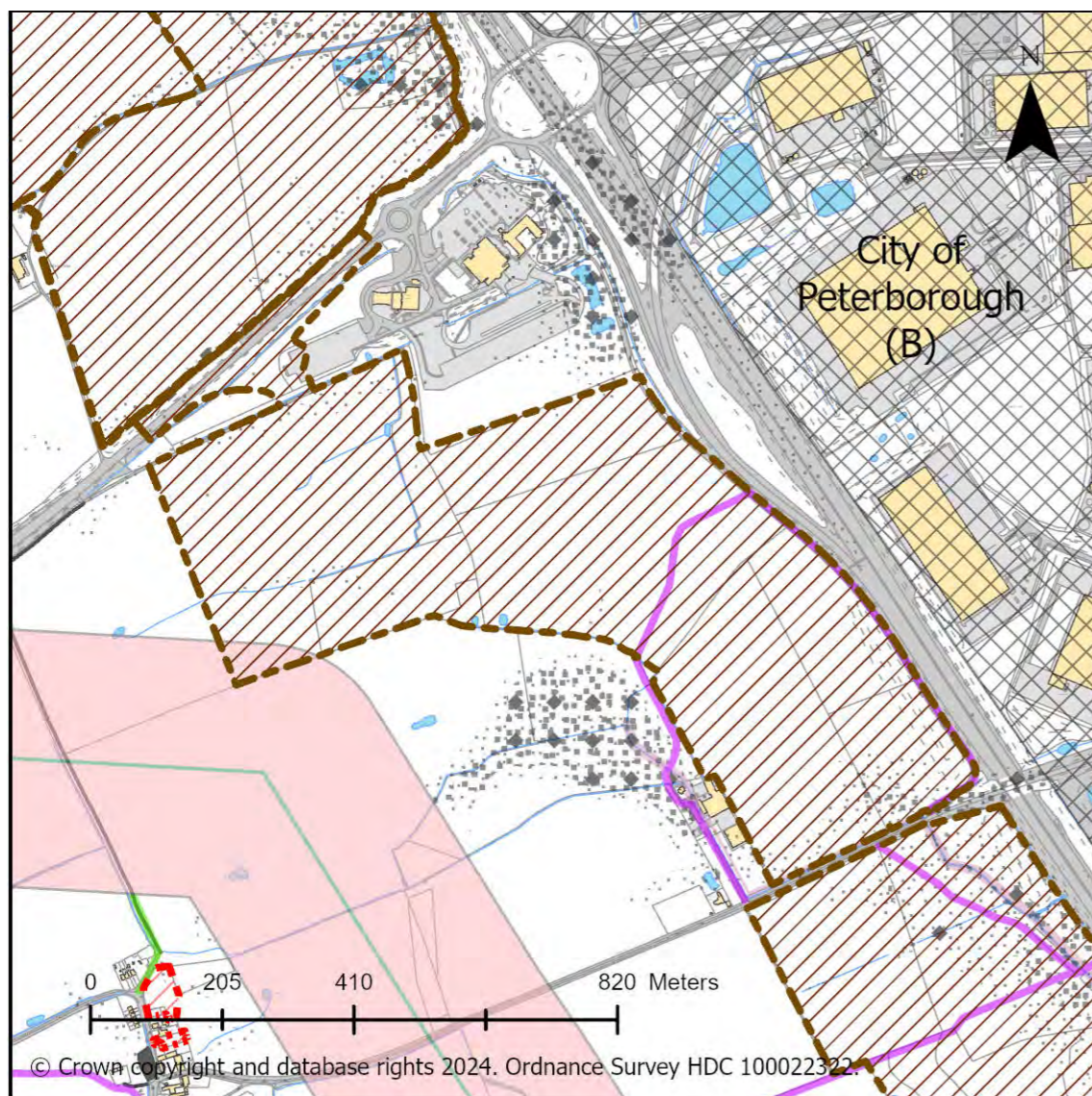
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:212
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>• A1 West South Covering Letter (June 2023)</li> <li>• A1 West (South) - Site Specific Technical Promotion Document (June 2023), which includes the following technical notes as appendices:</li> </ul>

<ul style="list-style-type: none"> <li>• Air Quality Technical Note</li> <li>• Arboricultural Technical Note</li> <li>• Archaeology Technical Note</li> <li>• Built Heritage Note</li> <li>• CGI Imagery</li> <li>• Constraints and Opportunities Plan</li> <li>• Drainage Technical Note</li> <li>• Ecology Technical Note</li> <li>• Geotechnical Summary Note</li> <li>• Landscape Technical Note</li> <li>• Lighting Technical Note</li> <li>• Site Concept Plan</li> <li>• Transport Technical Note</li> <li>• Utilities Technical Note</li> </ul>	<ul style="list-style-type: none"> <li>• A1 West (South) Newlands Overarching Opportunity Document (June 2023)</li> <li>• A1 West (South) Huntingdonshire Logistics - Construction Phase Social Value Framework (June 2023)</li> </ul>
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



by a combination of the A1, Junction 17, A605 and a service area to the north, east and north east. To the south and west is further farmland, woodland and hedgerows, and a minor watercourse/ wet ditch. The site is not level with the western part of the site comprising rising ground, which continues to rise beyond the boundary to the west. The majority of the site is relatively lower lying sloping down towards in the central and eastern part of the site. Land levels reduce by some 20m or so so development on the higher ground would result in a significant landscape impact. The A1(M) forms a landscape buffer to the east as does the A605 and Peterborough Motorway Services to the north. The site is much more open to the south and west where it adjoins open countryside. There are agricultural buildings and a single dwelling adjacent to the site's south western corner accessed from Haddon Road. The site has a public right of way within its south eastern section so development will be visible from a public vantage point.

There is no known contamination on site and no oil or gas pipelines running through the site. Along some of the site's western boundary, a smaller part of the site falls within the buffer zone of an oil pipeline. Telegraph poles run through the site. The site's proximity to the strategic road network mean that development is at greater risk from air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. However, the site promoter has identified the north western corner of the site as having potentially significant archaeology which will require further investigation. The concept plan for the site shows that no built development is proposed on this part of the site. Access is proposed from the A605, with pedestrian, cycle and bus access provided from Haddon Road. From the A605, there are connections to the A1(M) via Junction 17. Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. The site is beyond 400m of a water recycling area.

**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site lies between the A605 and Haddon Road, west of the A1(M) Junction 17. It is located on the north eastern edge of Huntingdonshire district with Peterborough City Council being on the other side of the A1(M). The site is immediately to the south of another site being promoted at A1 West (North) (see site Haddon 5 and Chesterton 1 for site assessments).</p> <p>The site is wholly within flood zone 1 with some surface water flood risk within the site. It is wholly classified as grade 3 agricultural land and is currently in agricultural use consisting of several small and medium sized fields. The site is relatively well defined and contained</p>	~
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<p><b>Availability</b></p> <p>The site is controlled by a developer company who supports its development. There is an option agreement in place on the land. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take 2 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter identifies that mains water supply, the public highway and digital and telecommunications infrastructure are accessible from the site boundary with gas supply and electricity supply not being immediately accessible. The site has good connections to</p>	~



<p>the strategic road network but engagement with Cambridgeshire County Council will be required to determine if the proposed scale and type of development can be accommodated. The impact on the landscape and surrounding land uses are also key constraints to consider as well as the public right of way which runs through the site. It is noted that the surrounding wider area particularly to the east of the site within Peterborough City Council is rapidly evolving with largescale logistics and warehousing development at Peterborough Gateway and Great Haddon.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is greenfield with several constraints impacting the site which cumulatively make developing the site very challenging. The site promoter seeks to deliver the site via a master developer and will be available between 2024 and 2028 with the site having an options agreement already in place. The proposal is currently not supported under current local policy so an allocation status would be required. Considering this the site is categorised as being developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is greenfield land consisting of grade 3 agricultural land</li> <li>• Is within flood zone 1 but there area areas at risk from surface water flooding</li> <li>• Is remote from natural greenspace</li> <li>• It has very limited accessibility to a local shop and local services and facilities</li> <li>• Has some potential to connect to existing public transport options and is of a scale to provide an enhanced provision as well as enhanced connections for footpath and cycle paths, potentially utilising exiting public rights of way</li> <li>• Connections to the road network could incentivise car usage if improvements were not made to the public transport and active transport network</li> <li>• It could provide employment development that could support job creation</li> <li>• May be subject to higher levels of air, light and noise pollution arising form its proximity to the A1(M) and be of a scale that could result in additional pollution</li> <li>• Is largely contained by the road network to the south and east and by rising land levels to the west. The site has a closer relationship with the countryside rather than to a settlement so detailed masterplanning will be required to address landscape impact and ensure effective integration</li> <li>• There may be archaeological potential on the site</li> </ul>
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<p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for an employment scheme. Landscaping is a key consideration in the masterplanning of any scheme.</li> <li>• Engagement with Cambridgeshire County Council will be required to assess whether these accesses and the road network can accommodate the proposed scale of development, particularly the main point of access from the A605</li> <li>• Telegraph poles running through the site which will impact the masterplanning of the site</li> <li>• Sustainable drainage will be required to mitigate the surface water flood risk</li> <li>• Masterplan will need to incorporate existing public rights of way and consider the location of built development in relation to the potential archaeology on the site</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Gross site area of 48.28 ha</p> <p>Usually for employment development, the gross site area will be used to calculate capacity but considering the constraints on the site relating to the land levels and need for landscaping, some flood attenuation, incorporation of public rights of way and access route from the A605, the net developable area will be used. Accounting for this the net developable area of 60% will be used.</p> <p>89.05 ha x 60% = <b>28.97 ha</b></p>	<p>Commercial - employment and logistics/ distribution</p> <p>The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, with B2 capped at 30% of the floorspace.</p> <p>The 0.4 plot ratio is most appropriate to use to calculate an indicative capacity for B2 and B8 uses:</p> <p>0.40 plot ratio x 28.97 ha = 11.588 ha of land for employment uses</p> <p>equating to <b>115,880 sqm.</b></p> <p>Using the split provided by the site promoter between B2 and B8 use this could provide:</p> <ul style="list-style-type: none"> <li>• 34,764 sqm for B2 use</li> <li>• 81,116 sqm for B8 use</li> </ul>	<p>Available post 2028, subject to allocation status.</p> <p>Build out over more than 5 years (site promoter anticipates 2 years)</p>

Updates after the Initial Assessment

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**Haddon 6: Land West of A1(M) between junctions 16 and 17, and South of Haddon Road**

<b>Site reference</b>	Haddon 6
<b>Site name</b>	Land West of A1(M) between junctions 16 and 17, and South of Haddon Road

Site address	Parish(es)	Site area (ha)
Land West of A1(M) between junctions 16 and 17, and South of Haddon Road	Haddon; Morborne; Folksworth & Washingley	188.24

**Promoter's Intentions**

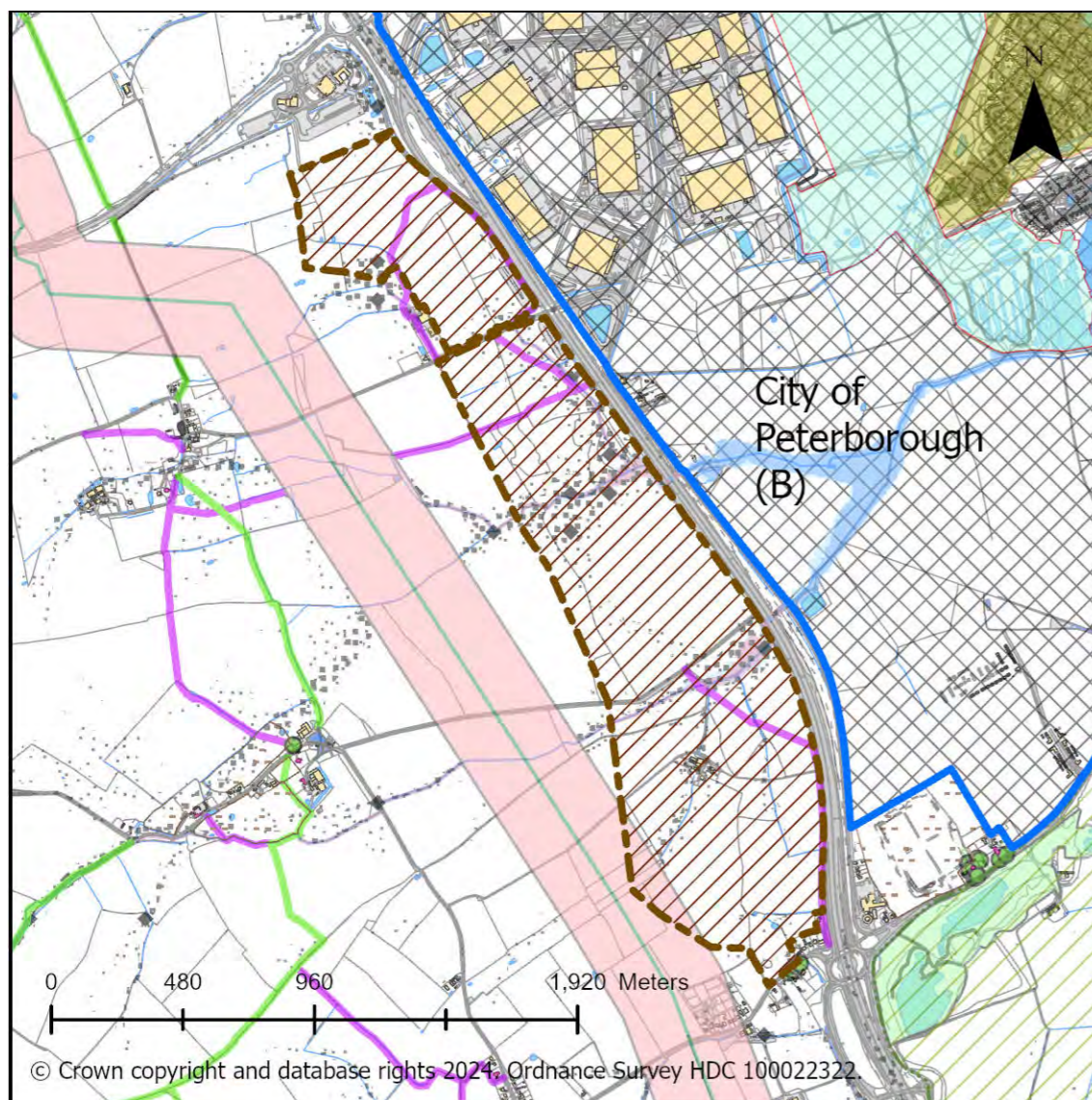
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> <li>• Employment</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>• Transport and parking/lorry parking</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>• Natural green or open space</li> <li>• Biodiversity net gain opportunities</li> <li>• Land to safeguard against flooding</li> </ul>	418,100sqm of industrial floorspace, split between B2/B8 to be confirmed  Capacities for other land uses not provided	Available 2024 - 2028  Build out over 5-10 years

**Core information**

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2415
Relevant planning history	None relevant
Land type	Greenfield land with a small amount of previously developed land
Current use of the site	Agricultural land with an existing dwelling within the site
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Channels of flood zone 3b across the site but this accounts for less than 10% of the site area	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>This is a large site consisting of two parcels of land. The larger extended between Folksworth Road and Haddon Road, the smaller northern parcel is between Haddon Road and the A605 south of Peterborough Services. The site includes land also submitted under Haddon 3 (Land West of A1 and South of Haddon House, Haddon), Haddon 4 (Land at A1 West (South) - South of Peterborough Motorway Services, Haddon) and Folksworth and Washingley 2 (Land adjacent A1 at Norman Cross, Folksworth).</p>	-
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The majority of the site is located within flood zone 1 but there are channels of water running through the site which fall within flood zone 3b. This accounts for less than 10% of the total site area. These areas at higher risk of fluvial flood risk are also at greater risk from surface water flood risk. Pockets of surface water flood risk are found throughout the site, some are at quite high risk. The site is wholly classified as grade 3 agricultural land. The site is broadly level but gently elevates up to its western edge. It is generally open with minimal vegetation along its western, southern and northern boundaries. The elevated A1(M) provides views into the site but there is vegetation along it to screen the site from view. Haddon Nursery and Morborne Thorns consists of various mature trees and vegetation within the site, the removal of these trees would significantly alter the landscape by removing a local landscape feature. There are several public rights of way running through both parcels of the site, including through the centre of the site. Therefore, development would be visible from public vantage points. To the east is the A1(M), it largely consists of agricultural fields but there are some proptiers and farms within the site such as Venetian Lodge and Shark's Lodge. The site is very large and would have a substantial urbanising effect on the landscape fundamentally altering the character of the landscape and the setting of several villages.

There is no known contamination on site and no oil or gas pipelines running through the site. The site's south western corner does fall within the buffer zone of an oil pipeline. Some telegraph poles run along Haddon Road and into the site. The site's proximity to the strategic road network mean that development is at greater risk from air, light and noise pollution, additionally the proposed development could increase levels of pollution. There are no nature conservation or heritage designations on site. There are however some trees protected by a Tree Preservation Orders adjacent to the site's southern boundary. There are several areas of densely wooded areas (Haddon Nursery and Morborne Thorns) which will not benefiting from statutory protection from important landscape features. Access to both parcels could be possible from Haddon Road however this is a single lane road which would require significant upgrades in order to accommodate large logistics vehicles and development of this scale. Additionally, to connect onto the A1(M), vehicles currently need to travel along Haddon Road underneath the A1(M) and carry on for some 2 miles along New Road to connect onto the A1(M) at junction 16. Engagement with Cambridgeshire County Council will be required to further assess the impact of this on the local road network and the feasibility of access but this is a key constraint to the achievability of developing this site.

The site is predominately greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m of a water recycling area.

<p><b>Availability</b></p>	+
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<p>The site is controlled by multiple owners with legal land control agreements being finalised. Development is supported by all owners. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The site promoter suggests the land will be available between 2024 and 2028 and take 5 to 10 years to complete. The site promoter states that technical work is ongoing and further details will be provided in due course.</p>	
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site is broadly level but there are public rights of way and areas of established woodland within the site as well as channels of land within flood zone 3b and telegraph poles which will impact the layout and potential achievability of developing the site. The scale of the site is substantial and will fundamentally urbanise the landscape along the A1(M) to a scale that would detrimentally impact the landscape and the character of the northern part of the district. Additionally, there is likely to be significant impacts on the landscape arising from development. There is also potentially limited vehicular access appropriate for the nature and scale of the proposed development which will require engagement with Cambridgeshire County Council. The scale of the proposed development is also in isolation likely to be an insufficient scale in order to fund a new access or junction from the A1(M).</p>	-
<p><b>Deliverability / developability</b></p> <p>The site is largely greenfield with several constraints impacting the site which cumulatively make developing the site very challenging. The site promoter seeks to deliver the site via a master developer and will be available between 2024 and 2028. The proposal is currently not supported under current local policy so an allocation status would be required. Considering this and the cumulative constraints on the site, the site is not categorised as being either deliverable or developable at this time.</p>	-

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No due to the cumulative constraints relating to landscape, trees, flood risk, public rights of way and telegraph poles. The scale of the site is fundamentally unacceptable due to the urbanising impact it would have on the landscape. Also, access is very constrained from Haddon Road and connection onto the A1(M) to serve a</p>
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	<p>logistics development with largescale vehicles is currently inadequate without substantial upgrades.</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The site has not progressed to Sustainability Appraisal.</p>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>The site is considered inappropriate for development so no capacity calculation has been undertaken</p>	<p>N/A</p>	<p>N/A</p>

**Updates after the Initial Assessment**

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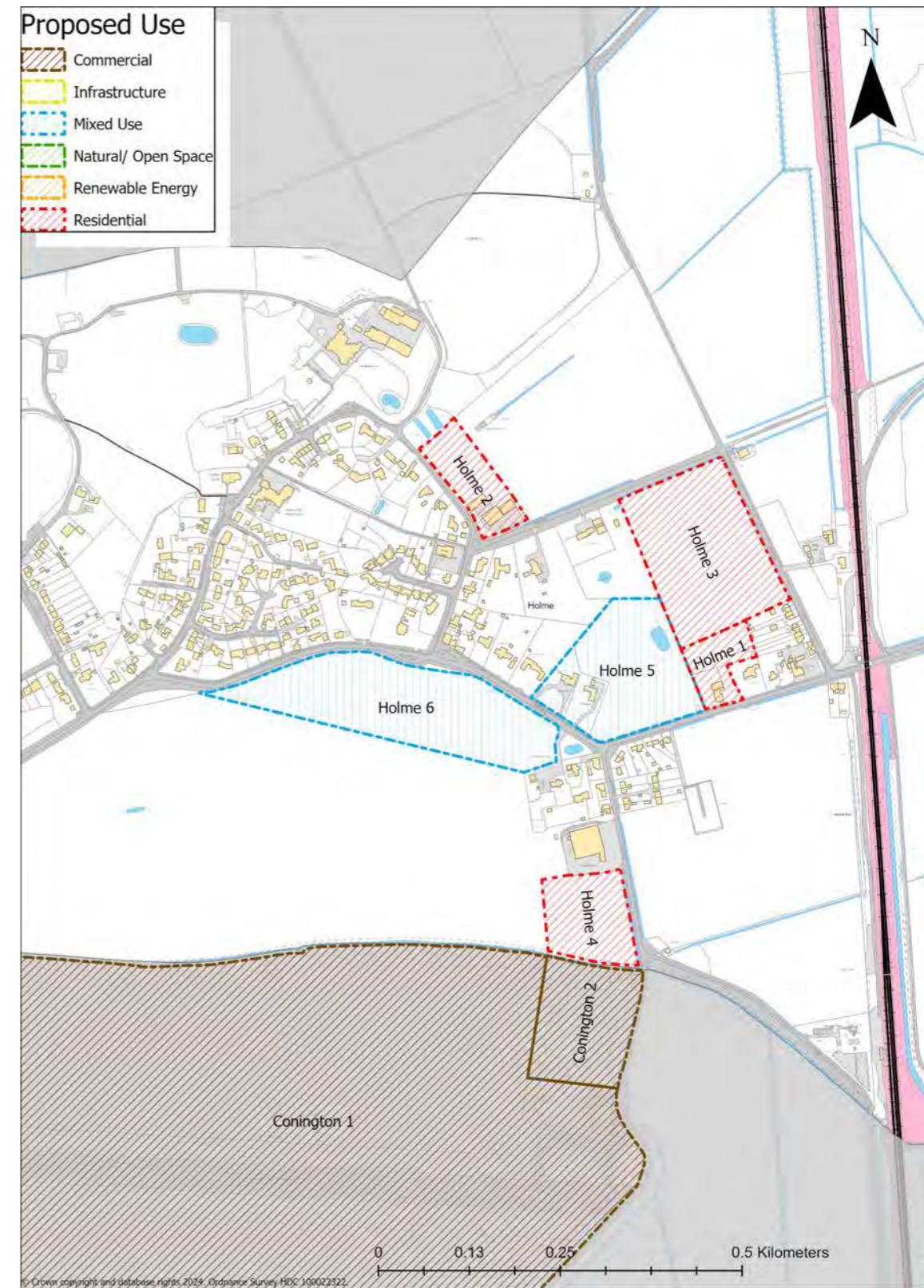




### 11 Holme

11.1 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Holme 1: Land at 39 Station Road, Holme
- Holme 2: Land at Church Street/ Short Drove, Holme
- Holme 3: Yaxley Road, Holme
- Holme 4: Land off Pingle Bank, Holme
- Holme 5: Land to North of Station Road, Holme
- Holme 6: South of Station Road, Holme



11.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2



**Holme 1: Land at 39 Station Road, Holme**

<b>Site reference</b>	Holme 1
<b>Site name</b>	Land at 39 Station Road, Holme

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
39 Station Road Holme PE7 3PH	Holme	0.69ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and Affordable Housing	Unknown	1-2 years

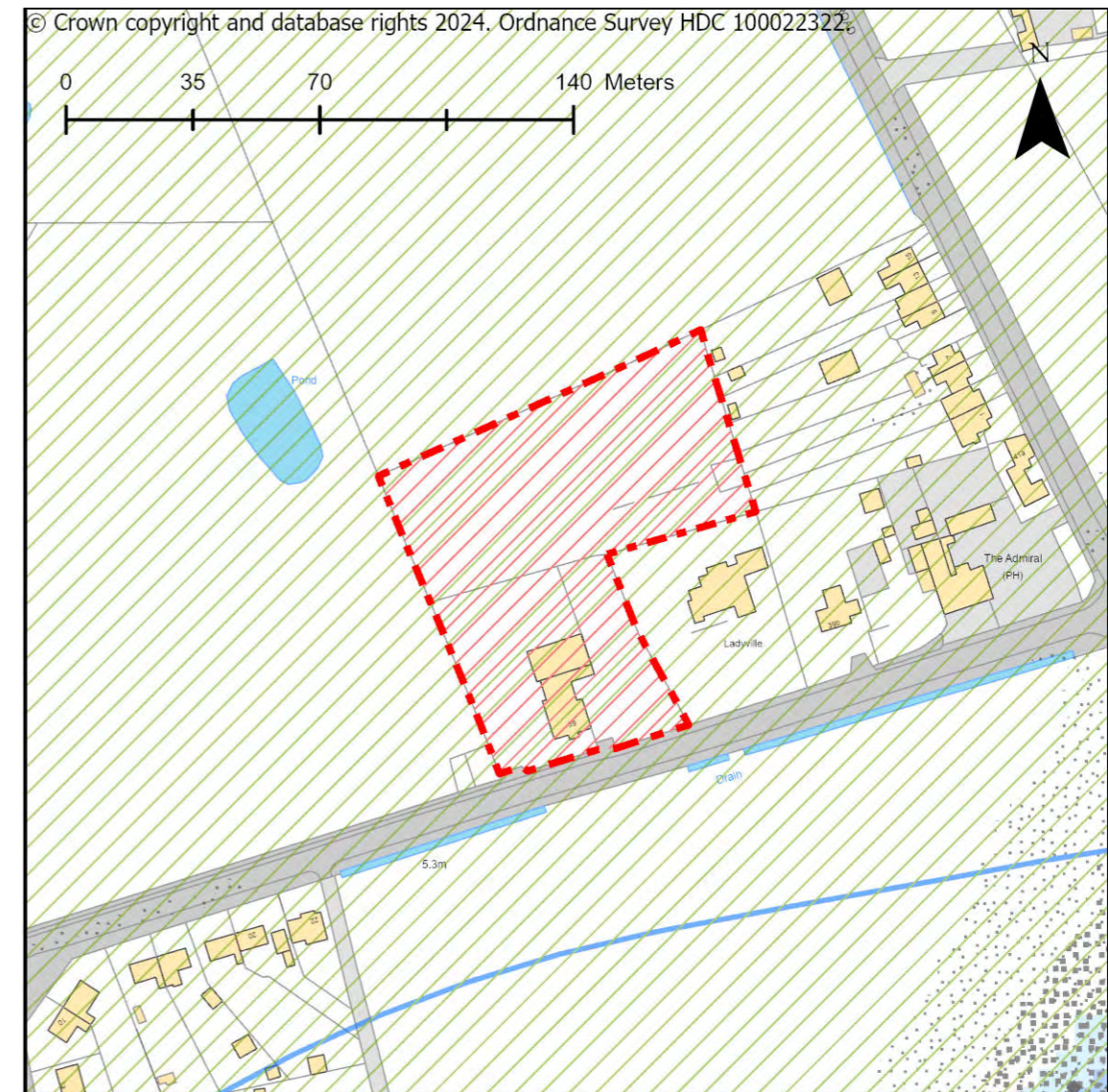
**Core information**

How was the site identified?	Call for Sites Submission 2023 - CfS 38
Relevant planning history	None relevant
Land type	Part previously developed and part greenfield land
Current use of the site	Residential, garden land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	
<p>The site is wholly within flood zone 1 with no recorded risk of surface water flooding. The site is wholly classified as grade 2 agricultural land. The site is located north of Station Road on the eastern edge of Holme, separate from the main residential area by a relatively greenfield land to the west. The land within and surrounding the site is broadly</p>	

<p>level reflecting the flat nature of Holme. In the south of the site there is an existing, in use, residential property, the remaining land being greenfield/ garden land. The eastern boundary adjoins to the curtilage of residential properties along Station and Yaxley Road but is well screened by the well established trees and hedgerow that wholly border the site, also shielding the greenfield land beyond the northern and western boundary. However, the site is wholly within the Great Fen Landscape and Visual Setting.</p> <p>There is no known contamination on site or gas pipelines running through the site. There are no known heritage assets or nature conservation designations within the site.</p> <p>Highway access may be achieved via Station Road, using the existing driveway for the residential property within the site as a route to access the remaining part of the site. Consultation with Cambridgeshire County will be required to understand the most feasible access point.</p> <p>The site offers no opportunity to contribute to regeneration or reuse of previously developed land. All of the site is within a mineral safeguarding area for Brickley, consultation with Cambridgeshire County Council will be required to ascertain if this is a workable resource that might constrain development.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who support its development. There are no known legal restrictions impacting the site. Current residential use will need to be incorporated into the scheme. The site promoter intends to sell the land to a third party once the allocation status has been acquired and has stated that the land will become available for development between 2024 - 2028.</p>	+
<p><b>Achievability</b></p> <p>The landowner has stated that all utilities, except gas, and digital infrastructure are available from the site boundary. Highway access into the site could be achieved from Station Road, however the existing driveway/ track for current residential use will need to be upgraded to ensure appropriate highway access to the northern part of the site. Clarification on whether garden land/ driveway could act as feasible access in terms of size and impact on residential amenity of the current residence would be required prior to development. Without this information this is a significant constraint to the achievability of the site. The site is approximately 150m (as the crow flies) from a railway line potentially exposing the site to noise pollution. There are no significant topographical constraints to overcome. The site promoter has stated there will be no demolition of the in-use residential property which could potentially limit the capacity of the site and would need to be incorporated into the design process.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no built structures to clear as the site promoter has stated there will be no demolition on site. The landowner seeks allocation status and therefore the site is considered to be developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:

- The site is mostly greenfield, classified as grade 2 agricultural land.
- Part of the site is previously developed, there is an existing residential property which will not be impacted by the development.
- The site is wholly within flood zone 1 with no recorded risk of surface water flooding.
- Access to natural green space and some culture and leisure facilities
- Very limited access to shops, employment and public transport.
- Limited relationship to the main concentration of residential development.
- Limited landscape impact if trees and hedgerow retained.
- In close proximity to designated nature assets, namely Holme Fen and the Great fen Project Area. It is sufficiently remote from designated heritage assets.

In combination, the outcomes of the LAA and SA indicate that the site is:

- Not appropriate for development due to the constraints arising from the achievability of highway access given the retention of existing residential property and amenity impact on said property.
- Would create an extension to the village with limited relationship to the main concentration of residential development within the village and therefore infrastructure and services.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is inappropriate for development due to uncertainty of access,	N/A	N/A

**Updates after the Initial Assessment**

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**Holme 2: Land at Church Street/ Short Drove, Holme**

<b>Site reference</b>	Holme 2
<b>Site name</b>	Land at Church Street/Short Drove, Holme

Site address	Parish(es)	Site area (ha)
Land at Church Street/Short Drive, Home	Holme	1.1

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	10-15	2 years

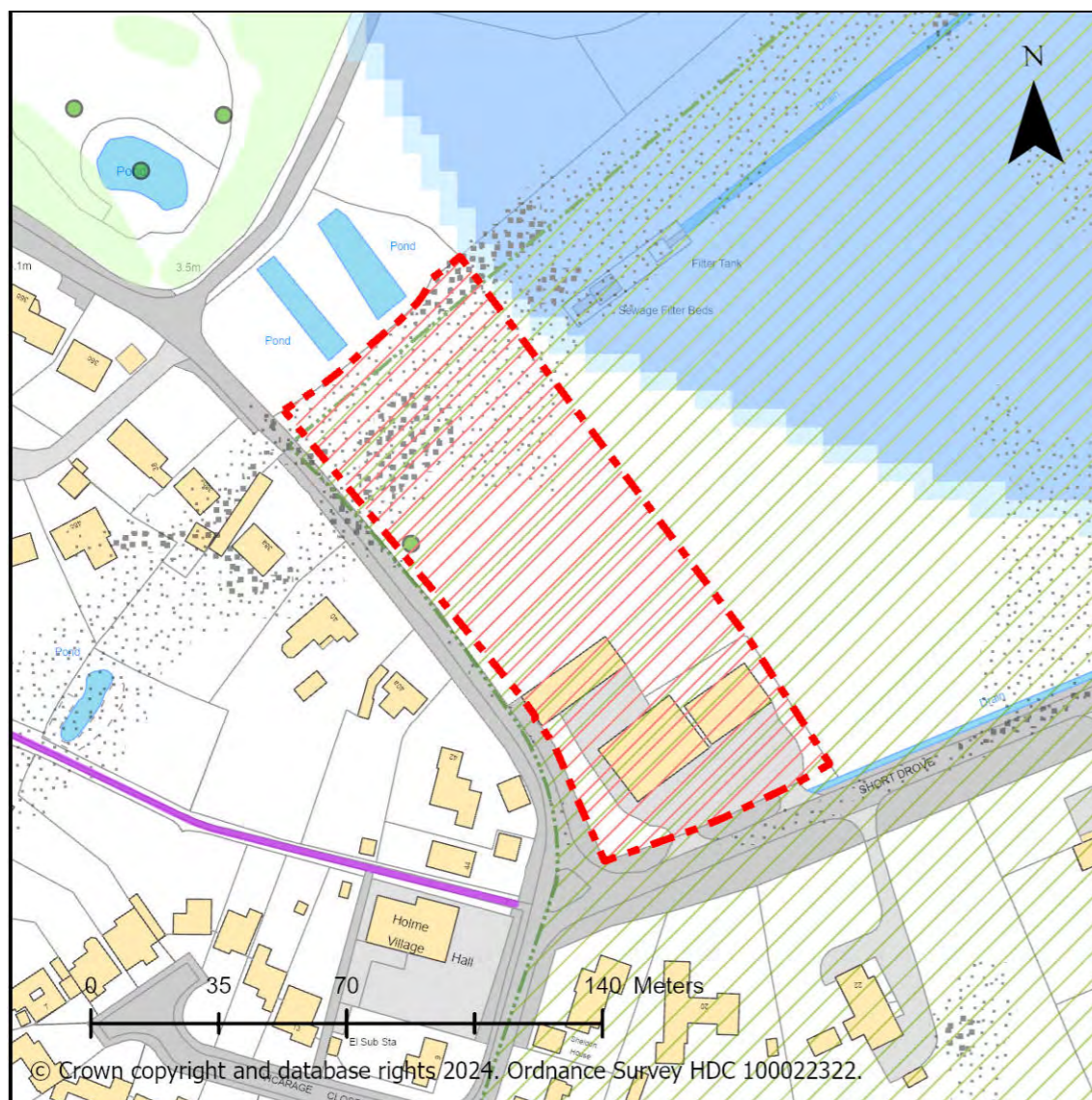
**Core information**

How was the site identified?	Call for Sites Submission 2023 - CfS 157
Relevant planning history	<p>Application number: 18/01819/OUT</p> <p>Proposed development: Residential development of up to 10 dwellings</p> <p>Outcome: Refused</p> <p>Application number: 19/00819/PIP</p> <p>Proposed development: Residential development of up to 10 dwellings</p> <p>Outcome: Refused.</p> <p>Application number: 24/00568/PMBPA</p> <p>Proposed development: Existing agricultural building to proposed single storey accommodation of three x two bedroom dwellings each 75sqm</p>

	Status: Pending Consideration
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

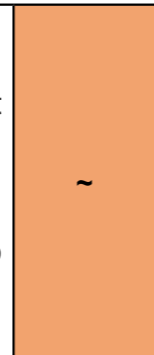


**Assessment of Site Potential**

**Context, constraints and potential suitability**

The site is wholly classified as grade 3 agricultural land. The site is within flood zone 1 but is at risk of surface water flooding on the northern half of the site.

The site is located on the north eastern edge of the built up area within Holme. The land within and surrounding the site is broadly level. There is an agricultural building located to the south of the site. The boundaries of the site are predominantly open, allowing long distance views into the site from adjoining roads (Church Street and Short Drove) and

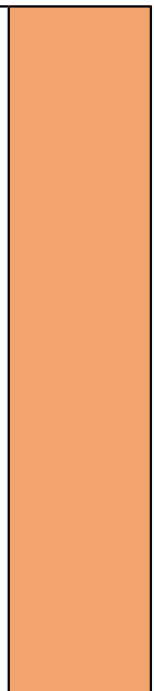


countryside, except to the north where there is a dense tree line. There could be significant landscape impact due to the flat topography of the site and surrounding land and the open boundaries. In addition, the site is within the Great Fen Visual and Landscape Setting.

There may be odour issues due to the sewage filter beds neighbouring the site to the east. Highway access may be achieved from Short Drove or Church Street. There is no known contamination on site or gas pipelines running through the site. An electricity line runs along the western boundary. There are no known heritage assets or nature conservation designations within the site. However, there is a TPO for a tree on the western side of the site which could constrain development.

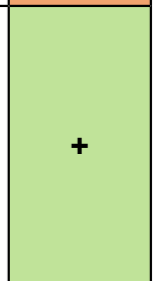
The site is wholly greenfield land and therefore offers no opportunities for regeneration or use of previously developed land.

The site is wholly within a mineral safeguarding area for sand and gravel, consultation with Cambridgeshire County Council will be required to ascertain whether this is a workable resource that might constrain development.



**Availability**

The site is owned by a single family/ company who support it's development. The land is controlled by the developer. There are no legal constraints to overcome. The development was expected to become available by 2023, the site promoter stating that the site is available immediately for development.

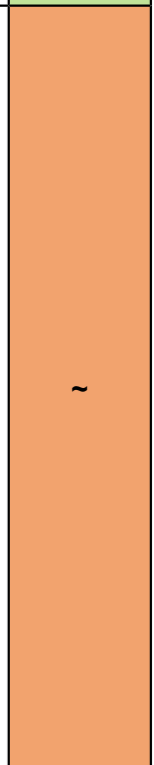


**Achievability**

The site promoter has stated that electricity and water is available within the site and digital infrastructure is accessible from the site boundary. Gas is not immediately available.

Highway access could be achieved from Short Drove, consultation with Cambridgeshire County Council will be required to ascertain the most feasible access point. There are no significant topographical challenges to overcome. The electricity line may impact the layout of the site and suggests Short Drove would be more appropriate for highway access. Agricultural buildings to the south of the site would need to be cleared and an odour assessment may be required to understand the impact of the sewage filter beds to the north. The TPO will need to be incorporated into the design process to protect the tree. There will likely be significant adverse landscape from the development but appropriate screening aligning to the vegetation typical of the area may overcome constraint. It may also be contrary to the aims of the Great Fen.

The constraints outlined have the potential to be mitigated following the necessary through appropriate assessments, consultations and sufficient design and therefore the site is considered to be achievable.



<b>Deliverability / developability</b> The site is contrary to current policy and therefore allocation status would be required.	~
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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:</p> <ul style="list-style-type: none"> <li>• The site is within flood zone 1 but at some risk of surface water flooding</li> <li>• It is greenfield, classified as grade 3 agricultural land with significant built structures that could be reused or recycled</li> <li>• Natural green space is very accessible.</li> <li>• Limited access to employment, shops and public transport</li> <li>• Multiple culture and leisure facilities and a school are nearby to the site</li> <li>• The site relates closely to the existing settlement but there could be significant landscape impact at detriment to the form and character of Holme and the Great Fen.</li> </ul> <p>In combination, the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for development subject to substantial landscape mitigation to conserve the character of Holme and the Great Fen, the preservation of the TPO oak tree and sustainable drainage to account for fluvial flooding.</li> </ul>	
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.1 ha  80% net developable area to accommodate significant landscaping, TPO tree and sustainable drainage.  1.1 x standard proportion of 80% = <b>0.88 ha</b>	Market and/or affordable housing  Very low density of 25 dph anticipated due to the rural village location.  Capacity = 0.88 ha x 25dph = <b>22 homes</b>	Available 2024  Build out 2-3 years

**Updates after the Initial Assessment**

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**Holme 3: Yaxley Road, Holme**

<b>Site reference</b>	Holme 3
<b>Site name</b>	Yaxley Road, Holme

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land off Yaxley Road/ Short Drove, Holme	Holme	3.5

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/ or affordable housing Custom and self-building Open Space uses: Natural, green or open spaces	30 homes, 5 plots  1 ha of natural, green or open spaces and flood safeguarding.	5 years

**Core information**

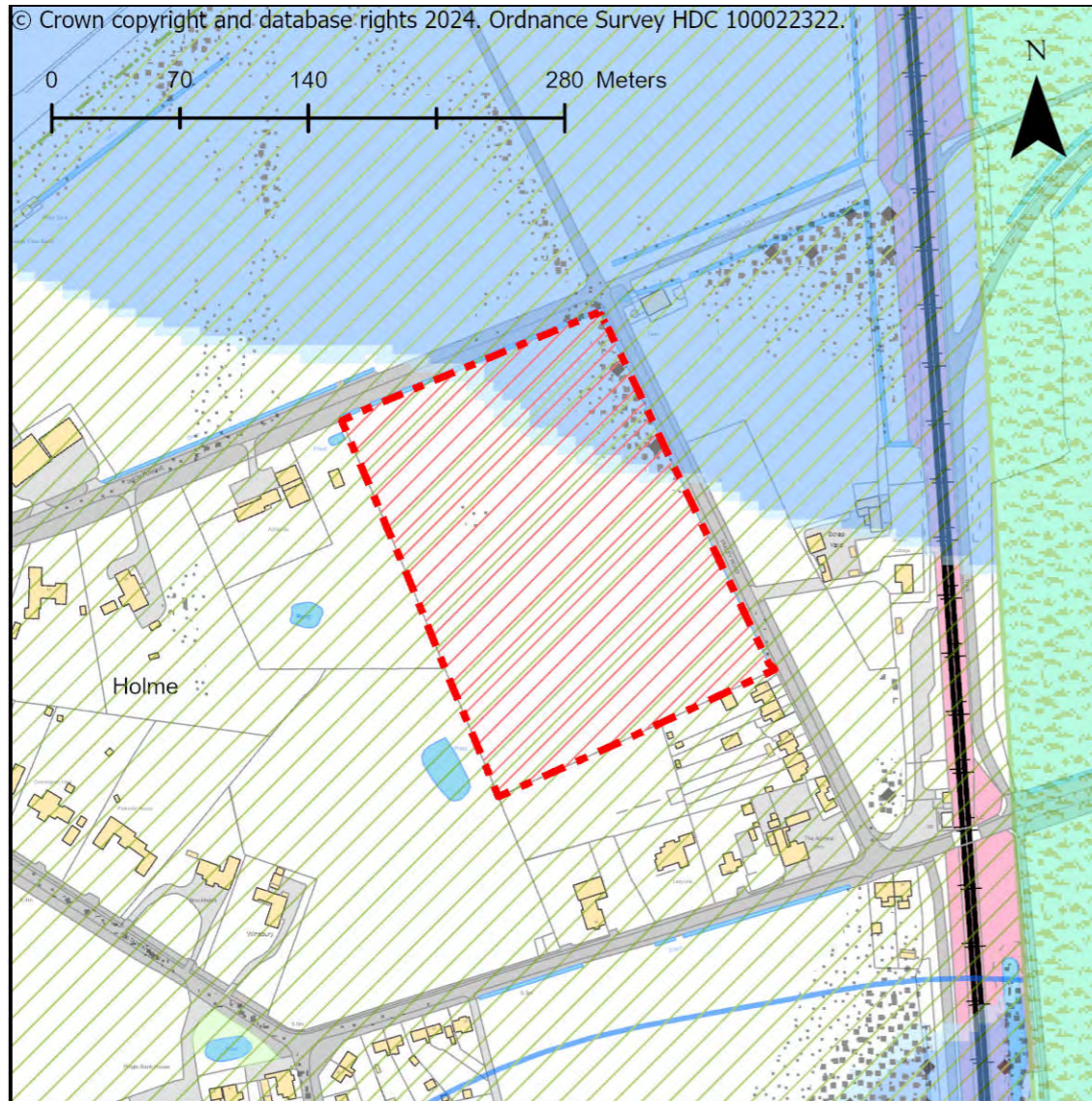
How was the site identified?	Call for Sites Submission 2023 - CfS 181
Relevant planning history	Application reference: 20/00208/OUT  Proposed development: Proposed residential development (rural exception site) comprising of 6 affordable units and 4 open market units with approval sought for access, scale, layout and appearance.  Outcome: Permission  Application reference: 20/00208/OUT

	Proposed development: Proposed residential development (rural exception site) comprising of 6 affordable units and 4 open market units with approval sought for access scale, scale, layout and appearance.  Outcome: Permission  Application reference: 22/01951/REM  Proposed development: Application for Approval of Reserved Matters in respect of Landscaping following Outline Approval 20/00208/OUT for Proposed residential development (rural exception site) comprising of 6 affordable units and 4 open market units.  Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None Submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Suitability and constraints</b></p> <p>The site is wholly classified as grade 2 agricultural land. The site is predominantly in flood zone 1 but the north eastern corner is within flood zone 2 and 3a and at risk from some surface water flooding. The site is located on the eastern side of Holme quite far removed from the built up area. Within and surrounding the site, the land is broadly level. The eastern boundary is open allowing views into the site from Yaxley Road and surrounding countryside but the remaining boundaries are well vegetated comprising of hedgerows and trees. Residential curtilage adjoins to the south and there is a dense treeline to the west. The site is wholly within Great Fen Landscape and Visual Setting and approximately 170 metres from Great Fen Project Area. There is a railway line approximately 100m to</p>	~
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the east which could act as a key separator between The Great Fen Project Area and the site. However, it is likely there will be some adverse landscape impact due the open eastern boundary and flat nature of surrounding areas. There is no known pollution or contamination within the site. It is outside oil pipeline buffer zone and there are no known electricity lines impacting the site. There are no designated nature or heritage assets within the site. Highway access could be achieved from Yaxley road or Short Drove. A nearby train line to the east may be heard from the site.

The site is wholly greenfield land and therefore offers no opportunities for regeneration or reuse of previously developed land. The site is wholly within a mineral safeguarding area for Bricklay, Cambridgeshire County Council will need to be consulted to ascertain whether this is a workable resource that would constrain development. It is outside a water recycling buffer zone.

**Availability**

The site is owned by a single family/ company who support it's development. The land is controlled by the developer. There are no legal constraints to overcome. The development was expected to become available by 2023 and be delivered by a house builder.

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**Achievability**

All utilities and digital infrastructure are accessible from the site boundary except gas. There are no topographical constraints to overcome. Highway access could be achieved from adjoining Yaxley Road or Short Drove. Part of the site is within flood zone 3a which could significantly impact achievability. The site promoter has stated the north eastern boundary will remain open to mitigate this impact. The eastern boundary is very open and, as stated by the site promoter, will remain open in the north eastern corner due to being in flood zone 3a. Consequently, the site may be seen from long distances due to the flat nature of surrounding land. In addition, the site may conflict with the aims and objectives of the Great Fen Landscape and Visual Setting and nearby Great Fen Project Area.

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**Deliverability / developability**

There are constraints to overcome in terms of landscape and especially flooding. The site is expected to take 5 years to deliver and is contrary to current adopted planning policy and therefore the site is considered to be developable.

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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:

- The site is flood zone 1 except in the north which is flood 2 and 3a and is at some risk from surface water flooding.
- Wholly classified as grade 2 agricultural land
- The site is in close proximity to designated nature assets, Holme Fen and the Great Fen Project Area.
- It does have access to some natural green space and a primary school
- Very limited access to public transport, culture and leisure facilities and employment concentrations.
- Sufficiently remote from designated heritage assets.
- Scale and location would be out of character with Holme and therefore may struggle to effectively integrate into the settlement.

In combination, the outcomes of the LAA and SA indicate that the site is:

- Is not appropriate for development due to the potential for significant landscape impact upon the Great Fen and being of a location and scale that could be out of context with Holme.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Site considered inappropriate for development so no capacity calculation has been undertaken	N/A	N/A

**Updates after the Initial Assessment**

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**Holme 4: Land off Pingle Bank, Holme**

<b>Site reference</b>	Holme 4
<b>Site name</b>	Land off Pingle Bank, Holme

Site address	Parish(es)	Site area (ha)
Land south of D J C Produce Pingle Bank Holme	Holme	1.25

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable housing	Number of homes not specified	2 years

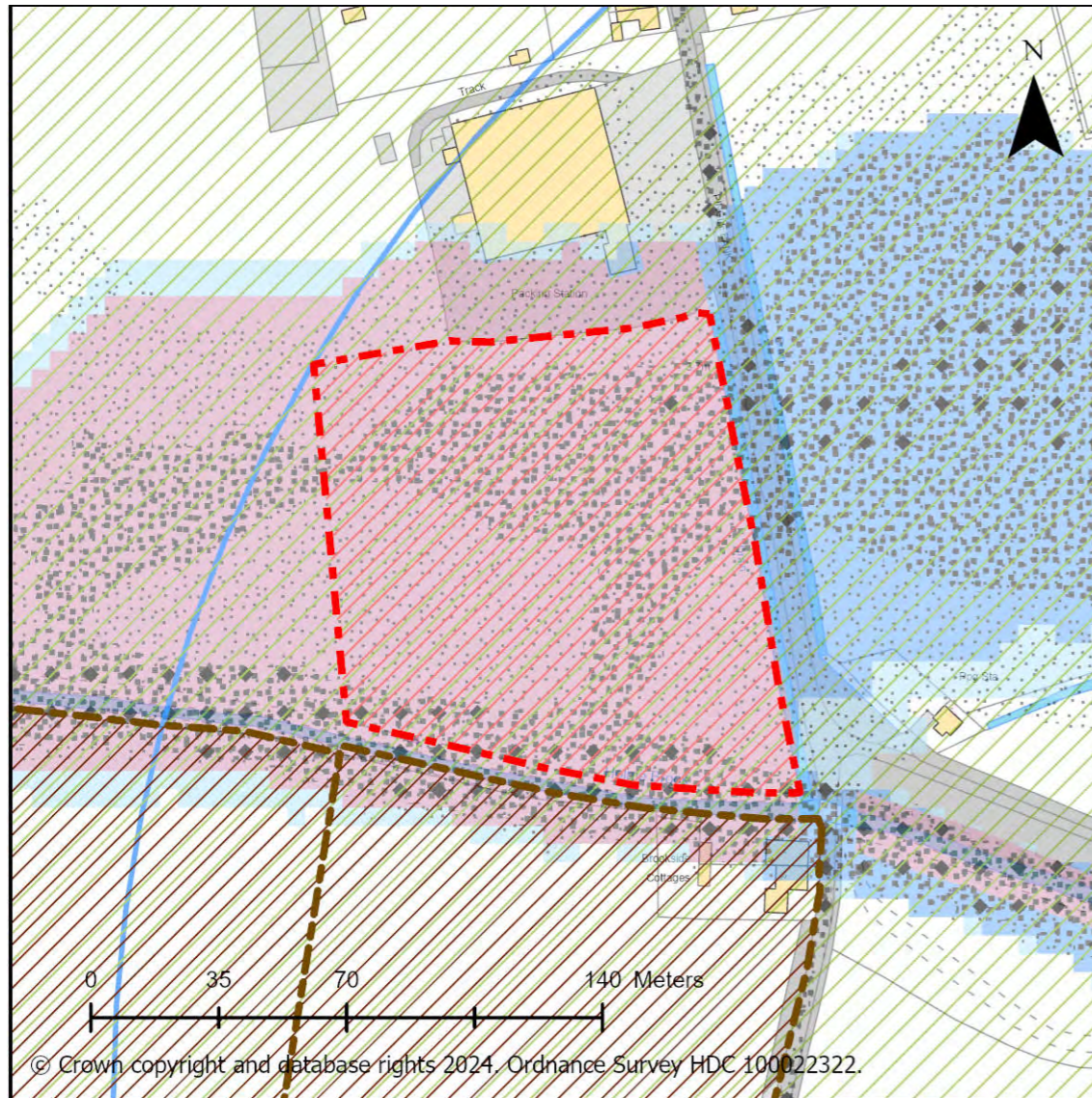
**Core information**

How was the site identified?	Call for Sites Submission 2023 CfS 151
Relevant planning history	<p>Application number: 23/02542/FUL</p> <p>Proposed development: Erection of agricultural building</p> <p>Outcome: Permission</p> <p>Application number: 20/00113/OUT</p> <p>Proposed development: Outline application for three self build plots</p> <p>Outcome: Invalid on receipt</p> <p>Land to the north of site</p> <p>Application number: 17/00101/OUT</p> <p>Proposed development: Proposed residential development of up to 25 dwellings following demolition of existing packing station</p>

	<p>Outcome: Permission</p> <p>Application number: 20/00923/REM</p> <p>Reserved matters application for 25 dwellings for access, appearance, landscaping, layout and scale pursuant to outline planning permission 17/00101/OUT.</p> <p>Outcome: Approved.</p>
Land type	Wholly greenfield land
Current use of the site	Agricultural use
Supporting information	<ul style="list-style-type: none"> <li>Flood Risk Assessment (FRA) for Land North of the Site (2018) - site promoter has stated that the FRA for the site to the north shows it is within flood zone 1 rather than flood zone 2 which includes the site submission. Upon review of the FRA, the assessment shows the site is within flood zone 1 rather than flood zone 3.</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Yes - wholly within flood zone 3b	Fail
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Yes	Fail - wholly within Water Recycling Area
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



	our evidence proves the site is in flood zone 3b and therefore will not proceed to the next stage of assessments.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed the fundamental constraints stage and therefore did not progress to Sustainability Appraisal.
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to being entirely located within flood zone 3b and a Water Recycling Area	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No because the site is within 400m of a water recycling area and wholly within flood zone 3b. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of amenity. Site specific flood risk was submitted for the land north of the site in 2017 however
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**Holme 5: Land to North of Station Road, Holme**

<b>Site reference</b>	Holme 5
<b>Site name</b>	Land to North of Station Road, Holme

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land to North of Station Road, Holme	Holme	3

**Promoter's Intentions**

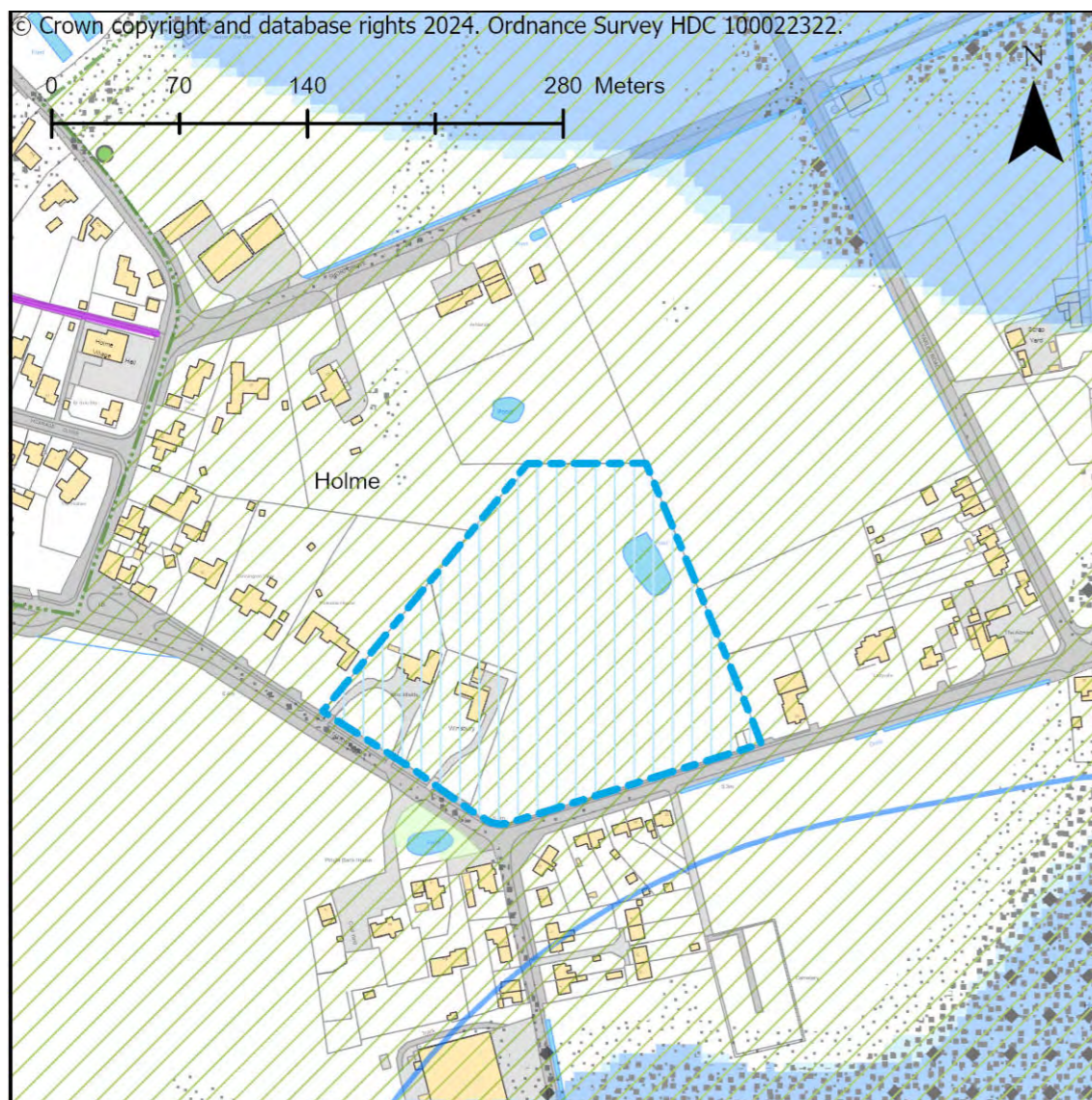
<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Retail</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Health uses</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open space</li> </ul>	50 homes  372 sqm of retail floorspace  Possible chemist/ dentist included in retail use, approximately 90 sqm per unit  0.16ha of natural, green or open space	Available 2024 - 2028  Build out over 3 years

**Core information**

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-243
Relevant planning history	None relevant
Land type	Part greenfield and partly previously developed land
Current use of the site	Partly residential/ partly agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Justification statement (October 2023)</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1 with no recorded risk from surface water flooding. The eastern half of the site is classified as grade 2 agricultural land with the western half being grade 3. The site is broadly level, its northern edge has dense trees and vegetation providing an established buffer between the site and the wider landscape. Its remaining boundaries also have established vegetation running along them but they are not so densely populated as its northern edge. A low hedgerow runs along its frontage along Station Road. There are also trees within the site. These trees as well as the hedgerow along its frontage will likely need to be largely cleared to enable develop which may impact the rural feel of this part of the settlement. The site contains two residential properties (Brookfields and</p>	+
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<p>Winsbury). The submitted schematic site plan shows that it is intended to demolish these two properties. The site is broadly surrounded by residential development, the properties (apart from those to the south of the site) have very large curtilages so this development is very low density and as such as a rural feel.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to to the East Coast Mainline railway to the east could give to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation or heritage designations on site, however the site is located within the landscape and visual setting of the Great Fen. The existing properties within the site have existing accesses from Station Road. The schematic site plan shows that it is intended to provide two points of access from Station Road one towards its south western corner and the other to its south eastern edge.</p> <p>The site is largely greenfield but there are two residential properties also on the site so its development will contribute somewhat to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is unknown at this stage how the site will be delivered. The site promoter suggests the land will be available between 2024 and 2028 and could complete within 3 years.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are existing access into the site serving the existing properties within it. These properties will be demolished to enable a comprehensive development of the site. The site is broadly level meaning there are no major topographical challenges to development. There are also minimal constraints in terms of nature conservations, heritage and flood risk. Key issues may arise form the site's proximity to the East Coast Mainline Railway and its location within the landscape and setting of the Great Fen. Development may adversely impact on the aims and objectives of the Great Fen, masterplanning will be required to to minimise impact and successfully overcome these.</p> <p>The site promoter seeks to deliver a mixed use development providing residential development alongside modest retail development and health care uses alongside open spaces. The schematic site plan provided shows that the non-residential uses are intended to be provided along the northern edge of the site. This would mean that traffic would need</p>	~



to move though the residential element of the site. The feasibility of this and impact on traffic flows and amenity on these residents will need to be further assessed. Additionally, appropriate footpath and cycleway connections should be sought in order to further integrate these retail and health uses with the sider communtiy.	
<b>Deliverability / developability</b>	
There are structures on site to clear and some constraints to mitigate which masterplanning could overcome. Further scope and feasibility of the proposed mix of uses will be required as well as their layout within the site. It is unknown at this stage how the site will be delivered, as such the site is categorised as developable.	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is mostly greenfield, half of the site classified as grade 2 agricultural land</li> <li>• Not constrained by flood risk</li> <li>• Is not constrained by heritage or nature conservation designations</li> <li>• Is located within the landscape and visual setting of the Great Fen</li> <li>• Is accessible to some natural greenspace</li> <li>• Good accessibility to primary education</li> <li>• Limited public transport options and accessibility to employment opportunities and local services and facilities</li> <li>• Could provide a mixed use scheme enhancing the retail and heath uses within the village and therefore making it more sustainable</li> <li>• Located on the eastern side of the village largely surrounded by large residential curtilages so the potential impact on the landscape is minimised</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• The site is potentially appropriate for built development, however careful masterplanning is still required to mitigate this further and to ensure the layout of the potential uses can be integrated and well designed</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 3ha</p> <p>The site promoter is promoting that 0.16ha of the site be used for natural, green or open space. This leaves a potential 2.84ha of the site for other uses.</p> <p>80% net developable area to allow sufficient landscaping.</p> <p>2.84 ha x standard proportion of 80% = <b>2.27 ha</b></p>	<p>Residential - market and/or affordable houses</p> <p>Commercial - retail</p> <p>Infrastructure - health uses</p> <p>0.3ha of the site for non-residential uses</p> <p>This leaves 1.97 ha of the site for residential development</p> <p>Very low density of 25 dph anticipated due to the village location.</p> <p>Capacity = 1.97 ha x 25 dph = <b>50 homes</b></p>	<p>Available post 2028 subject to allocation status</p> <p>Build out over 3 years</p>

**Updates after the Initial Assessment**

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**Holme 6: South of Station Road, Holme**

<b>Site reference</b>	Holme 6
<b>Site name</b>	South of Station Road, Holme

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
South of Station Road, Holme	Holme	3.00ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Self and custom build housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Retail</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> </ul>	25 market and or affordable homes 5 self and custom build plots 40 sqm of retail floorspace 0.5ha of natural, green or open spaces 0.5ha for biodiversity net gain	Available 2024 - 2028 Build out over 2 - 3 years

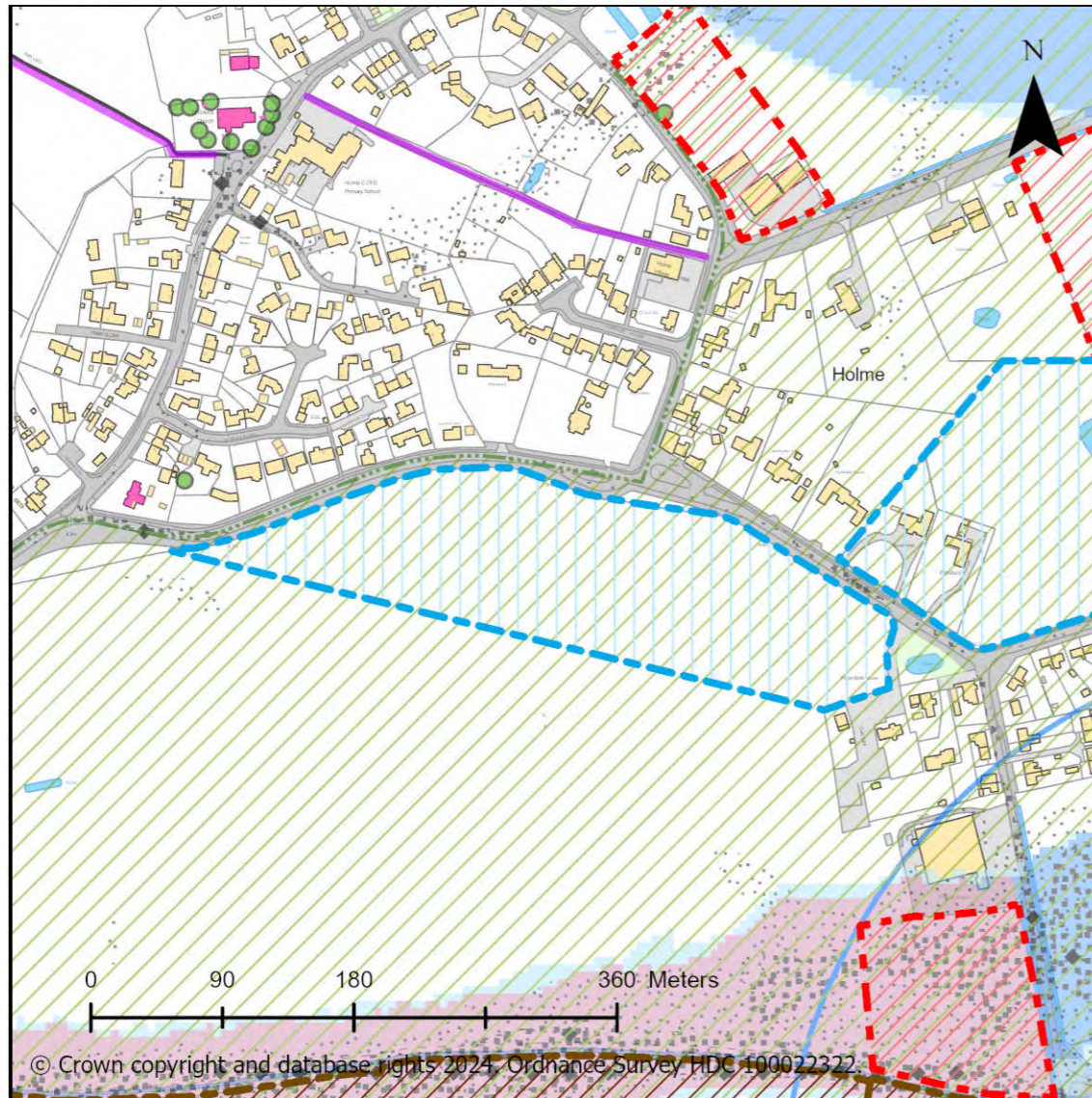
**Core information**

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-244
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1 with no recorded risk from surface water flooding. The site is wholly classified as grade 3 agricultural land. The site is broadly level, its northern edge along Station Road has a continuous hedgerow running along it, its southern edge is completely open as the site forms part of a larger agricultural field. As such, development could be quite prominent within the landscape particularly when viewed from the south. To the north the site is adjacent to residential development, its eastern and western edges are also adjacent to a cluster of residential development. To the south is the open countryside.</p>	~
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<p>There is no known contamination on site and no oil or gas pipelines running through the site. There are overhead power lines running through the site. Its proximity to the East Coast Mainline railway to the east could give to increased levels of air, light and noise pollution which will require mitigation. There are no nature conservation designations on site, however the site is located within the landscape and visual setting of the Great Fen. There are no heritage designations on site, however the site's far western edge is approximately 40m from the grade II listed 2 Church Street so development on this part of the site may impact the setting of this heritage asset particularly if existing vegetation is removed. The site can be accessed from Station Road, there is a lay-by along its frontage on Station Road.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter seeks to secure an allocation status for the site and then sell to a third party for obtaining planning permission and development. The site promoter suggests the land will be available between 2024 and 2028 and could complete within 2 to 3 years.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that electricity supply is available within the site, mains water supply and the public highway are accessible from the site boundary while gas supply and digital and telecommunications infrastructure are unknown. The site can be accessed from Station Road. The site is broadly level meaning there are no major topographical challenges to development. There are however constraints in terms of landscape impact and potential impact on a heritage asset. Other key issues may arise from the site's proximity to the East Coast Mainline Railway and its location within the landscape and setting of the Great Fen. Development may adversely impact on the aims and objectives of the Great Fen. Also there are overhead power lines that run through the site. The site promoter states that any masterplan or site layout will need to design the overhead power lines in, either as a constraint or they could be relocated around the boundary as necessary.</p> <p>The site promoter seeks to deliver a mixed use development providing residential development alongside modest retail development. No masterplan has been provided to date so the feasibility of these mix of uses and their layout will need to be further assessed.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no structures on site to clear. There are some constraints to mitigate including landscape and heritage impacts. Further scope and feasibility of the proposed mix of uses will be required as well as their layout within the site. The site promoter seeks to secure an allocation status for the site, therefore the site is categorised as being developable.

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is greenfield, half of the site classified as grade 3 agricultural land
- Not constrained by flood risk
- Is not constrained by nature conservation designations
- Is located within the landscape and visual setting of the Great Fen
- Potential impact on a designated heritage asset
- Is accessible to some natural greenspace
- Good accessibility to primary education
- Limited public transport options and accessibility to employment opportunities and local services and facilities
- Could provide a mixed use scheme enhancing the retail uses within the village
- Located on the southern edge of the village, adjacent to resident development on three sides but the southern edge of the site is completely open as it forms part of a larger agricultural field which in combination with the very flat landscape could result in significant adverse landscape impact. Also development along this side of Station Road would result in a significant change to the street scene and rural character of the settlement.

In combination the outcomes of the LAA and SA indicate that the site:

- The site is not considered to be appropriate for development due to the potential adverse impact on the landscape and village character of Holme

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken	N/A	N/A

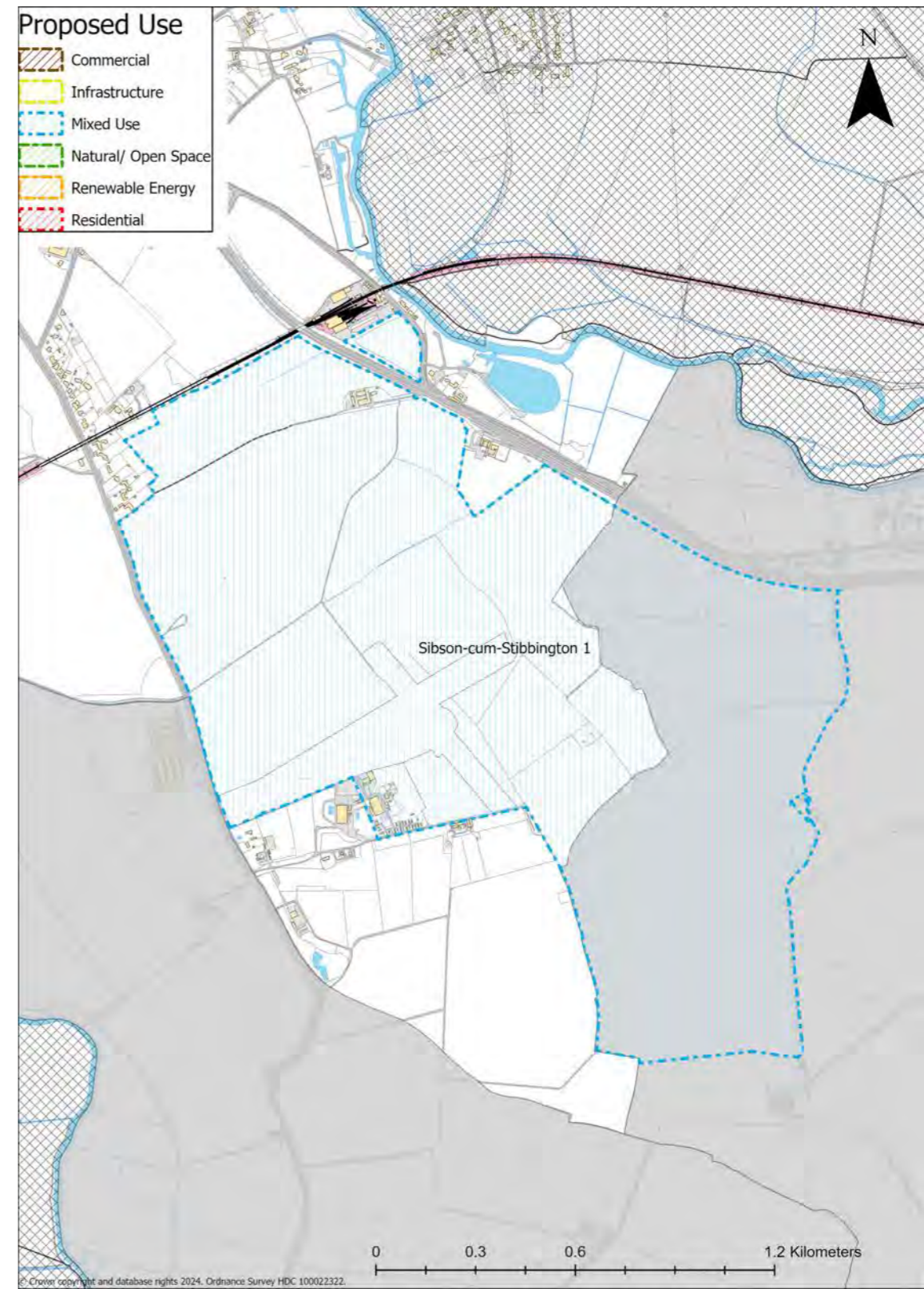




## 12 Sibson-cum-Stibbington

12.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Sibson-cum-Stibbington 1: Sibson Garden Community - note that this site also partially falls within Water Newton parish, but it has been included under Sibson-cum-Stibbington as most of the site lies within that parish area.





12.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Sibson-cum-Stibbington 1: Sibson Garden Community**

<b>Site reference</b>	Sibson-cum-Stibbington 1
<b>Site name</b>	Sibson Garden Community

Site address	Parish(es)	Site area (ha)
Sibson Garden Community	Sibson-cum-Stibbington; Water Newton	The site was originally submitted for 350.9ha of land but this was later revised and the site now only includes 260.9ha of land

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Specialist housing</li> <li>Custom and self build housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> <li>Retail</li> <li>Commercial leisure uses</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Supporting infrastructure</li> <li>Health uses</li> <li>Transport and parking/lorry parking</li> <li>Renewable energy</li> </ul> Open Space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain</li> <li>Land to safeguard against flooding</li> </ul>	<ul style="list-style-type: none"> <li>4,500 homes</li> <li>circa 240 continuing care retirement community homes (circa 3.12ha)</li> <li>circa 50 plots for self and custom build housing</li> <li>EcoDynamo Sustainable Business Park to comprise 87,500 - 100,000sqm of floorspace</li> <li>SGC Town Centre to be circa 4.43 ha, comprising retail, leisure and community uses</li> <li>Commercial leisure uses to be included within the town centre</li> <li>1 new secondary school (6FE), 2 new primary schools (3FE) and 1 new primary school (2FE), nursery and community centre</li> <li>circa 0.35 ha for medical centre(s)</li> </ul>	Available 2024 - 2028  Build out over 15 years

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Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
	<ul style="list-style-type: none"> <li>Realignment of A1 and new junction (11.37 ha), parking areas within the town centre</li> <li>Renewable energy park, principally solar, part standalone at circa 20 ha</li> <li>Minimum of 41.5 ha of formal open space plus 51.5 ha of additional informal open space</li> <li>92 ha of formal and informal open space to achieve 15% biodiversity net gain</li> <li>0.4 ha required for specific attenuation features plus additional land within 92 ha of open space</li> </ul>	
	After the site promoter submitted the site, they revised the site area and reduced the capacities for some of these uses. In summary, these changes are: <ul style="list-style-type: none"> <li>The total site area reduced from 350.90 to 260.9 ha</li> <li>Total number of homes reduced from c.5,000 to c.4,500 homes. This is based on an average net residential density of 38.79dph, up from 34dph</li> <li>The Eco Dynamo employment area has been reduced from 25 ha to 20 ha resulting in a reduction from c.110,600sqm to between c.87,000-100,000sqm employment floorspace,</li> </ul>	

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
	depending on the specific composition of uses <ul style="list-style-type: none"> <li>Proposed school provision is being reviewed but is not likely to be significantly affected</li> </ul>	

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

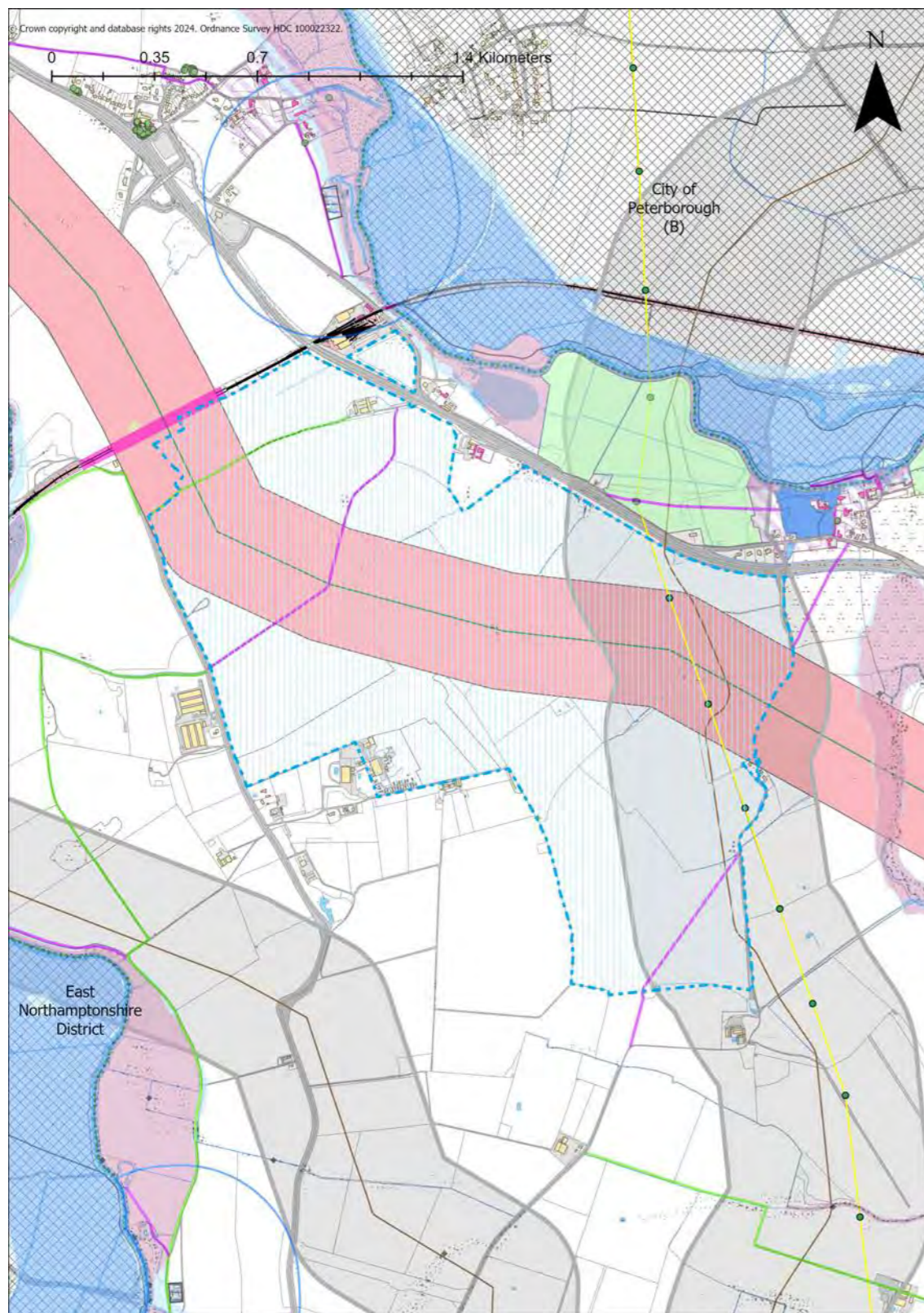
### Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:348
Relevant planning history	<ul style="list-style-type: none"> <li>None relevant</li> <li>The site was assessed in the HELAA (2017) (site reference 201 - Sibson Aerodrome, Sibson) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.</li> <li>The site was submitted as an Expression of Interest to the Garden Villages programme in July 2016.</li> </ul>
Land type	Partly greenfield land/ partly previously developed land
Current use of the site	Agricultural land and part of the site is Sibson Aerodrome
Supporting information	None submitted

### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	1.75% of the site is within flood zone 3b which equates to about 6ha of the site. 98% of the site is within flood zone 1.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass





### Assessment of Site Potential

#### Context, constraints and potential suitability

The site is located within the open countryside between the A1 and Elton Road. The site consists of a combination of largely agricultural arable fields and land at Sibson Aerodrome. The facility of the Sibson Aerodrome has local significance having been used in the past for RAF training and is currently used for leisure and training flights. Most of the site abuts open countryside, however along part of the western site boundary is residential development. Along part of the western boundary are the buildings associated with Sibson Aerodrome. Part of the site, to the east of the A1, is adjacent to the Nene Valley Railway.

The site vast majority (98%) of the site is located within flood zone 1, with the remaining elements being in flood zones 2, 3a and 3b. This covers about 6.5ha of the site. There is some minimal surface water flood risk across the site. It is primarily grade 3 agricultural land with some of the northern part classified as grade 2 agricultural land. Land levels vary across the site with the highest part of the site being where the Aerodrome is located. This part of the site is some 30m higher than the northern edge of the site adjacent to the A1. These varying land levels means development would be visible from some distance from a number of different directions and very significantly alter the landscape character of the area. The site is generally very open with little vegetation, and is located on high ground. There are several landscape features including watercourses, woodland copses and hedgerows which could be retained and incorporated within the masterplanning of the site. The north eastern part slopes east towards the A1(M), and the western part slopes west towards the Nene Valley. Development at the site would be highly visible from Elton Road, and from longer distance views. There are public rights of way running along the sites boundaries and also within the site meaning that development would be visible from public vantage points.

There is no known contamination on the site, however this may require further investigation considering art of the site's use as an aerodrome. There are no gas pipelines running through the site, however an oil pipeline and its buffer zone runs through the centre of the site. Along its eastern edge are overhead power lines. A proportion of the north eastern boundary is adjacent to the A1, and so could be impacted by noise pollution. In addition, development would create additional light pollution in an area that is currently open countryside. There are no nature conservation designations on site but it is around 100m from Sibson Flood Meadows and Water Newton Flood Meadows County Wildlife Sites, although the A1(M) lies in between. There are no heritage designations on the site, however, Wansford Railway Tunnel immediately north of the site is grade II listed. Sibson House Hotel and its associated Barns situated to the east of the site are also grade II listed. Other heritage assets that could be impacted by proposals include Sibson Manor House, Sibson Manor Cottage and The Granary south of Sibson Manor House but due to the presence of the A1 between the site and these, development is likely to have a negligible impact.



<p>The site promoter seeks to deliver a realigned section of the A1 access with connections from it providing vehicular access into the site as well as active travel connections across and into the site.</p> <p>The site is partly greenfield and partly previously developed, so its development will contribute to the reuse of some previously developed land provide some regeneration. The northern edge of the site is situated in an extensive mineral safeguarding area for limestone with some of its eastern edge within an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. The site is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in multiple ownership with all landowners supporting the site's development. There is a developer company involved with the site and the site has been optioned. The site comprises two land ownerships for which signed option agreements are in place covering the full land extent. There are no known legal restrictions impacting the site. It is intended to deliver the site via master developer. The site promoter seeks an allocation status for the site. The site promoter suggests the land will be available between 2024 and 2028 and could build out over 15 years.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are are within the site and also accessible form the site boundary. There are constraints to overcome but considering the scale of proposals and the opportunity for effective masterplanning across the site, it is considered that some of these can be overcome. Key constraints relate to the presence of the oil pipeline and overhead power lines which will require input form utility providers to assess how they can be overcome. Additionally, the feasibility of realigning part of the A1 is another key constraint in the achievability of this site. The site promoter seeks to deliver a realigned section of the A1 between Wansford Station overbridge and Elton Road (Water Newton). It is anticipated that the realignment of the A1 and the energy park will both be delivered at the beginning of the development alongside the first parcels of residential and employment development. This is a considerable infrastructure task and will likely impact the viability of proposals. Engagement with Cambridgeshire County Council and National Highways will be required to ascertain if this is feasible.</p> <p>A letter from the Department for Transport dated 17 September 2019 identified the key role that aerodromes and airfields play in both business and leisure aviation and are part of the General Aviation (GA) industry which covers all non-scheduled civil aviation operations. The letter states that GA is a high priority area for the Department and the Government wants to encourage GA and the benefits it brings to the economy, as well as ensuring appropriate and proportionate protection for aerodromes forming our strategic network across the UK.</p>	

<p><b>Deliverability / developability</b></p> <p>The site has constraints to overcome which the site promoter have scoped out and factored into the masterplan for the site. Some technical studies have been undertaken with others underway.</p> <p>It is intended to deliver the site via master developer and seeks and an allocation status for the site. If an allocation status is acquired, the site promoter intends to start on site two years later. They state that the development will have multiple outlets to operate at the same time with three outlets being in operation concurrently but Phoenix Sustainable Investments will act as the lead developer. Residential development parcels of between 65 and 400 homes are expected to be brought forwards on a phased basis. It is likely that parcels will be sold to other developers to deliver in accordance with a strict set of design principles. The site promoter considers that this could provide an indicative annual delivery of up to 300 homes, and a total build period of around 15 years from first sale. They state that discussions have progressed with a social housing provider partner regarding the delivery of the affordable housing, which they consider will accelerate the overall pace of delivery. They state that the realignment of the A1 and the energy park will constitute first phase delivery infrastructure alongside the first residential and employment parcels and a section of the town centre. Schools, shops, community facilities and open space will be delivered in parallel with the homes and workplaces as part of a coordinated phasing strategy.</p>	
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**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is largely greenfield land consisting of grade 3 and grade 2 agricultural land, also includes Sibson Aerodrome</li> <li>• Largely within flood zone 1 apart from a very small amount of the site being within flood zones 2, 3a and 3b</li> <li>• Not heavily constrained by designated nature conservation designations, Sibson Flood Meadows and Water Newton Flood Meadows County Wildlife Sites is about 100m from the site but the A1(M) separates them</li> <li>• Part of the site falls within the Nene Valley Green Infrastructure Priority Area and the scale of the site could contribute towards strategically to enhanced green infrastructure and habitat connectivity</li> <li>• Is adjacent to several designated heritage assets</li> </ul>
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- Currently has very limited accessibility to employment opportunities, primary education and local services and facilities within the village itself relying on nearby settlements for these but the scale of the proposal will provide new education facilities, employment opportunities, sports facilities and a local 'town centre'
  - No frequent bus service currently form the site to nearby settlements and very limited connectivity via sustainable modes of transport to a railway station - the scale of the development should seek to incorporate active and sustainable modes of transport and connectivity to surrounding areas
  - Of a scale to provide a mix of housing types, sizes and tenures
  - Provide a mix of housing in the north of Huntingdonshire and assist in balancing development away from the established towns within the central and southern parts of the district
  - The scale of the proposed development will fundamentally alter the landscape of the Northern Wolds providing a new settlement in an area characteristic by undulating landscape and very small historic settlements
  - The scale and nature of the proposal means there are opportunities for detailed masterplanning and placemaking which can frame a new settlement and provide it with a sense of identity
- In combination the outcomes of the LAA and SA indicate that the site:
- Is potentially suitable as a freestanding new settlement providing new community facilities, retail facilities, education facilities, green infrastructure, employment opportunities, and footpath, cycle path and public transport connectivity, therefore creating a largely self sufficient and sustainable community.
  - Access and impact on the local and strategic highways network will need to be further scoped and assessed, engagement with the County Council will be required - the potential new junction from the A1 is likely to be very costly
  - Detailed masterplanning will be required to mitigate landscape impacts particularly the varying land levels within the site as well as impacts on heritage assets and to ensure successful integration with its immediate and wider context
  - An oil pipeline and its buffer zone runs through the centre of the site and overhead power lines on the eastern side of the site - these may impact the layout of the development and the location of uses across the site
  - Consultation will also be required with utilities and other infrastructure providers to ensure the development has adequate infrastructure to serve it

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>The gross site area is 260.9 ha.</p> <p>Given the scale of the site the starting point for calculating the net developable area is 50% of the land area which gives 130.45 ha.</p> <p>Further specific exclusions are:</p> <p>20ha for a solar park, 11.4ha for a realigned A1 and new junction and 10ha for a secondary school and up to three primary schools.</p> <p>The net developable area for built development is (260.9 ha x 50%) = 130.45 - 41.4 ha = <b>89.05 ha</b></p>	<p><b>130.45 ha for open space, sports facilities, biodiversity and other planting and sustainable drainage.</b></p> <p><b>11.4 ha for the A1 realignment</b></p> <p><b>10ha for a secondary school and up to three primary schools</b></p> <p><b>The net developable area for other built development is 89.05 ha.</b></p> <p><b>4.5 ha for local centre</b> (this includes retail/ leisure/ community/ health uses)</p> <p><b>20 ha for employment uses</b> (uplifted from standard proportion to reflect the site promoter's proposals)</p> <p><b>64.55ha residential development area</b> for a variety of market and affordable homes.</p> <p>Mixed densities to reflect a range of densities reflective of large developments:</p> <ul style="list-style-type: none"> <li>• 3% of land at very high density 145dph. 1.9ha x 145dph = 276 homes</li> <li>• 7% of land at high density 85dph. 4.5ha x 85dph = 383 homes</li> </ul>	<p>Available post 2028 subject to allocation</p> <p>Build out over 15 years</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	<ul style="list-style-type: none"> <li>• 25% of land at moderate density 50dph. 16.2ha x 50dph = 810 homes</li> <li>• 55% of land at low density 35dph. 35.5ha x 35dph = 1,243 homes</li> <li>• 10% of land at very low density 25dph. 6.5ha x 25dph = 163 homes</li> </ul> <p><b>2,875 total homes</b></p>	

Updates after the Initial Assessment

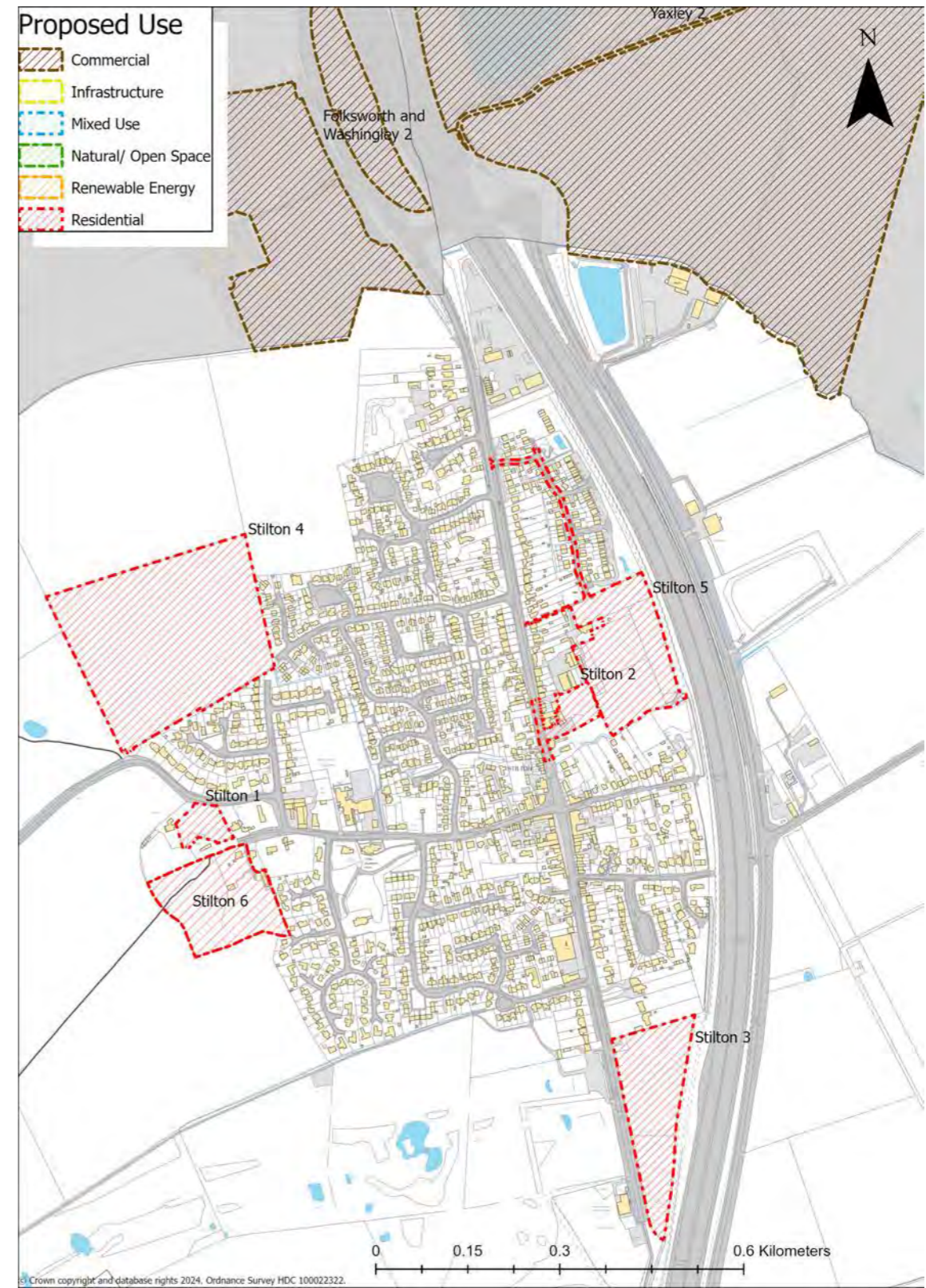
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### 13 Stilton

13.1 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Stilton 1: Goldthorns, Stilton
- Stilton 2: Land to the rear of The Stilton Cheese Inn, Stilton
- Stilton 3: Land off High Street, Stilton
- Stilton 4: Land off Caldecote Road, Stilton
- Stilton 5: Land rear of 16 to 58 North Street, Stilton
- Stilton 6: Land to the South and West of 61 Church Street, Stilton





13.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Stilton 1: Goldthorns, Stilton**

<b>Site reference</b>	Stilton 1
<b>Site name</b>	Goldthorns, Stilton

Site address	Parish(es)	Site area (ha)
Goldthorns, Caldecote Road, Stilton PE7 3RH	Stilton	0.48

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing or self and custom build housing	1 - 4 homes/ plots	Available 2024 - 2028 Build out over 2 years

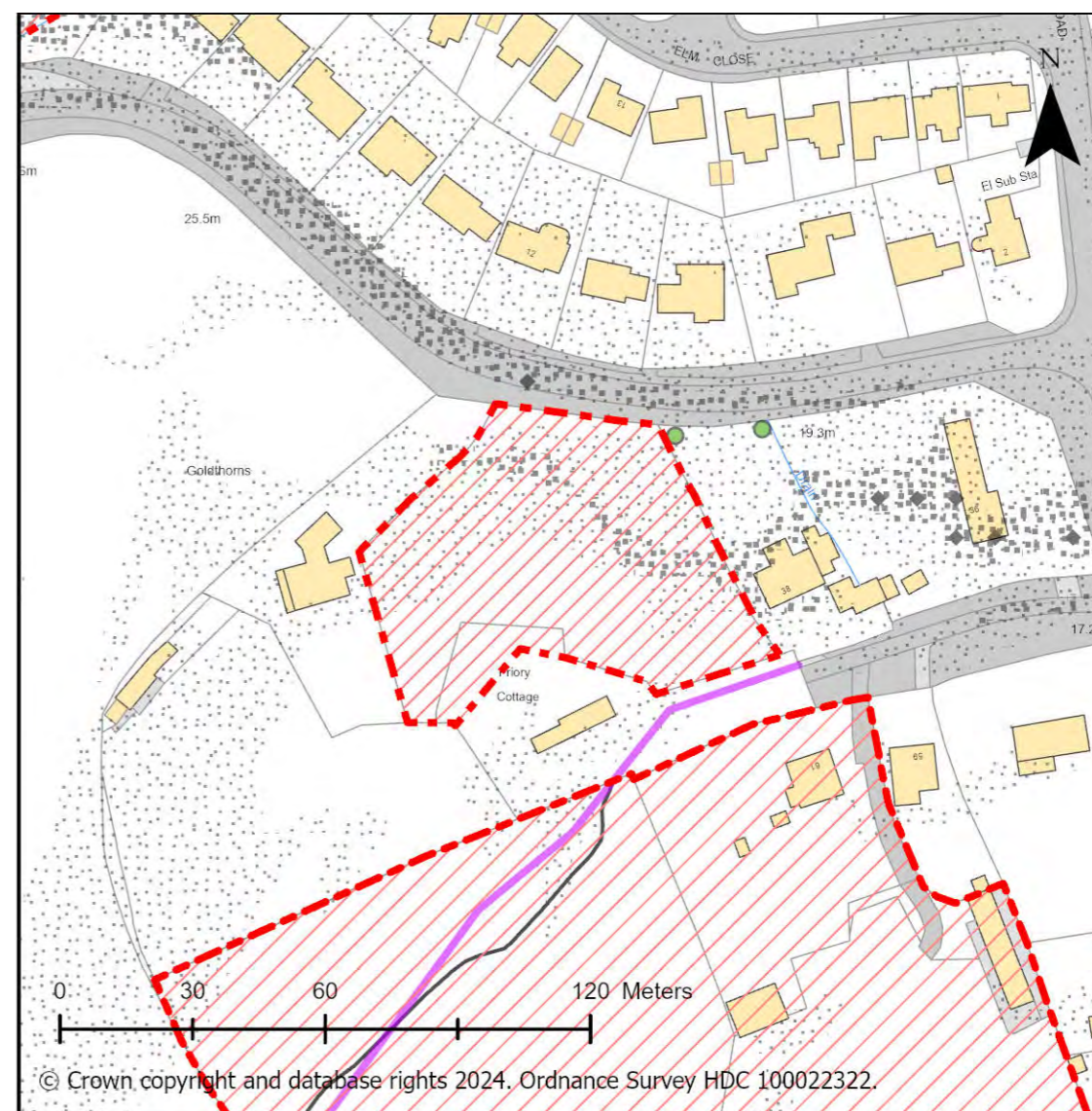
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:51
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Grassland/ paddock land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
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<p>The site is wholly located within flood zone 1 with over half of the site being at risk from surface water flooding with the most risk being along its frontage along Caldecote Road. The site is wholly classified as urban land. The site is broadly level and is lined with vegetation along three of its sides, the most open edge is its western edge where it adjoins Goldthorns. Vegetation is quite substantial and established along its frontage obscuring the site from view. It is bounded by residential properties on its eastern, western and southern boundaries and there is further residential development opposite along Caldecote Road.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the site's frontage. There are no nature conservation or heritage designations on site. The site can be accessed from Caldecote Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. The site promoter states there is a legal restriction impacting the site, this being that 'any more than a single dwelling will require the agreement of a neighbour'. It is intended to secure a planning permission on the site promoter before selling to a third party for development. The site promoter suggests the land will be available between 2024 and 2028 and take about 2 years to build out.</p>	~
<p><b>Achievability</b></p> <p>The site promoter has identified that the public highway and digital and telecommunications infrastructure are accessible from the site boundary with gas supply, electricity supply and mains water supply being unknown. There are limited physical constraints to the site apart from surface water flood risk along the northern half of the site, it would have to be established whether sustainable drainage can overcome this and that safe access and exit into and out of the site can be achieved. There are no major topographical challenges to overcome. The likely removal or part removal of the established vegetation along Caldecote Road may impact the character of the area and the street scene.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no structures on site to clear and has few constraints, the most notable being the risk from surface water flooding and the presence of telegraph poles along its frontage along Caldecote Road. This and the likely removal of vegetation along its frontage could be overcome through masterplanning and the design process. It doesn't appear that that</p>	~

an allocation status is sought for the site, the site could deliver a minor scale infill development on the edge of Stilton. There is no planning application yet on site. This could be as a traditional market scheme or as self and custom build plots. Delivery may take longer if self and custom build plots are pursued over market housing, as there is uncertainty on the type of housing product to be delivered, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land consisting of land classified as urban land
- Within flood zone 1 with some surface water flood risk towards Caldecote Road
- In walking distance to services, shops and primary education within Stilton
- Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon
- Not accessible to natural green space
- Located on the western edge of the built form of Stilton village, providing an infill opportunity that would be of a scale that would retain the character of the area
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form.
- Development will need to incorporate appropriate sustainable drainage.
- Successful development will require consultation with the neighbouring property who also has a legal interest on the site, this may result in a slightly amended red line area for the site

**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
Gross site area 0.48ha	Residential - market and/or affordable houses	Available post 2024-2028

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
60% net developable area to allow sufficient landscaping and to take into account the irregular shape of the site.  0.48 ha x standard proportion of 60% = <b>0.288 ha</b>	Very low density of 25 dph anticipated due to the edge of village location.  Capacity = 0.288 ha x 25 dph = <b>7 homes</b>	Build out over 2 years

Updates after the Initial Assessment

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**Stilton 2: Land to the rear of The Stilton Cheese Inn, Stilton**

<b>Site reference</b>	Stilton 2
<b>Site name</b>	Land to the rear of The Stilton Cheese, Inn, Stilton

Site address	Parish(es)	Site area (ha)
Land to the rear of The Stilton Cheese Inn, 24 North Street, Stilton, PE7 3RP	Stilton	0.44

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5 - 7 homes	Available 2023 Build out over 1 year

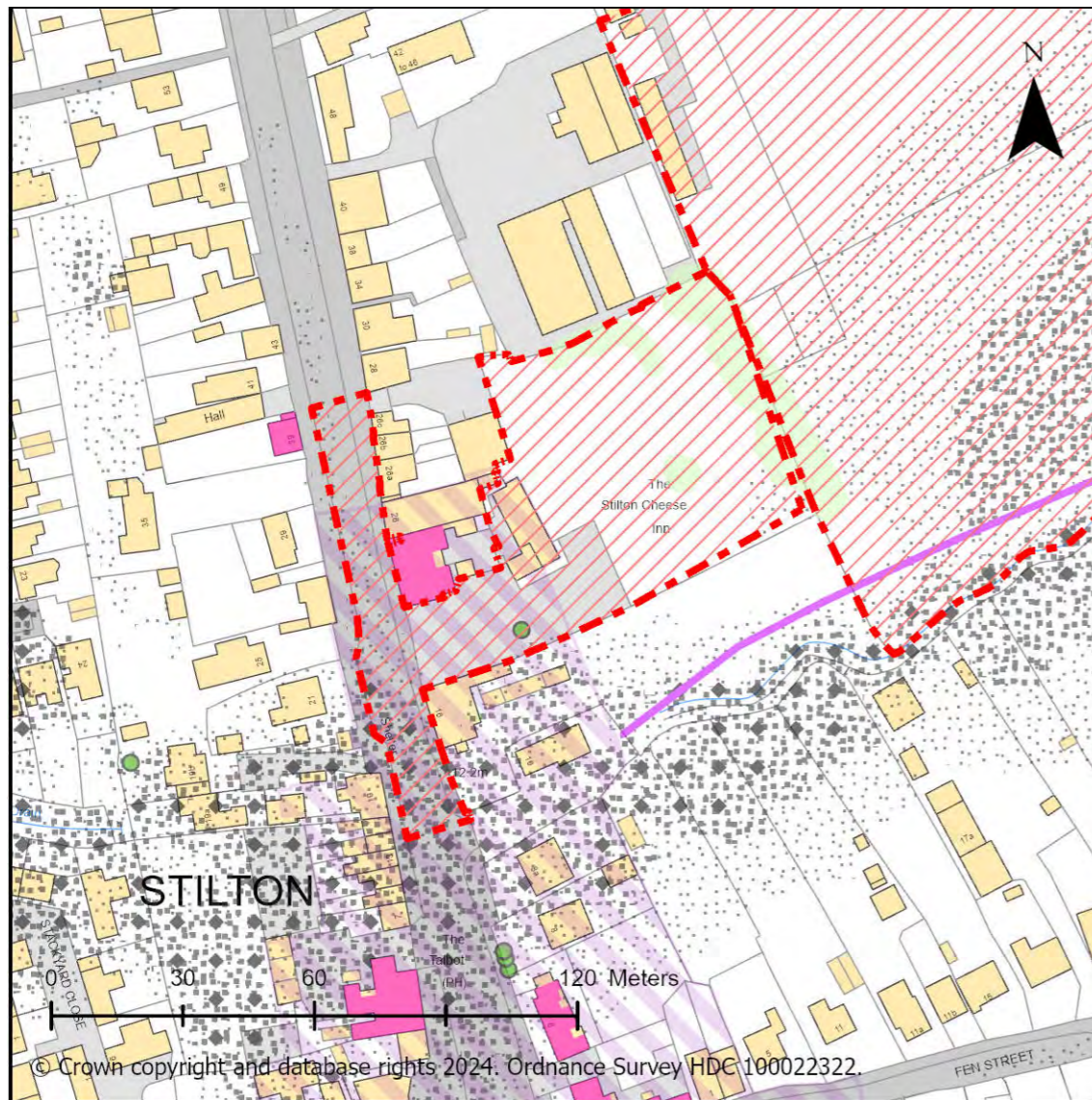
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:165
Relevant planning history	<p>Application number: 21/02874/FUL</p> <p>Proposed development: Redevelopment of land to the rear of The Stilton Cheese Inn for ten 3-bedroom houses with associated parking, change of use of ancillary accommodation to the rear of The Stilton Cheese Inn to office/community use, reconfiguration of car parking serving the pub and office/community use, alteration of access from North Street, together with landscaping and associated works.</p> <p>Outcome: Withdrawn in June 2023.</p> <p>Application numbers: 24/00238/FUL and 24/00239/LBC</p>

	<p>Proposed Development: Redevelopment of land to the rear of The Stilton Cheese Inn to form 7no. 3 and 4 bedroom houses with associated parking. Change of use of the existing Public House to commercial use as a dentist at ground floor and private residential accommodation on the upper floors creating 3no. 1 and 2 bedroom apartments, with associated parking. Alteration of access from North Street, together with landscaping and associated works.</p> <p>Outcome: Revised application received in February 2024 and pending consideration</p>
Land type	Partly previously developed/ partly greenfield land
Current use of the site	Outbuildings formerly used as visitor accommodation, parking and open space formerly associated with public house
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 with a small amount of surface water flood risk in the south eastern corner of the site. The site is wholly classified as urban land. The site is located to the rear of the former Stilton Cheese Inn located along North Street. The site is broadly level and consists of some hard standing, there are several large trees located along the far eastern and its northern boundaries some of which are protected by a Tree Preservation Order. There is also a TPO protected tree on its southern edge. The removal of any of these trees adversely</p>	~
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<p>impact the conservation area and the character of the streetscene. The site is bounded by residential development to the south, north and west with grazing land to the east. Beyond this grazing land is the A1(M).</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site apart from some TPO protected trees. The western half of the site is located within the conservation area and it adjoins the grade II listed 24 North Street (Stilton Cheese Inn). There is an existing access into the site from North Street. The site includes the curtilage of The Stilton Cheese Inn - a grade II listed building from the late 17th early 18th century. Within the site sits associated outbuildings associated with the former coaching inn use. Development on this site could impact the setting of the listed building. However, due to the significant hardstanding fronting North Street and the current state and setting of the listed building and associated buildings, there is opportunity to provide benefit by enhancing the setting of these buildings.</p> <p>The site is partially previously developed so its development will contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions impacting the site. The site promoter details that the development will be delivered directly by the landowner and states that the land is available now.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There several constraints to overcome including the impact on heritage assets. A full planning application has been submitted to the Council for this land which also includes the former Inn building. The outcome of this will assess whether these constraints can be overcome and mitigated. There is an existing access into the site from North Street. It is unclear why the road has been included within the boundary plan, this would require further information.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are structures and hardstanding on site to clear and/or repurpose which may impact the delivery of the site. Additionally, the various constraints on site will require masterplanning and a well thought through design. A full planning application has</p>	+



been submitted following the withdrawal of previous application on the site. An allocation status on the site is not sought and it is intended to deliver the site directly by the landowner. Considering the planning status on site, the site is categorised as deliverable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is partly previously developed land consisting of land used in association with the former Stilton Cheese Inn
- Within flood zone 1 with some surface water flood risk
- In walking distance to services, shops and primary education within Stilton
- Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon
- Not accessible to natural green space
- Located centrally within the built form of Stilton village, providing an infill opportunity that would be of a scale that would retain the character of the area
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha
- There is potential for harm to designated heritage assets which would require consideration and mitigation, these assets being the conservation area and the grade II listed 24 North Street (Stilton Cheese Inn).
- There is opportunity to provide benefit by enhancing the setting of these buildings. Development would be required to mitigate the impact on the setting of the existing listed building, this would include the renovation of the associated outbuildings where necessary.

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form and provide a gentle densification within the existing built form
- Impact on heritage assets and their setting will need to be carefully considered and mitigated through masterplanning, this would include the renovation of the associated outbuildings where necessary.
- Landscaping and noise mitigation as well as the retention of the existing TPO protected tree on site will also be required

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.44ha  75% net developable area to allow sufficient landscaping and appropriate layout to minimise and mitigate impacts on designated heritage assets.  0.44 ha x standard proportion of 75% = <b>0.33 ha</b>	Residential - market and/or affordable houses  Very low density of 25 dph anticipated due to the edge of village location.  Capacity = 0.33 ha x 25 dph = <b>8homes</b>	Available post 2024-2028  Build out over 1 years

**Updates after the Initial Assessment**

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**Stilton 3: Land off High Street, Stilton**

<b>Site reference</b>	Stilton 3
<b>Site name</b>	Land off High Street, Stilton

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land off High Street, Stilton	Stilton	2.6

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	55 homes	Available 2024 - 2028 Build out over 2 - 3 years

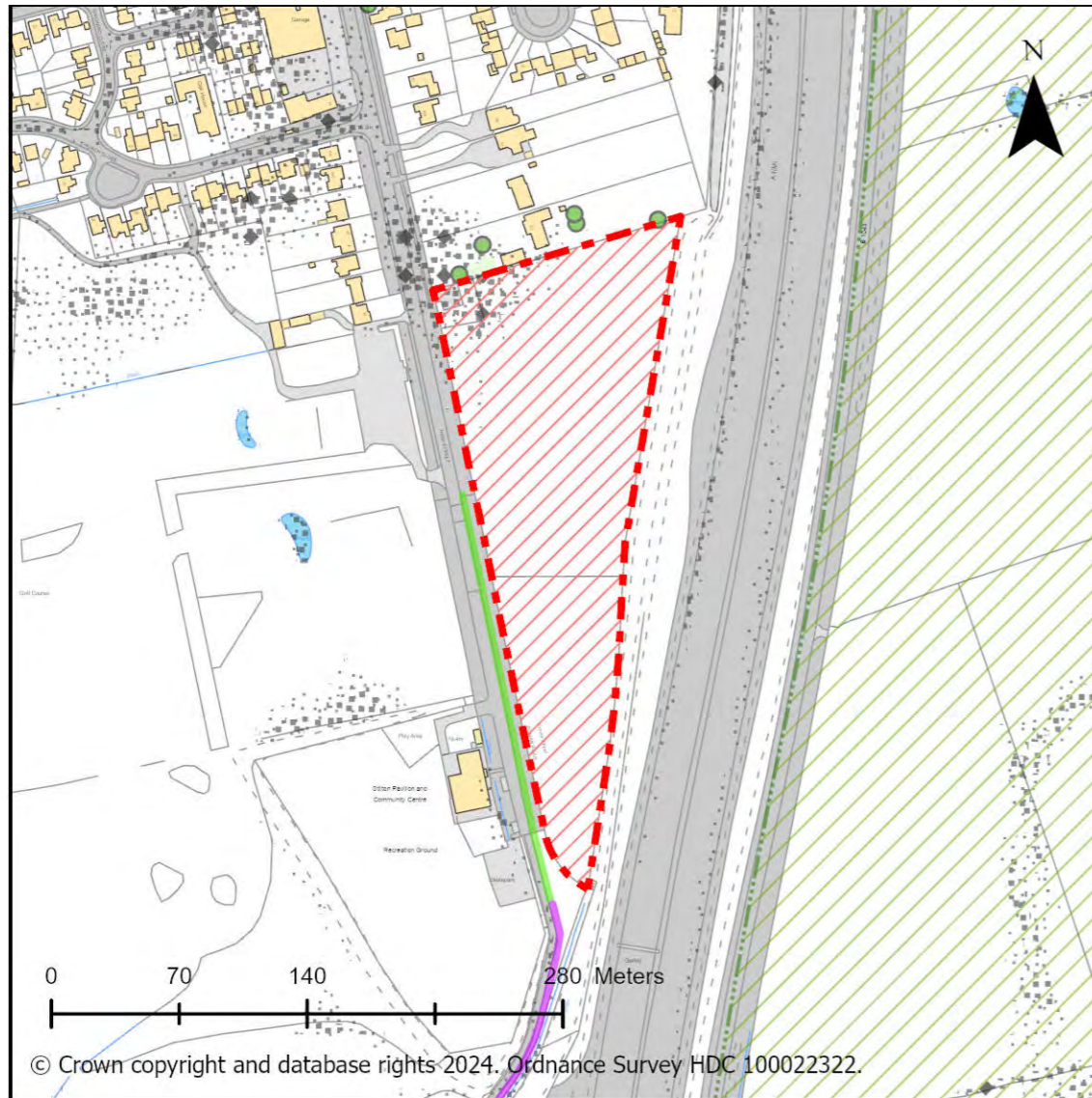
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:131
Relevant planning history	<ul style="list-style-type: none"> <li>20/00796/FUL for the change of use of land to dog training exercise area, erection of welfare/reception building and creation of car parking area was granted permission in May 2021.</li> <li>The site was assessed in the HELAA (2017) (site reference 017 - South of 53 High Street, Stilton) for residential development but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Dog training area
Supporting information	None submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is located on the southern edge of Stilton and is currently in use as a dog training area known as the 'Stilton Dog Field'.</p> <p>The site is wholly located within flood zone 1, there is some minimal risk from surface water flooding in the site's north western corner along High Street. Approximately two thirds of the land is classed as grade 3 agricultural land, the remaining third of the land immediately south of 53 High Street, is classed as urban land. The site is broadly level but does gently rise towards its southern edge. The site features substantial hedging and a belt of mature trees along the eastern boundary where it is adjacent to the A1(M). There is hedging on</p>	+
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<p>its remaining boundaries. As such, the site has limited visibility largely screened from view. To the north is residential development, immediately east of the site is the A1(M) whilst to the opposite side of the High Street is a Golf Course.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are telegraph poles towards the north western corner of the site. The site is adjacent to the A1(M) so there is an increased likelihood of air, noise and light pollution. There are no nature conservation or heritage designations on site. The site can be accessed from High Street where there is an existing access into the site.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. However, the site is currently in use as a dog training area. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m zone of a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states it is intended to acquire planning permission and then sell the site to a third party for development. The site promoter suggests the land will be available between 2024 and 2028. The site is currently in use as an established dog training area. The site promoter has made no reference to this existing land use in their submission.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site is well contained by existing vegetation which also provides a buffer from the A1(M). Noise mitigation will still be a key requirement in a future development of the site. There are few other constraints to the site and there is an existing access form High Street into the site. Also there is uncertainty over when the existing business may relocate or leave the site.</p>	~
<p><b>Deliverability / developability</b></p> <p>The site is greenfield with no existing structures to clear. There are no major topographical challenges to overcome and there are already extensive established planting along its boundaries, particularly its eastern edge adjacent to the A1(M), to mitigate noise, air and light pollution. Even so masterplanning and design mitigation will still be required to ensure a high quality living environment. There is an existing business using the site and no planning application has been made for residential development on the site. The site is intended to be available between 2024 and 2028 and it doesn't appear that an allocation status is sought. Considering these factors, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land consisting of land classified mostly as grade 3 agricultural land</li> <li>• Within flood zone 1 with some surface water flood risk</li> <li>• In walking distance to services, shops and primary education within Stilton</li> <li>• Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon</li> <li>• Accessible to natural green space</li> <li>• Located on the southern edge of the built form of Stilton village, providing an opportunity for a modest village extension of a scale that would retain the character of the area</li> <li>• Is adjacent to the A1(M) giving rise to additional risk from higher levels of pollution</li> <li>• The site is relatively well contained in the landscape due to the A1(M)</li> <li>• There are mature trees along the site's frontage along High Street, some may need to be removed to accommodate development</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for development of a modest scale that reflects the surrounding residential form but this would require noise mitigation from the nearby A1(M)</li> <li>• Potential relocation of the existing dog training business may be required</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 2.6ha</p> <p>70% net developable area to allow sufficient landscaping to provide a soft village edge and mitigation from the A1(M).</p> <p>2.6 ha x standard proportion of 70% = <b>1.82 ha</b></p>	<p>Residential - market and/or affordable houses</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Capacity = 1.82 ha x 25 dph = <b>46 homes</b></p>	<p>Available post 2024-2028</p> <p>Build out over 2 years</p>

**Updates after the Initial Assessment**

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**Stilton 4: Land off Caldecote Road, Stilton**

<b>Site reference</b>	Stilton 4
<b>Site name</b>	Land off Caldecote Road, Stilton

Site address	Parish(es)	Site area (ha)
Land off Caldecote Road, Stilton	Stilton	7.80ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	150 - 190 homes	Available 2023 Build out over 4 - 5 years

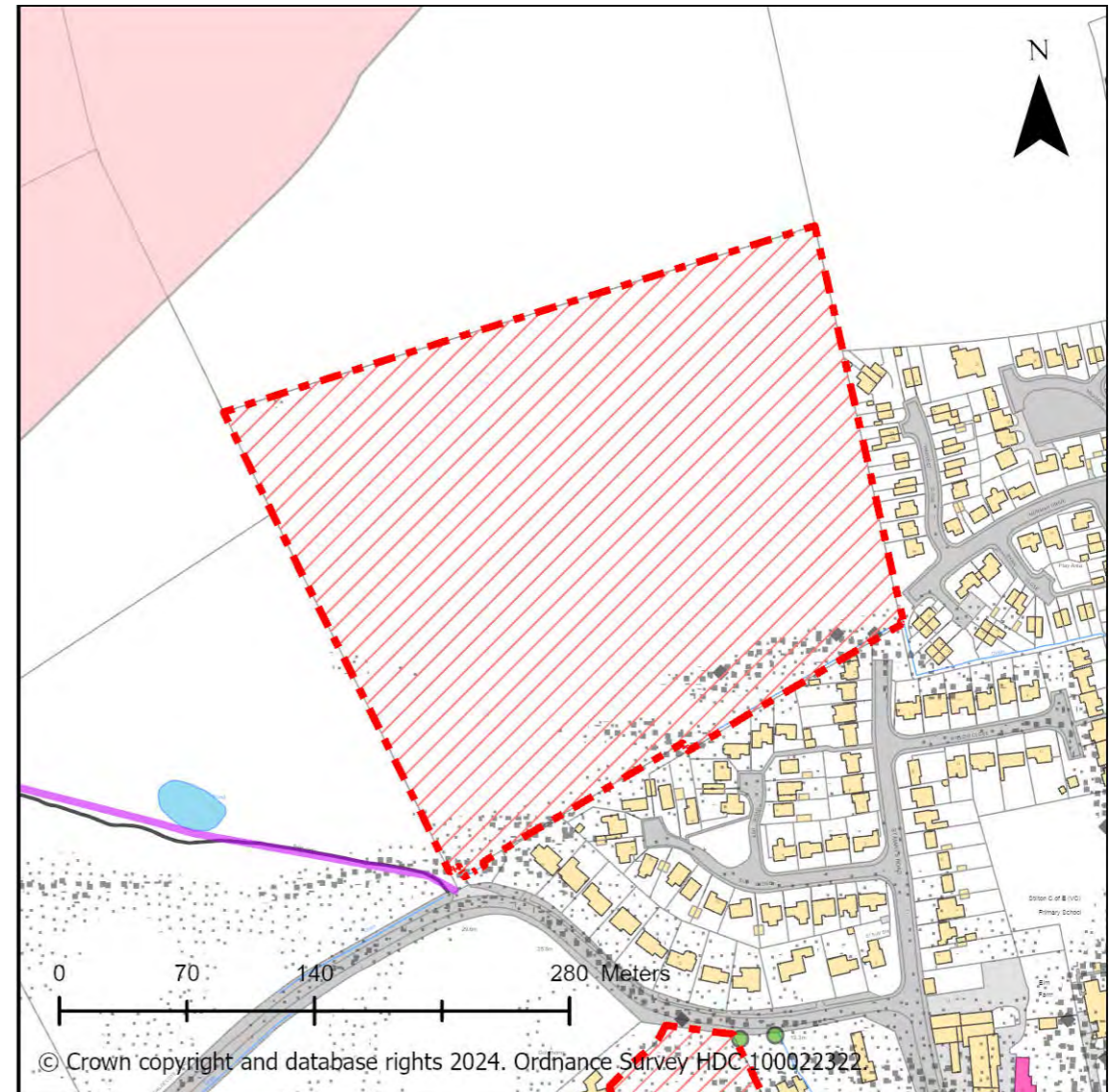
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:142
Relevant planning history	<ul style="list-style-type: none"> <li>None relevant</li> <li>The site was assessed in the HELAA (2017) (site reference 110 -North of Elm Close, West of Harvest Close, Stilton) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1, there is risk form surface water flooding along its southern edge where it adjoins residential development at Ash Road. Most of the land is classed as grade 3 agricultural land with the south-east corner of the site abutting dwellings at Harvest Close is classed as 'urban' land. The site is situated to the north of Elm Close on the north-western edge of Stilton. To the south and along part of the eastern site boundary is residential development. To the north and west of the site is open countryside. The site adjoins open countryside, although it is relatively well contained in the landscape: the land slopes south east towards Stilton village. Development at the north western edge of this site would be visible from Folksworth and also to the north east. The site currently includes mature hedgerows and trees which provide some screening.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. The site promoter states it is intended to secure vehicular and pedestrian access from Norman Drive/St Mary's Road. Engagement with the County Council will be required to ascertain if these are an appropriate point of access for the proposed quantum of development. There is also a small parcel of land between the site and the highway which the site promoter identifies is a ransom strip which may impede development.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	+
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. Although the site promoter identifies that there is a ransom strip impacting the site. The site promoter details that the site will be delivered directly by a house builder. The site promoter suggests the land is available now.</p>	~
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. They state that it is intended to secure vehicular and pedestrian access from Norman Drive/St Mary's Road. It is identified in the call for sites submission that there is a ransom strip impacting the site which will require an agreement from the landowner of this land in order to secure access.</p>	~

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<p>There are few physical constraints to development, there is some surface water flood risk to overcome and landscaping will required. The promoter states that it is intended to deliver residential development in the southern and eastern parts of the site with structural landscaping, open space and biodiversity net gain to the north and west to mitigate these constraints.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is greenfield with no structures to clear and there are minimal physical constraints to development which could not be mitigated through sensitive design and masterplanning. There is however a ransom strip impacting the site which could impact the achievability of its development. The promoter states that an agreement will be required with the landowner of the ransom strip to overcome this. Even though it is stated that the site is available now, until the issue with the ransom strip is resolved the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is greenfield land consisting of land classified mostly as grade 3 agricultural land</li> <li>● Within flood zone 1 with some surface water flood risk</li> <li>● In walking distance to services, shops and primary education within Stilton</li> <li>● Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon</li> <li>● Not accessible to natural green space</li> <li>● Located on the western edge of the built form of Stilton village, providing an opportunity for a modest village extension of a scale that would retain the character of the area</li> <li>● The site is relatively well contained in the landscape as the land slopes south east towards Stilton village</li> <li>● Development at the north western edge of this site would be visible from Folksworth and also to the north east. Therefore, retaining development within the south and east of the site would be preferable as the natural land form will assist in screening the site from significant landscape impact.</li> <li>● The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form. Reducing the developable area of the site will also shape the development so that the potential scale of development can more successfully integrate and reflect the character of the landscape and townscape.
- Successful development will require resolution to the ransom strip between the site and St Marys Road.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 7.80ha 30% net developable area to focus development towards the existing built form and reduce encroachment into the countryside. 7.80ha x 30% = <b>2.34 ha</b>	Net developable area of 2.34ha Residential - market and/or affordable houses Very low density of 25 dph anticipated due to the edge of village location. Capacity = 2.34ha x 25 dph = <b>59 homes</b>	Available post 2028 subject to successful allocation status and resolution of ransom strip Build out over 4-5 years

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**Updates after the Initial Assessment**

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**Stilton 5: Land rear of 16 to 58 North Street, Stilton**

<b>Site reference</b>	Stilton 5
<b>Site name</b>	Land rear of 16 to 58 North Street, Stilton

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land rear of 16 to 58 North Street, Stilton	Stilton	2.98

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	70 homes	Available 2023  Build out over 3 years

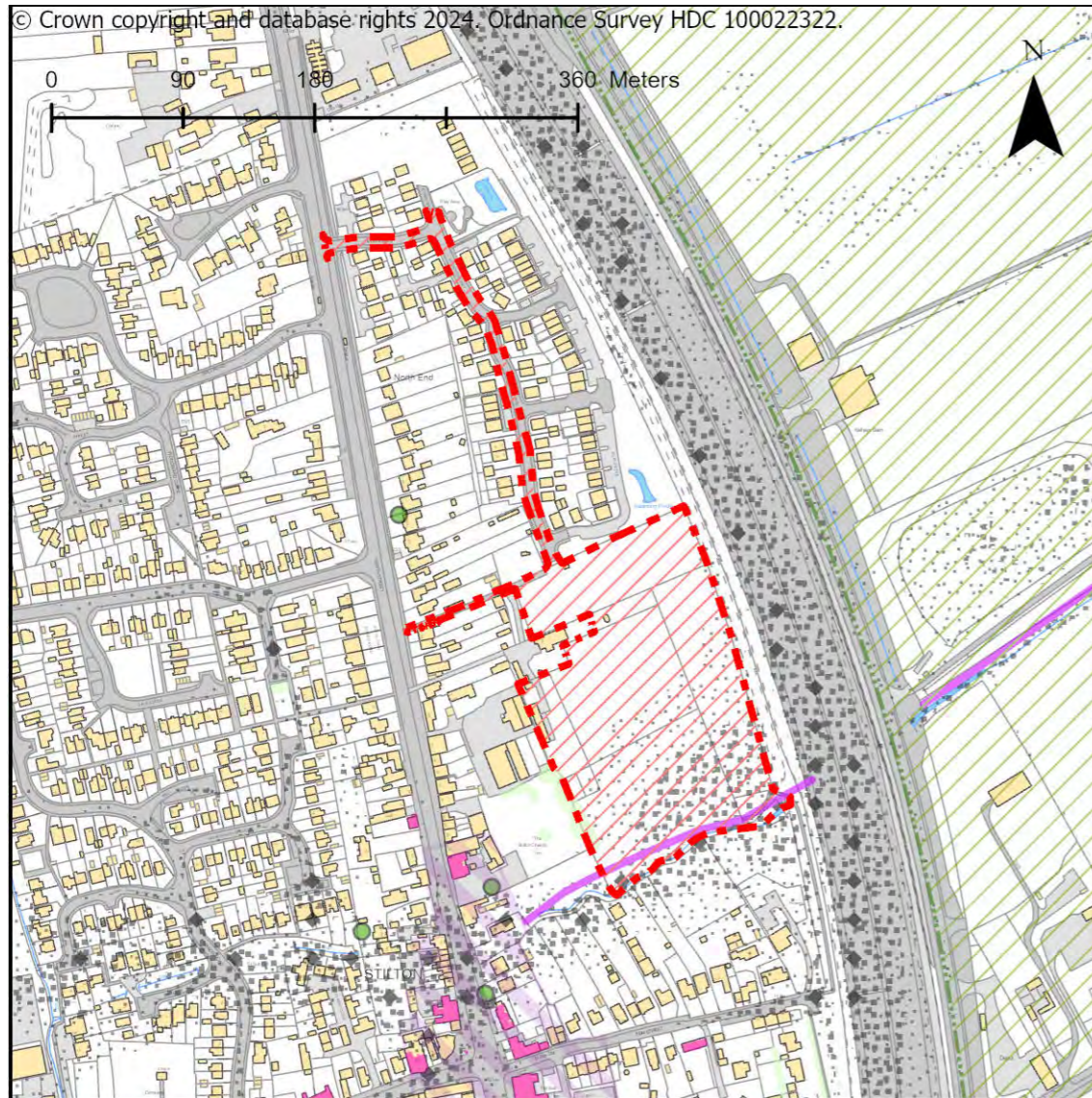
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:186
Relevant planning history	<ul style="list-style-type: none"> <li>22/02275/FUL for erection of 70 dwellings including access, parking, amenity, open space, play space, SuDS scheme, landscaping and tree protection measures. Received in November 2022 and pending consideration.</li> </ul>
Land type	Predominately greenfield land
Current use of the site	Open grazing land with a tennis court within the site
Supporting information	<ul style="list-style-type: none"> <li>Arboricultural Impact Assessment (October 2022) (document reference: 11361_AIA.001 Rev A)</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 but is constrained by surface water flood risk on over 50% of the site. It is wholly classified as urban land. The site is broadly level and consists of several fields separated by hedgerows. Its contain extensive vegetation and hedgerows along most of its boundaries, the most extensive being along its eastern edge where it is adjacent to the A1(M). The site is bounded by residential properties on its southern, western and most recently northern edges with the A1(M) forming a strong eastern edge. It is located to the rear of the North Street infilling the gap between the it and the A1(M). This is a phase 2 development of the site to the north which started to infill this gap. There is a public right of way along its southern edge.</p>	~
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<p>There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to the A1(M) is likely to increase the risk form noise, air and light pollution. There are no nature conservation designations on site. On its western edge were the site adjoins the former Stilton Cheese Inn, there are a collection of trees that are protected under a blanket Tree Preservation Order. There are no heritage designations within the site. It is within 60m of a conservation area and listed buildings which built development and any removal of trees within the site could impact the setting of. Vehicular access is proposed from Houghton Way which runs through the recent development to the north of the site. An additional pedestrian/ cycle route is proposed via an existing access route between 58 and 60 North Street.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in multiple ownership with development supported by all owners. A housebuilder is involved with the site. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the housebuilder. The site promoter states that the land is available now and take 3 years to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There a several constraints to overcome including the level of surface water flood risk on site, the proximity to the A1(M), impact on trees and potentially the setting of heritage assets. This is second phase of development to the rear of North Street with phase 1 completing in 2024, as such it is proposed to provide an access route through to this site from the phase 1 development. A full planning application has been submitted whereby the details of how to overcome and mitigate these are being considered.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no structures to clear on site but as highlighted there are several constraints to overcome. A full planning application for 70 homes has been submitted to the Council on behalf of Bellway Homes and includes technical studies including ecological appraisals, flood risk and drainage strategy, geo-environmental studies and lighting assessment as well as detailed layout plans. Considering that a full planning application is in progress and detailed design work to overcome constraints, the site is categorised as deliverable.</p>	+

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Updates after the Initial Assessment**

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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land consisting of land classified as urban</li> <li>• Within flood zone 1 with surface water flood risk on about 50% of the site</li> <li>• In walking distance to services, shops and primary education within Stilton</li> <li>• Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon</li> <li>• Not accessible to natural green space</li> <li>• Located on the eastern edge of Stilton between North Street and the A1(M)</li> <li>• Development would be a second phase of residential in depth development which would continue this pattern of development completely infilling the gap between the village and the A1(M)</li> <li>• Proposed pedestrian/ cycle route from North Street would aid permeability and accessibility to village services</li> <li>• Adjacent to the conservation area and the listed former Stilton Cheese Inn</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for development of a modest scale that reflects the surrounding residential form and provide a gentle densification within the existing built form</li> <li>• Impact on heritage assets and their setting will need to be carefully considered and mitigated through masterplanning</li> <li>• Landscaping and noise mitigation as well as sustainable drainage will be required</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 2.98ha  75% net developable area to allow sufficient landscaping and appropriate layout to address surface water flood risk, provide noise mitigation and harm to designated heritage assets.  2.98 ha x standard proportion of 75% = <b>2.235 ha</b>	Residential - market and/or affordable houses  Very low density of 25 dph anticipated due to the edge of village location.  Capacity = 2.235 ha x 25 dph = <b>56 homes</b>	Available post 2024-2028  Build out over 3 years



**Stilton 6: Land to the South and West of 61 Church Street, Stilton**

<b>Site reference</b>	Stilton 6	
<b>Site name</b>	Land to the South and West of 61 Church Street, Stilton	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land to the South and West of 61 Church Street, Stilton	Stilton	2.43

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	40 - 50 homes	Available 2024 - 2028 Buildout over 1 - 2 years

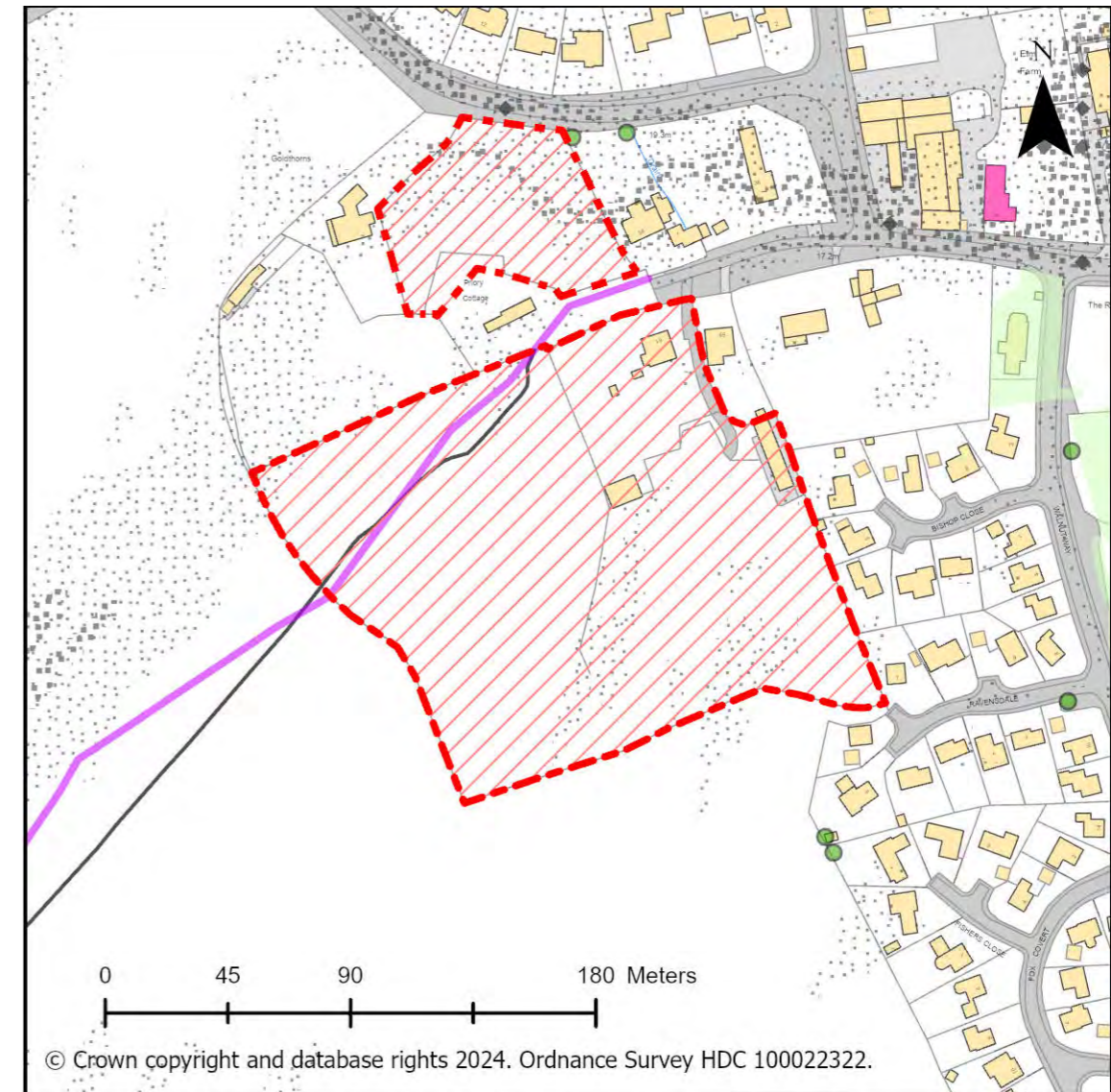
**Core information**

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2412
Relevant planning history	None relevant
Land type	Partly greenfield land and partly previously developed land
Current use of the site	Partly agricultural land and partly residential
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
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<p>The site is located within flood zone 1 but is constrained by surface water flood risk across a third of the site. Approximately a third of the site is classified as being grade 3 agricultural land with the remain two thirds being urban land. The site consists of a residential property (61 Church Street) which is a single storey property with the rest of the site forming a large curtilage to it. There are some established trees within the site but these are not protected. It is unclear from the submission if the property is to be retained within proposals or to be demolished and the site completely redeveloped. The site slopes from its western to eastern edge down by some 10m. The site's western and southern edges also have fairly thick vegetation running along them which screen the site from view and encloses it. The combination of this established screening and the land levels means that the site is not very visible in longer range views. There is a public right of way that runs through the north western corner of the site which connects from Church Street through the site to the open countryside to Denton. To the east and north of the site are residential properties and to the south and west is the open countryside.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site although there are some telegraph poles along the site's frontage on Church Street. There are no nature conservation or heritage designations within the site. There is an existing access to the property (61 Church Street) into the site from Church Street.</p> <p>The site is mostly greenfield but is partly previously developed as there is an existing residential property on site meaning that the development will minimally contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it the intention of the landowner to acquire an allocation status for the site before selling the site to a third party for obtaining planning permission and development. The promoter suggests the land would be available between 2024 and 2028 and take between 1 and 2 years to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are within the site boundary apart from the public highway which is accessible from the site boundary. The site has some constraints to overcome including surface water flood risk along its northern edge and the incorporation of the public right of way within design proposals. There is an existing access from Church Street into the site.</p>	+
<p><b>Deliverability / developability</b></p>	~

There may be structures to clear on site if it is proposed to remove the dwelling on site. The site promoter states that it the intention of the landowner to acquire an allocation status for the site before selling the site to a third party for obtaining planning permission and development. The promoter suggests the land would be available between 2024 and 2028. Therefore, the site is categorised as being developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land consisting of land mostly classified as urban land and a third classified as grade 3</li> <li>• Within flood zone 1 with some surface water flood risk</li> <li>• In walking distance to services, shops and primary education within Stilton</li> <li>• Remote from employment concentrations but has good accessibility to the bus network linking the village to Peterborough and Huntingdon</li> <li>• Not accessible to natural green space</li> <li>• Located on the south western edge of the built form of Stilton village, providing a rounding off opportunity that would be of a scale that could be integrated into the village without adversely impacting the character of the area</li> <li>• Development should be focused to wards the eastern half of the site following the land form of the site and minimise longer range landscape impact</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for development of a modest scale that reflects the surrounding residential form.</li> <li>• Successfully development will require integration of the existing public right of way within a masterplan for the site</li> <li>• Confirmation whether the existing dwelling on the site is to retained and integrated with proposals or demolished</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 2.43ha (the existing dwelling makes up 0.25ha of this)</p> <p>60% net developable area to focus development towards the eastern half of the site so that appropriate landscaping can be incorporated into the scheme and reduce the amount of built development extending into the countryside.</p> <p>If the existing dwelling was to be demolished, the following may apply: 2.43 ha x standard proportion of 60% = <b>1.49 ha</b></p> <p>If the existing dwelling were to be retained, this would reduce the site area to the following: 2.43 - 0.25 = 2.18ha x standard proportion of 60% = <b>1.3 ha</b></p>	<p>Residential - market and/or affordable houses</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>If the dwelling were to be demolished scenario: capacity = 1.49 ha x 25 dph = <b>36 homes</b></p> <p>If the existing dwelling was to be retained scenario: capacity = 1.3 ha x 25 dph = <b>33 homes</b></p>	<p>Available post 2028 subject to successful allocation status</p> <p>Build out over 1-2 years</p>

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**Updates after the Initial Assessment**

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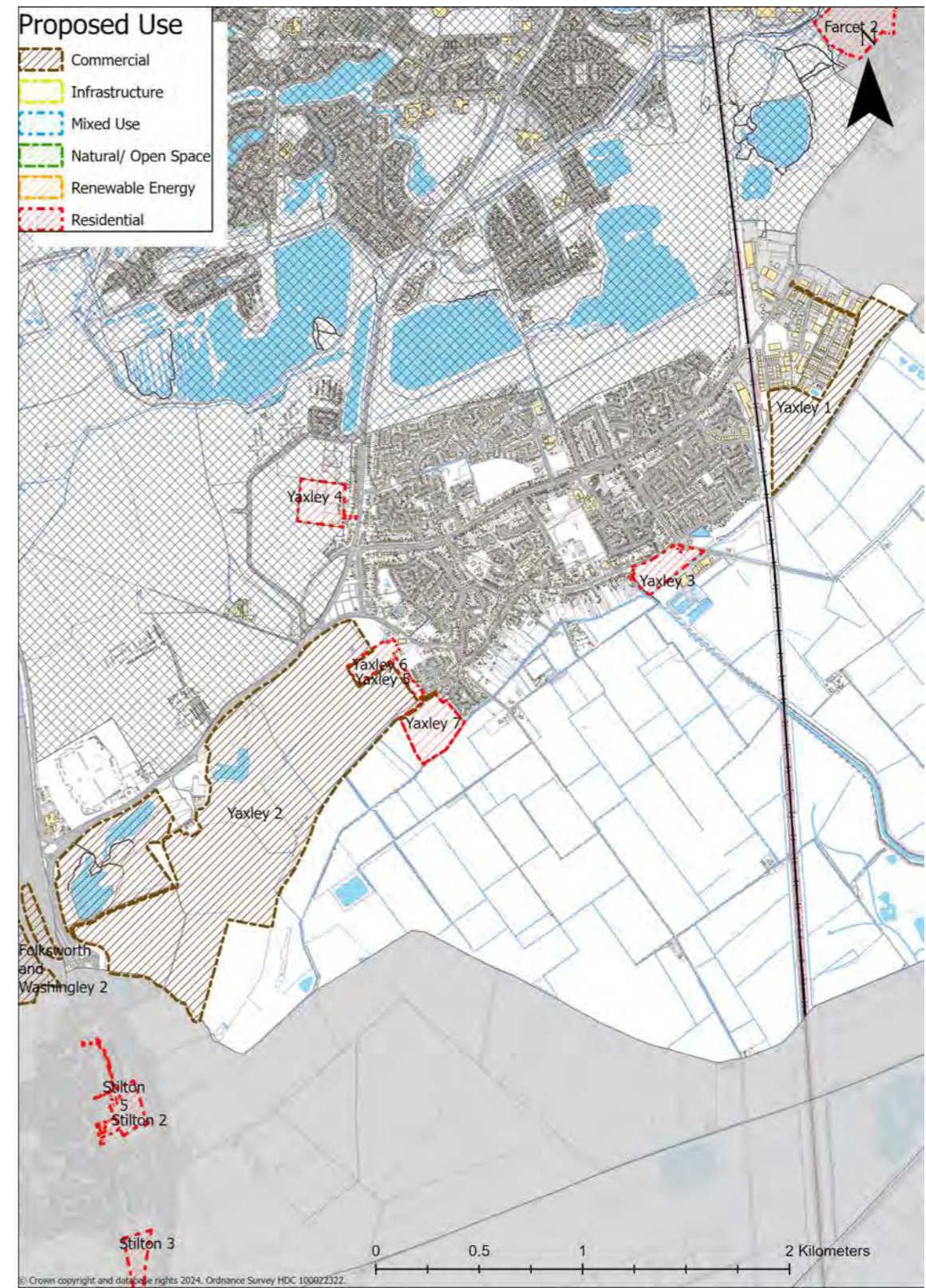




### 14 Yaxley

14.1 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Yaxley 1: Eagle Business Park Phase 3, Yaxley
- Yaxley 2: Land South West of Yaxley and East of A1(M) near Norman Cross
- Yaxley 3: Land South of Main Street, Yaxley
- Yaxley 4: Folly Farm, London Road, Yaxley
- Yaxley 5: Land off The Wykes, accessed from West End, Yaxley
- Yaxley 6: Land to the rear of St Peter's Church, Yaxley
- Yaxley 7: Land South of 25 West End, Yaxley





14.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2

**Yaxley 1: Eagle Business Park Phase 3, Yaxley**

<b>Site reference</b>	Yaxley 1	
<b>Site name</b>	Eagle Business Park Phase 3, Yaxley	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Eagle Business Park Phase 3, Yaxley	Yaxley	16

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: • Employment	35,000 sqm	Available 2024 - 2028 Build out over 5 years

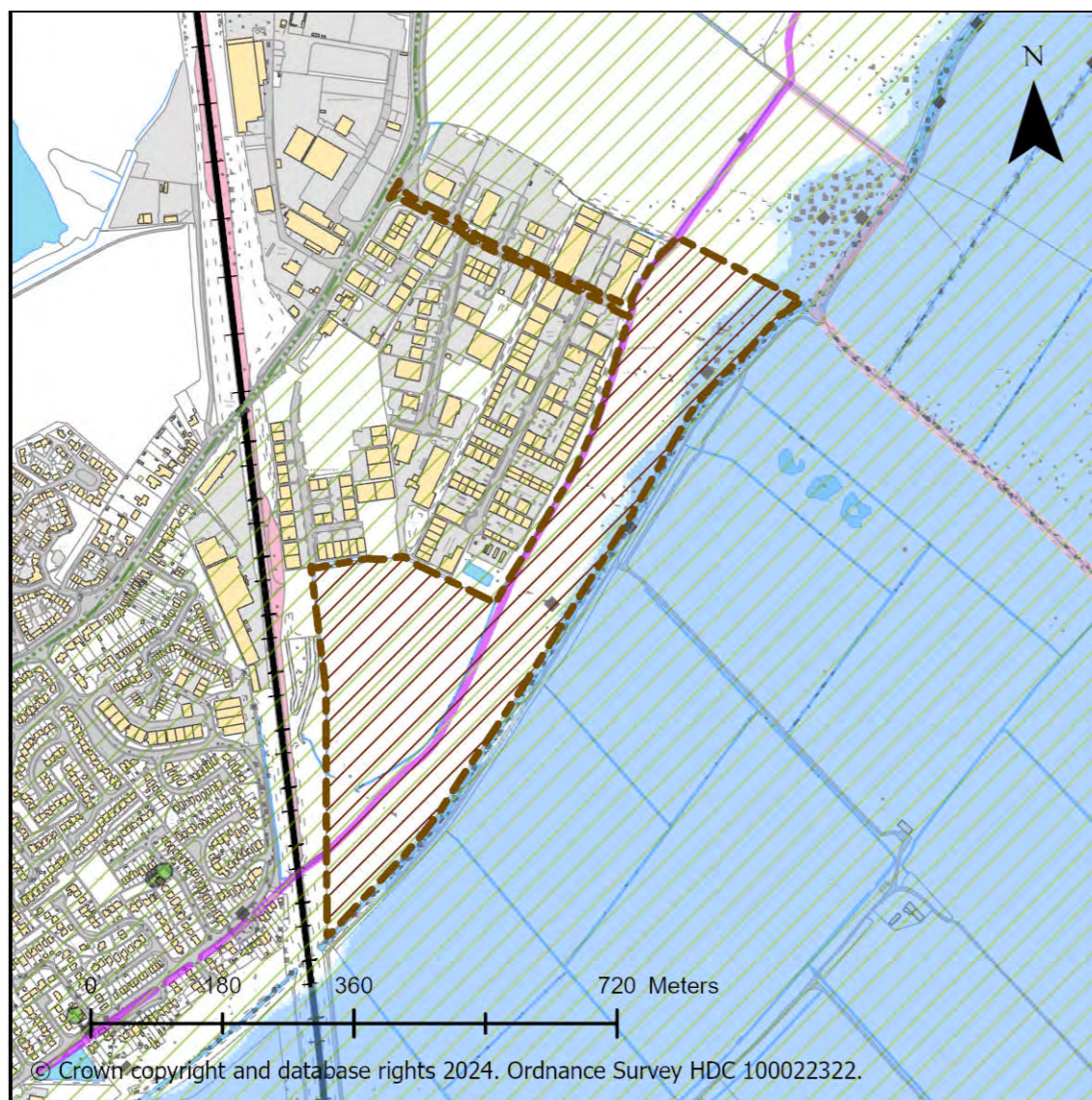
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:18
Relevant planning history	<ul style="list-style-type: none"> <li>23/00973/OUT for the provision of an extension to Eagle Business Park to (Phase 3) to provide 35,000 sq. m. of commercial floor space (Use Classes E (g) (i-iii), B2 &amp; B8). This was submitted in May 2023 and is pending consideration.</li> <li>The site was assessed in the HELAA (2017) (site reference: South of Eagle Business Park) - this was a slightly smaller site area of 13ha. The site was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Supporting Statement (June 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	Approximately 50% of the site is classified as grade 1 agricultural land, the western and northern parts of the site are classified as grade 2 and 3.	Pass
Flood zone 3b	None although some of the site's eastern/southern edge is within flood zone 3a	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site adjoins the Eagle Business Park and seeks to provide a third phase to the employment area.</p> <p>The majority of the site is located within flood zone 1 but its southern/eastern edge falls within flood zones 2 and 3a. This flooding is associated with the Pig Water drain which adjoins the southern/eastern edge of the site. There is some surface water flood risk across the site. Approximately 50% of the site is classified as grade 1 agricultural land, the western and northern parts of the site are classified as grade 2 and 3. The site is broadly level and open with some trees along the site's southern/eastern edge where it adjoins the Pig Water</p>	~
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<p>drain. The site is highly visible from the south and east due to flat fenland landscape but is less visible from the west due to railway and existing development. The site is currently visible from the north due to the gently falling landscape, and landscaping is not established at the intervening Eagle Park. Development would have a significant landscape impact. There is also a public right of way running through the site.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to the East Coast Mainline Railway is likely to increase the risk form noise, air and light pollution. There are no nature conservation designations on site, however the site is located within the landscape and visual setting of the Great Fen. There are no heritage designations on the site. Vehicular access is proposed from Falcon Way.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is in single ownership and its development is supported by the landowner. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the landowner. The site promoter states that the site will be available between 2024 and 2028 and take 5 years to build out. There is currently a planning application for employment development.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site's location on the south eastern edge of Yaxley means that landscape impact is a significant development constraint. The site is highly visible in longer views from the south due to the generally open Fenland landscape; in particular, the land lies within the landscape and visual setting of the Great Fen, and development may adversely impact on the aims and objectives of the Great Fen. There is a public right of way running through the site which may require diversion. Access can be achieved by extending Falcon Way.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no structures on site to clear. As highlighted there are considerable constraints to overcome including flood risk but most notably the impact on the landscape and the setting of the Great Fen. It is intended to deliver the site directly by the landowner. The site promoter states that the site will be available between 2024 and 2028 and a planning application has been submitted to the Council for employment development. As this is an outline application and not yet determined, the site is considered to be developable.</p>	~



**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is greenfield, approximately half of the site is classified as grade 1 agricultural land
- Increased risk of flooding along its eastern and southern edge
- Has the potential to provide a third phase to an established employment area located on the edge of one of Huntingdonshire's larger villages
- Subject to masterplanning, the site could be integrated into the existing employment area
- Has the potential to provide further employment opportunities to people within Yaxley and surrounding settlements
- Good accessibility to public transport options
- Proximity to East Coast Mainline railway may give rise to increased levels of pollution
- Is not constrained by designated heritage assets
- Is sensitively located within the landscape being within the landscape and visual setting of the Great Fen
- Would further extend the built form of Yaxley into the Fenland landscape
- More landscaping will be required along its eastern and southern edges to mitigate landscape, flooding and noise impacts which will reduce the net developable for the site

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for employment development to compliment the adjoining employment area
- The net developable area should be reduced to provide significant levels of landscaping and sustainable drainage to mitigate landscape impact on the Great Fen and address the risk of flooding
- Landscaping plan should also seek to incorporate noise mitigation measures as well as opportunities for biodiversity net gain
- The public right of way within the site will need to be incorporate into proposals or diverted

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 16ha.	Commercial - employment	Available 2024 - 2028 Build out over 5 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>As this is a large scale employment site in a sensitive location in terms of landscape and also the risk from flooding, the net developable area will be used to calculate a indicative capacity. To account for these constraints, a 50% net developable area will be applied.</p> <p>16 ha x standard proportion of 50% = 8 ha</p>	<p>The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, the 0.4 plot ratio is most appropriate to use to calculate an indicative capacity:</p> <p>0.40 plot ratio x 8 ha = 3.2 ha of land for employment uses equating to <b>32,000 sqm.</b></p>	

**Updates after the Initial Assessment**

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**Yaxley 2: Land South West of Yaxley and East of A1(M) near Norman Cross**

<b>Site reference</b>	Yaxley 2
<b>Site name</b>	Land South West of Yaxley and East of A1(M) near Norman Cross

Site address	Parish(es)	Site area (ha)
Land South West of Yaxley and East of A1(M) near Norman Cross	Yaxley	131.18

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> <li>Logistics and distribution</li> </ul>	Circa 275,000 sqm	Available 2029 - 2034 Build out over 5 - 7 years

**Core information**

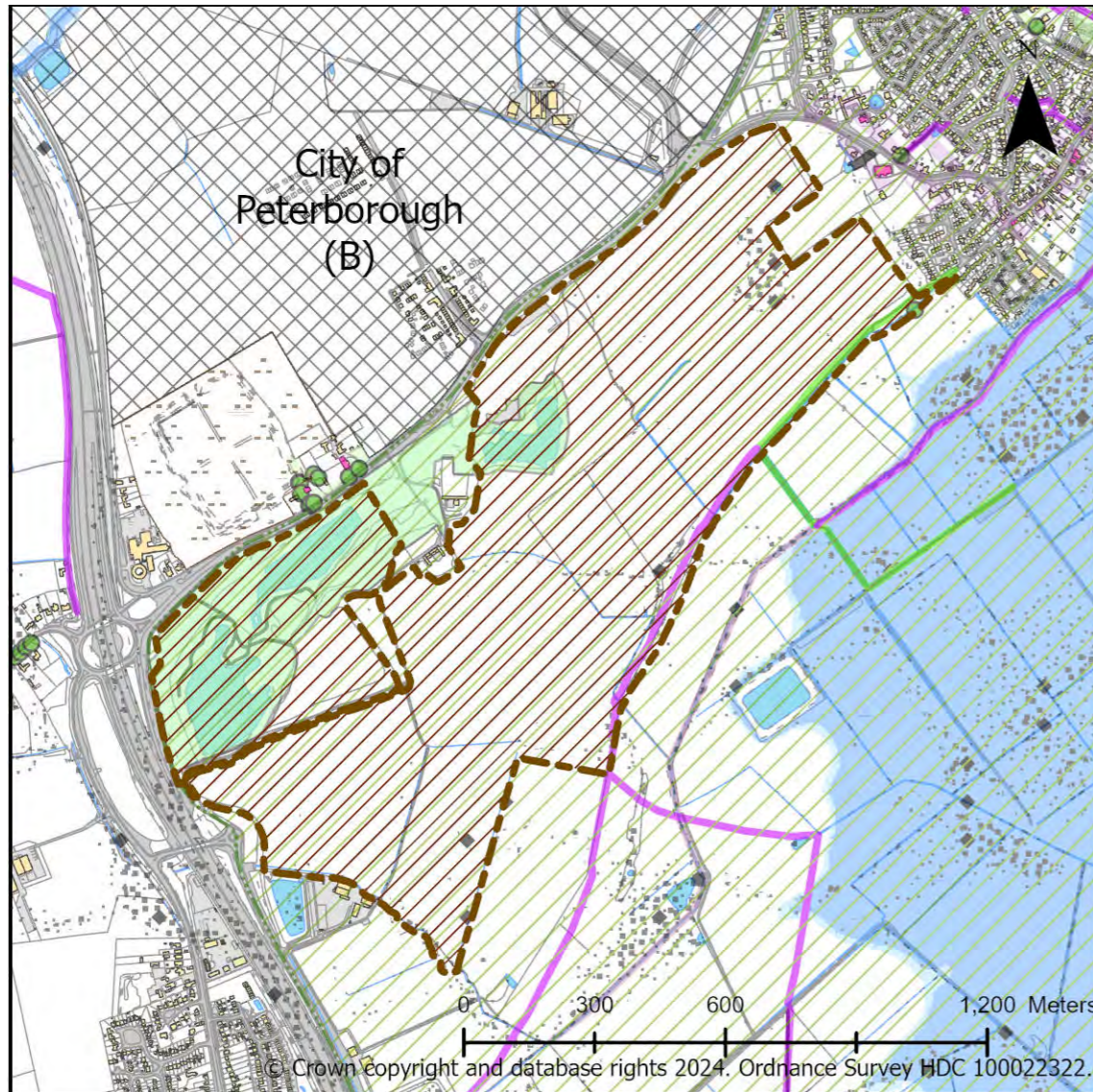
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:126
Relevant planning history	None relevant
Land type	Mostly greenfield land with some previously developed land
Current use of the site	Agricultural land and former brickworks
Supporting information	<ul style="list-style-type: none"> <li>Agricultural land classification grade image</li> <li>Agricultural land classification image at 1:250,000 scale</li> <li>Area Plan (plan reference: ASC.21.243F) (May 2023)</li> <li>Site Constraints Plan (plan reference: 23206-UMC-XXXX-SI-DR-A-0501 revision P04) (May 2023)</li> <li>Constraints Analysis, Spatial Strategy and Design Evolution Statement (June 2023)</li> <li>Heritage Appraisal (June 2023)</li> <li>Summary Landscape and Visual Appraisal (June 2023)</li> <li>Masterplan (plan reference: 23206-UMC-ZZZZ-SI-DR-A-0603 revision P02) (June 2023)</li> <li>Mineral Safeguarding Technical Note (June 2023)</li> </ul>

<ul style="list-style-type: none"> <li>Mineral Resources Map</li> <li>Letter from Cambridgeshire County Council Minerals and Waste Team (October 2022)</li> <li>O&amp;H Properties Norman Cross Presentation (November 2023)</li> <li>Outline Transport Strategy Note (document reference: JN2469-Rep-0001.3) (June 2023)</li> <li>Planning Statement (June 2023)</li> </ul>
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	The northern part of the site contains the Norman Cross Brickpits County Wildlife Site.	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

**Context, constraints and potential suitability**

The site is located immediately south of the A15, adjacent to Peterborough City Council and the Great Haddon development. To the west is the A1 and the B1043, and to the east is Yaxley. There is open countryside to the south. It is proposed to provide big-box warehousing units used for logistics and distribution development.

The site is wholly located within flood zone 1 with some surface water flood risk within the site, mostly within the former brickworks where there are two large water bodies. The site is wholly classified as grade 3 agricultural land which is currently farmed and approximately 21ha comprising a local wildlife site and fishing lakes. The site slopes from its northern

edge to southern edge by some 10-15m. The site is bounded by various hedgerows and tree lined boundaries some of which are quite mature, albeit around the perimeter of the site. Whilst in agricultural use now, the site historically comprised the Normans Cross brickworks with over 50% of the site being subject to mineral workings, extracting brick clay from the site which has subsequently, in part, been filled with inert fill. The nature of the site and its former workings makes it a visually contained site from the west and north due to the escarpment. The site is much more visible from the south and east with views across the Fenland landscape and also Yaxley. Considering these factors development could have a significant landscape with the greatest impact being experienced to the south and east.

There is no known contamination on site and no oil or gas pipelines running through the site. The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution. The northern part of the site contains the Norman Cross Brickpits County Wildlife Site. The site is also within the Landscape and Visual Setting of the Great Fen. The proposed masterplan for the site shows that the area of the site falling within the County Wildlife Site will be used for biodiversity net gain or will not be developed on at all. There are no heritage designations on site, however, it is adjacent to two grade 2 listed buildings along London Road (Norman House and the Former Governor's House. It is also adjacent to the scheduled monument of the site of the Norman Cross Depot for Prisoners of War. Further to the east the site is within the setting of the grade 1 listed St Peter's Church in Yaxley and the conservation area. The site can be accessed from the A15 (London Road). The submitted planning statement outlines the following access arrangements for the proposed development which will require engagement with Cambridgeshire County Council:

- A spine road between the B1403 and the A15. This is likely to feature a signal-controlled T-junction on the A15 and a fourth arm on the existing roundabout at B1403 / Yards End Lane.
- A segregated footway and cycleway along the full length of the spine road.
- Connectivity to the external Public Rights of Way and National Cycle Network.
- Re-route and extend existing bus services through the site.

The site is predominantly greenfield with a small amount of previously developed land where the former brickworks were which have largely already been restored to nature, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; the site promoter has provided documentation detailing correspondence with Cambridgeshire County Council to date on the viability of the site for brickclay extraction. The planning statement submitted states that over 50% of the site has already been worked for minerals and a scope of work for a full Mineral Resource Assessment will be undertaken which will include intrusive surveys to establish the extent of Lower Oxford Clay within the remainder of the site. The site promoter states that once the assessment has been completed it will be shared with the Huntingdonshire's Local Plans team. The site is beyond 400m of a water recycling area.



<p><b>Availability</b></p> <p>The site is controlled by a single individual/ company who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The site promoter suggests the land will be available between 2029 and 2034.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. Cumulatively, the site has several significant constraints relating to its topography, its sensitive location in the landscape particularly to the east and south with its relationship the Fenland landscape and to Yaxley. Additionally, the status of mineral extraction on site will need to be fully assessed and scoped. There are likely to be impacts on designated conservation and heritage designations. Access arrangements and the impact of the proposed development on the local and strategic highways network will need to be fully assessed with engagement with relevant stakeholders.</p>	~
<p><b>Deliverability / developability</b></p> <p>The site is largely greenfield. There are substantial topographical and landscape constraints which will need to be overcome. There are also nature conservation and heritage designations which any proposed development will need to consider. The site promoter states the site will be available between 2029 and 2034, as such the site is categorised as being developable.</p>	~

- Potential to support job creation within Yaxley which is rated as being one of the most deprived wards in Huntingdonshire, however the number of potential full time jobs is unclear at this time. The proposed development of the site for big-box warehousing units used for logistics and distribution may result in a lower dense density across the site.
  - Strategically located in terms of accessibility to the strategic highways network and is of a scale that could provide enhancements to the local public transport network
  - Located to the west of Yaxley with the potential to significantly adversely impact the landscape and townscape character and setting of the settlement. This impact is furthered by the urbanising impact of the development at Great Haddon in Peterborough to the north which is will have an urbanising impact on Yaxley.
  - Is within the landscape and visual setting of the Great Fen, development at this scale could have a fundamental adverse impact on the the Great Fen and wider fenland landscape
- In combination the outcomes of the LAA and SA indicate that the site:
- The site is not considered to be appropriate for development due to the likely significant adverse impacts on the fenland landscape and the setting of the Great Fen. It will also fundamentally and detrimentally impact the character and setting of Yaxley.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

- The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:
- Is partially greenfield land and partially previously developed land consisting of land formerly used for mineral extraction
  - Classified as grade 3 agricultural land in current agricultural use
  - Is within flood zone 1 but has some surface water flood risk
  - Part of the site contains the Norman Cross Brickpits County Wildlife Site and within 2km of the Orton Pit SSSI and SAC
  - Is somewhat constrained by designated heritage assets



**Yaxley 3: Land South of Main Street, Yaxley**

<b>Site reference</b>	Yaxley 3
<b>Site name</b>	Land South of Main Street, Yaxley

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land South of Main Street, Yaxley	Yaxley	3.52

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul>	90 homes	Available 2023 Build out over 2 years

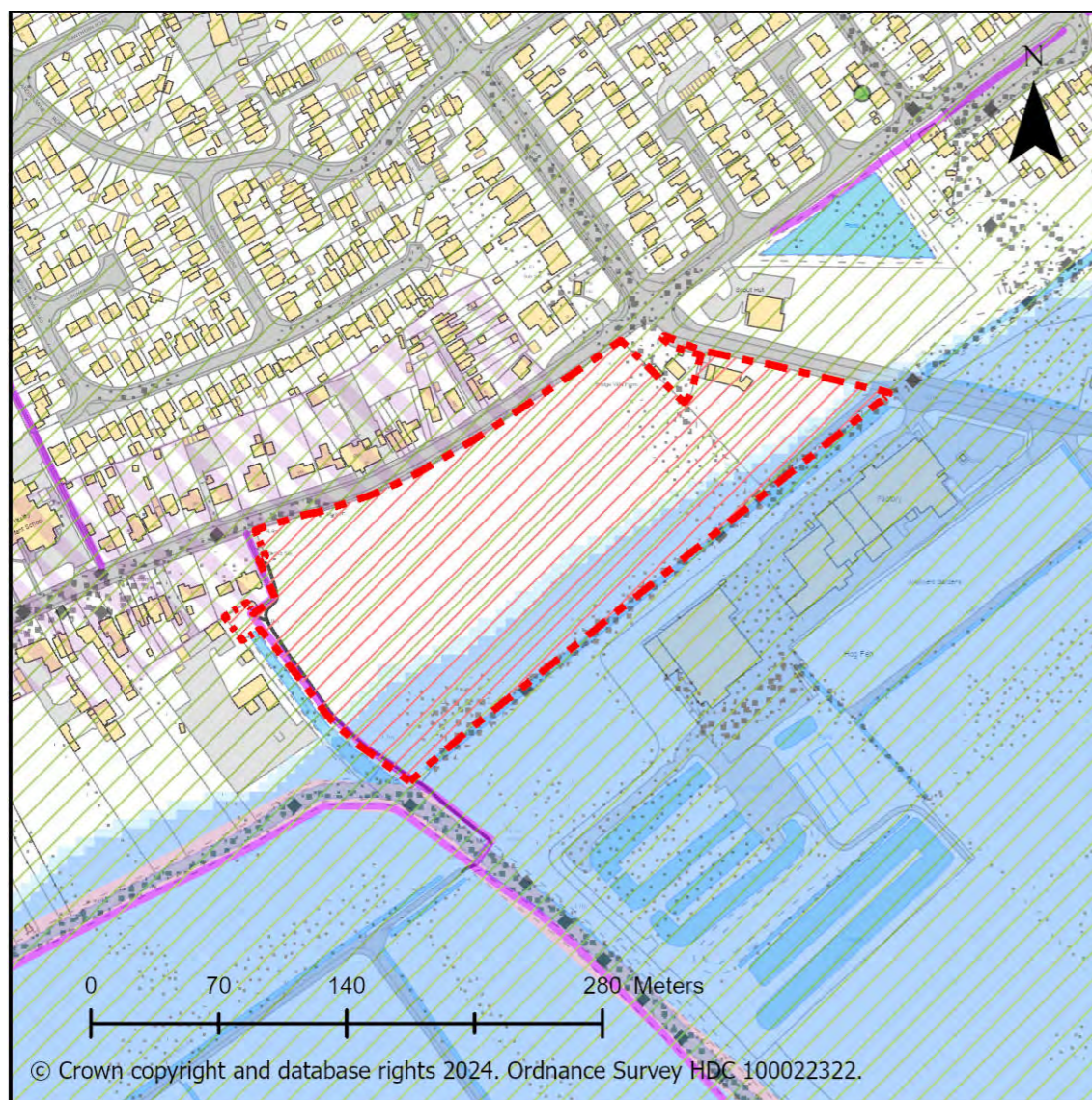
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:273
Relevant planning history	<ul style="list-style-type: none"> <li>None relevant</li> <li>The site was assessed in the HELAA (2017) (site reference: Main Street) - this was a slightly larger site area. The site was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Concept Masterplan (plan reference: 61604-MCB-ZZ-ZZ-PP-A-S3-0001-P1) (June 2023)</li> <li>Heritage and Townscape Assessment (May 2021)</li> <li>Landscape and Visual Impact Assessment (June 2021)</li> <li>Site Justification (June 2023)</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	A small part of the site's north eastern corner is classified as grade 1 agricultural land but the vast majority of the site is classified as urban	Pass
Flood zone 3b	None but some of the site's southern edge is within flood zone 3a	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The majority of the site is located within flood zone 1, with a proportion of the site's southern edge being located within flood zones 2 and 3a (about 34% of the site), this flood risk is associated with Pig Water drain which adjoins the site's boundary on this site. There is also some surface water flood risk along the site's southern and eastern edges. The submitted concept masterplan shows that largely no built development is proposed in parts of the site at an increased risk of flooding and that this land will provide open space and landscaping. The site is largely classified as being urban land apart from a small part of the site's north eastern corner which is classified as grade 1 agricultural land. The site is broadly level but it does very gently slope towards the south. There is vegetation along the</p>	~
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<p>site's frontage. There are currently long views from Main Street across this site onto the fens. Long views into the site from the south are mostly prevented by RB Organic Fruit Ltd and Produce World Yaxley and by trees. The site is within the landscape and visual setting of the Great Fen. There is a public right of way running along the site's western edge which means that development would be visible from this public vantage point. To the north along Main Street are residential properties and the Duck &amp; Drake Public House. To the west and east are further residential properties. To the south are large agricultural buildings associated with RB Organic Fruit Ltd and Produce World Yaxley.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site, it is however within the landscape and visual setting of the Great Fen. There are no heritage designations on site but it does adjoin a conservation area on its northern and part of its western boundary. Access to the site may be possible from Main Street. The submitted concept masterplan shows that two vehicular access points are proposed from Main Street.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a family who supports its development. The site is optioned with the site being promoted by a developer. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the housebuilder. The site promoter states that the land is available now and will take 2 years to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There are several cumulative constraints to including flood risk, and the site's location on the edge of Yaxley means that townscape and landscape impact is a significant development constraint. While the site is not particularly visible in longer views from the south, the land lies within the landscape and visual setting of the Great Fen, and development may adversely impact on the aims and objectives of the Great Fen. Additionally, development would significantly alter the character of this part of Yaxley. The design of any development proposal and its landscaping scheme will have to demonstrate how it will mitigate and minimise the impact of development on the surrounding townscape and landscape, and on the visual setting of the Great Fen.</p>	~
<p><b>Deliverability / developability</b></p>	~



There are no structures on site to clear but the site is in a sensitive location within the fenland landscape. In combination with flood risk and the impact on the conservation area, there are several constraints to overcome. There is a housebuilder involved with the site and the site promoter states that the site is available now. A concept masterplan and some technical studies relating to heritage and landscape have been undertaken. There is no active planning application on site, considering this and the constraints to overcome, the site is categorised as being developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is greenfield land mostly classified as urban land but there is a small amount of grade 1 agricultural land
- About a third of the site is constrained by fluvial flood risk
- Fairly remote from natural greenspace
- Remote from designated nature conservation designations but within the landscape and visual setting of the Great Fen
- Adjoins a conservation area on its northern and western boundaries
- Located on the southern edge of Yaxley accessed from Main Street, this part of the village typically has a more rural feel and is more sensitive to development
- In depth development in this location is generally uncharacteristic of the historic development of the village, however some recent infills and redevelopment proposals have started to integrate some in depth development along Main Street
- Has good accessibility to employment opportunities within Yaxley and Peterborough
- Has good accessibility to leisure and cultural facilities, primary education and public transport

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for built development if development were focused on land within flood zone 1 and that appropriate landscape and heritage constraints overcome.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 3.52ha  50% net developable area to focus development on land at the lowest risk of flooding and to retain development towards the built form of the village reducing wider landscape impact.  3.52 ha x standard proportion of 50% = <b>1.76ha</b>	Residential - market and/or affordable houses  Very low density of 35 dph years anticipated due to the edge of village location.  Capacity = 1.76 ha x 35 dph = <b>62 homes</b>	Available post 2024-2028  Build out over 2 years

**Updates after the Initial Assessment**

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**Yaxley 4: Folly Farm, London Road, Yaxley**

<b>Site reference</b>	Yaxley 4
<b>Site name</b>	Folly Farm, London Road, Yaxley

Site address	Parish(es)	Site area (ha)
Folly Farm, 25 London Road, Yaxley, Cambridgeshire, PE7 3NQ	Yaxley	4.6

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul>	130 homes (78 market and 52 affordable)	Available 2024 - 2028 Build out over 4 years

**Core information**

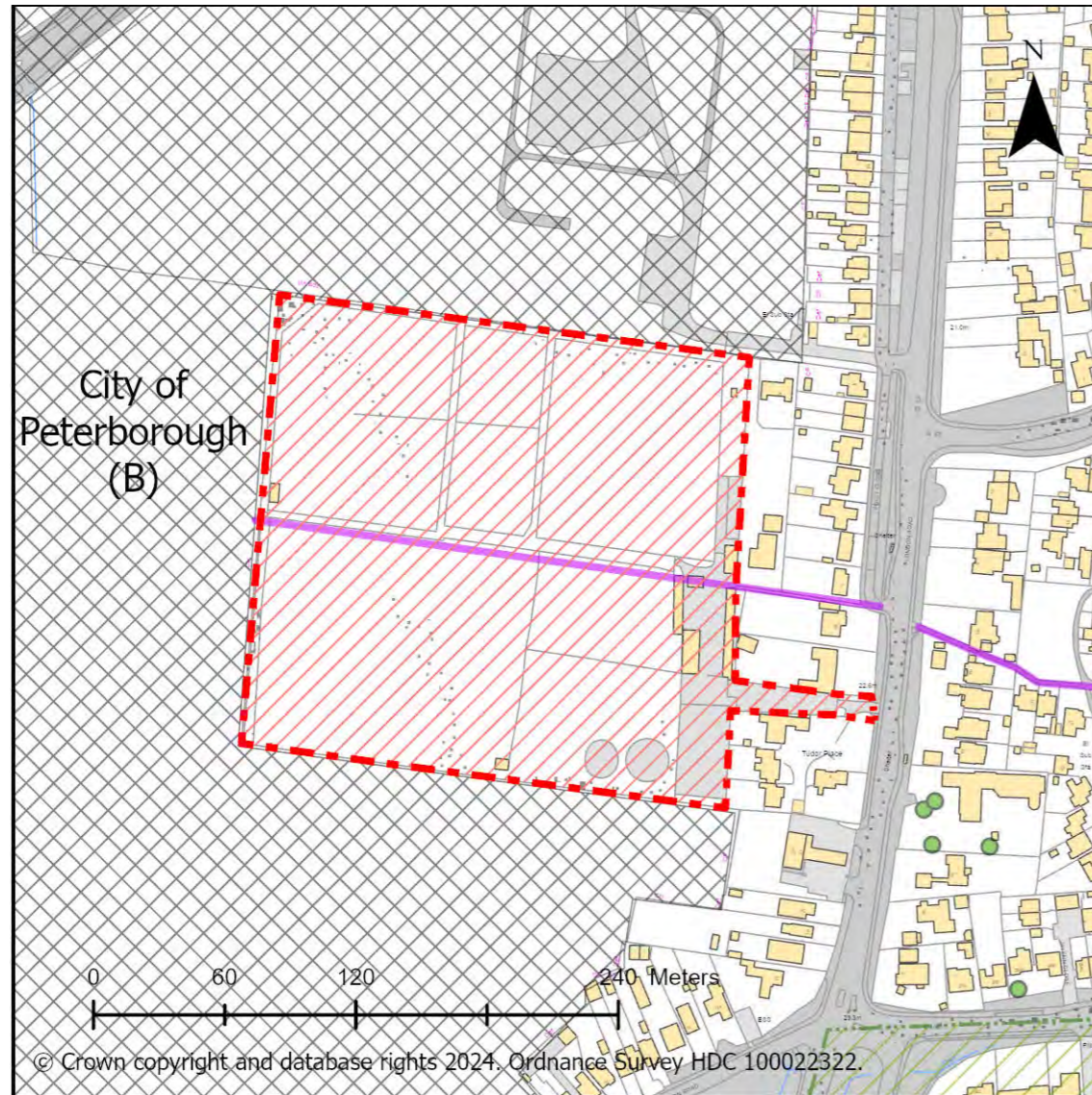
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:228
Relevant planning history	<ul style="list-style-type: none"> <li>24/00378/OUT for a development of up to 115 dwellings to include public open space, landscaping, access and associated works (following demolition of existing buildings). Approval sought for Access to London Road only at this stage with Layout, Landscaping, Scale and Appearance as reserved matters. This application was submitted in February 2024 and is pending consideration.</li> <li>The eastern edge of the site was assessed in the HELAA (2017) (site reference: Folly Close). The site was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land (agricultural structures on site)
Current use of the site	Agricultural land/ equestrian use

Supporting information	<ul style="list-style-type: none"> <li>Great Haddon Phase One Development Brief extracts (August 2022)</li> </ul>
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is located to the west of London Road and on the very eastern edge of Yaxley and of Huntingdonshire district. It is encompassed on its north, west and southern boundaries by land falling with Peterborough City Council.</p> <p>The site is wholly located within flood zone 1 with some surface water flood risk across the site. The site is wholly classified as grade 3 agricultural land. The site broadly level with a public right of way running through the centre of the site from London Road. The boundaries of the site are clearly defined by hedgerows with particularly dense trees and vegetation along its northern edge. To the east is linear residential development which beyond that</p>	
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is the main built form of Yaxley. To the south, north and west are currently agricultural fields (this land has approval for development as part of the Great Haddon). The surrounding context to the site is rapidly evolving with Great Haddon being approved in 2018 to the west and building works now underway. The concept masterplan for Great Haddon shows that it is proposed that Folly Farm will adjoin the Haddon Common community woodland and a sports park. To support these proposed neighbouring land uses and to reduce coalescence between Yaxley and Great Haddon, it would not be appropriate to build on the Folly Farm site. The site could however be appropriate for open spaces or biodiversity net gain opportunities which could tie in with proposed land uses.

There is no known contamination on site and no oil or gas pipelines running through the site. Its proximity to the A15 may result in an increased risk from noise, air and light pollution. There are no nature conservation or heritage designations on site. The submitted site layout plan proposes to provide vehicular access from London Road. Engagement would be required with Cambridgeshire County to ascertain if this is an appropriate point of access for the quantum of housing proposed. Difficulty in securing a safe access to the site for a residential scheme also further justifies pursuing the site for open space and biodiversity net gain opportunities.

The site is greenfield with some agricultural structures on site, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

**Availability**

The site is in multiple ownership with development supported by all owners. The site promoter states that there is a legal agreement in place on the site. There are no known legal restrictions impacting the site. It is intended to acquire planning permission for the site and then sell it to a third party for development. The site promoter states that the existing business will need to relocate, but consider that this can occur within 3 to 6 months if planning approval is acquired. The site promoter states that the land will be available between 2024 and 2028 and could take 4 years to build out.

**Achievability**

The site promoter has identified that all access and services are accessible from the site boundary. There are no topographical challenges to overcome but there are considerable constraints to development resulting in its sensitive location being a physical separator between Yaxley and the ongoing Great Haddon development to the west within Peterborough. There is a public right of way that runs through the centre of the site which would need to be retained and could provide a connection through to open and natural open spaces within the site and within Great Haddon.

<p><b>Deliverability / developability</b></p> <p>There are some agricultural structures on site to clear. The site promoter is seeking to acquire planning permission for the site and then sell it to a third party for development. Following that the business that currently is open on the site will need to relocate. It is anticipated the site will be available between 2024 and 2028 and a planning application has been submitted on the site for residential development. However, as raised within the suitability and constraints section, the site is in a sensitive location and its development would result in furthering the sense of coalescence between Yaxley and Great Haddon/Peterborough. As such, the site is not considered suitable for built development but could potentially deliver some open space or biodiversity net gain opportunities which could tie in with the proposed adjoining land uses within the Great Haddon illustrative masterplan.</p>		
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- Incorporate the public right of way running through the site
- Engagement with the site promoter required as potentially suitable land uses differ from those of the site promoter

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 4.6ha	Open space uses and biodiversity net gain opportunities  4.6ha of land for such uses	Available 2024 - 2028  Complete over 4 years

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	The site will progress to the sustainability appraisal stage but it will only be appraised for biodiversity net gain opportunities. This is to support the proposed neighbouring land uses and to reduce coalescence between Yaxley and Great Haddon.
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**Updates after the Initial Assessment**

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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is greenfield grade 3 agricultural land and consists of an equestrian centre with some existing structures on site</li> <li>• The site is not constrained by fluvial flood risk but there is some surface water flood risk</li> <li>• Built development is not considered suitable as this would further urbanising effect and would likely result in furthering the potential for coalescence between Yaxley and the evolving new community at Great Haddon within Peterborough</li> <li>• The site could be developed for open space and biodiversity net gain</li> <li>• The site is not constrained by heritage assets</li> <li>• It is within 1km of Orton Pits SSSI so there is potential to provide linkages between habitats</li> <li>• Good accessibility to public transport options</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially suitable for open space and biodiversity net gain uses to retain a sense of separation between Yaxley and Great Haddon</li> </ul>
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**Yaxley 5: Land off The Wykes, accessed from West End, Yaxley**

<b>Site reference</b>	Yaxley 5
<b>Site name</b>	Land off The Wykes, accessed from West End, Yaxley

Site address	Parish(es)	Site area (ha)
Land off The Wykes, accessed from West End, Yaxley	Yaxley	0.70

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Open Space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> </ul>	9 market homes  0.10ha for natural, green or open space uses  0.10ha for biodiversity net gain opportunities	Available 2024 - 2028  Build out 1 - 2 years

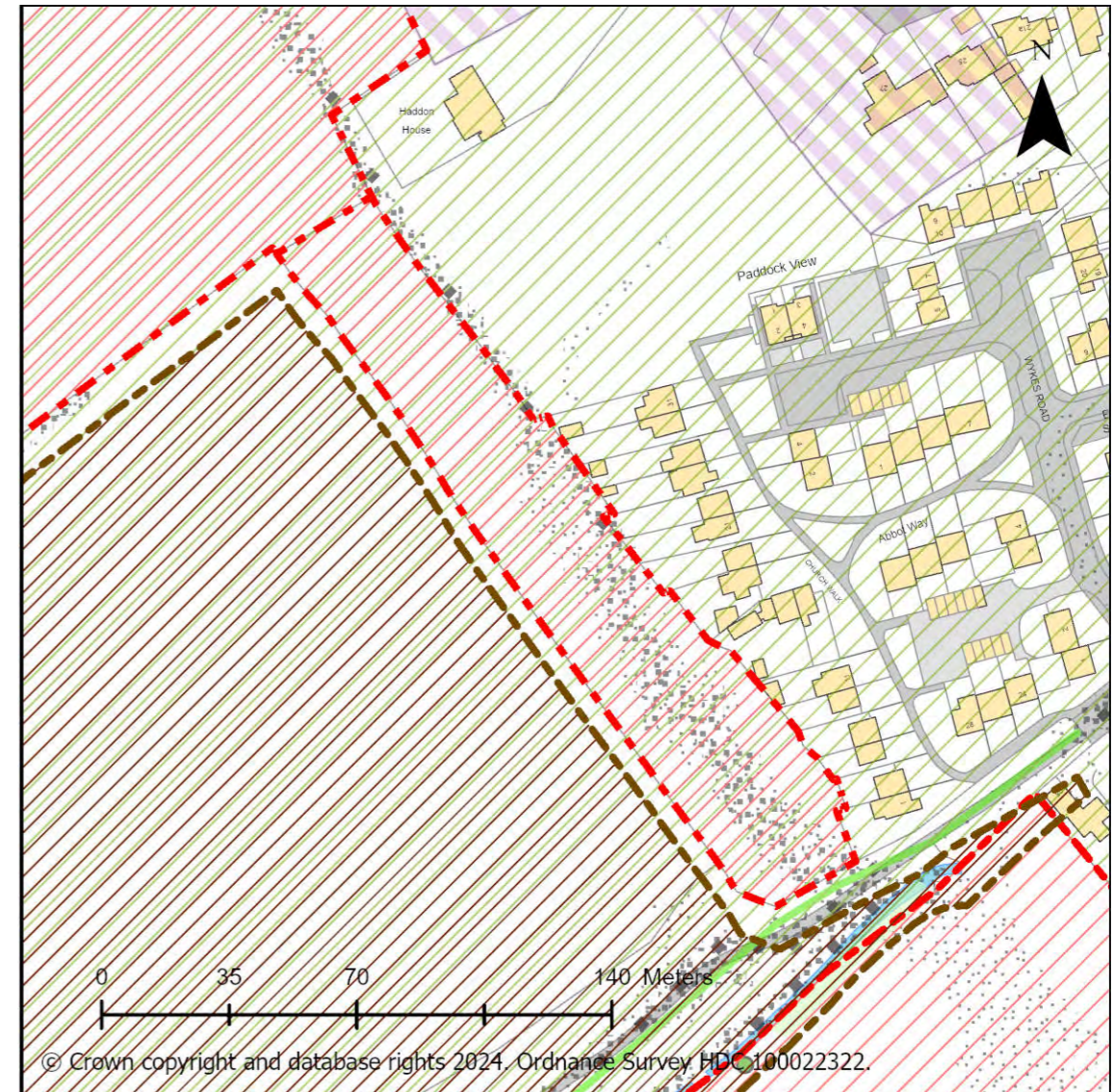
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:300
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 with a significant amount of surface water flood risk through the centre of the site. The majority of the site is classified as urban land with the south western corner being classified as grade 3 agricultural land. It is located to the rear of properties along Wykes Road on the western edge of Yaxley. The site gently down slopes from its northern edge to its southern edge with land levels being some 5m lower at its southern edge. There are trees and vegetation along all of its boundaries enclosing the site. To the west, south and north the site adjoins open countryside, to the east it adjoins the rear gardens of properties along Wykes Road. There is a public right of way adjacent to the southern boundary of the site meaning that development will be viewable form a public vantage point.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but it is located within the landscape and visual setting of the Great Fen. There are no heritage designations within the site but the northern third of the site is within 40m of a conservation area and also within 75m of the grade I listed St Peter's Church. Considering the higher land levels within the northern part of the site, development is likely to be viewable from these designated heritage assets. There is currently no vehicular access to the site, there is a potential ransom strip between the site and West End, it is unclear whether access can be extended to serve this site and whether there has been agreement from the adjoining landowners to do this.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	-
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. An allocation status is sought for the site after which it will be sold to a third part for obtaining planning permission an development. The site promoter states that the site will be available between 2024 and 2028 and take 1 to 2 years to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are unknown apart form the public highway is not immediately accessible. However, as highlighted previously there is no direct vehicular access from the public highway. There appears to be a ransom strip between the site and West End, no information has been provided by the site promoter on</p>	-

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<p>how this issue can be overcome and whether the owner of this land will be willing to enable access through their land. Therefore, the achievability of vehicular access is very unlikely. In addition to the location of the development forming back land development, there are considerable design and integration constraints to overcome.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no structures to clear but the site is located in a sensitive location in terms of being on the western edge of Yaxley within view of the heritage assets and being within the landscape and visual setting of the Great Fen. Also, achieving an access to the site is a key issue to the site's deliverability. It is intended to acquire planning permission and then sell the site to a third party for obtaining planning permission and development. As such the site is categorised as not being deliverable or developable at this time.</p>	-

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No due to the cumulative constraints impacting the site and the uncertainty of the achievability of access to the site, it is considered unsuitable for development and therefore not deliverable.</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The site did not progress to Sustainability Appraisal.</p>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

<p> </p>
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**Yaxley 6: Land to the rear of St Peter's Church, Yaxley**

<b>Site reference</b>	Yaxley 6
<b>Site name</b>	Land to the rear of St Peter's Church, Yaxley

Site address	Parish(es)	Site area (ha)
Land to the rear of St Peter's Church, Yaxley	Yaxley	2.47

**Promoter's Intentions**

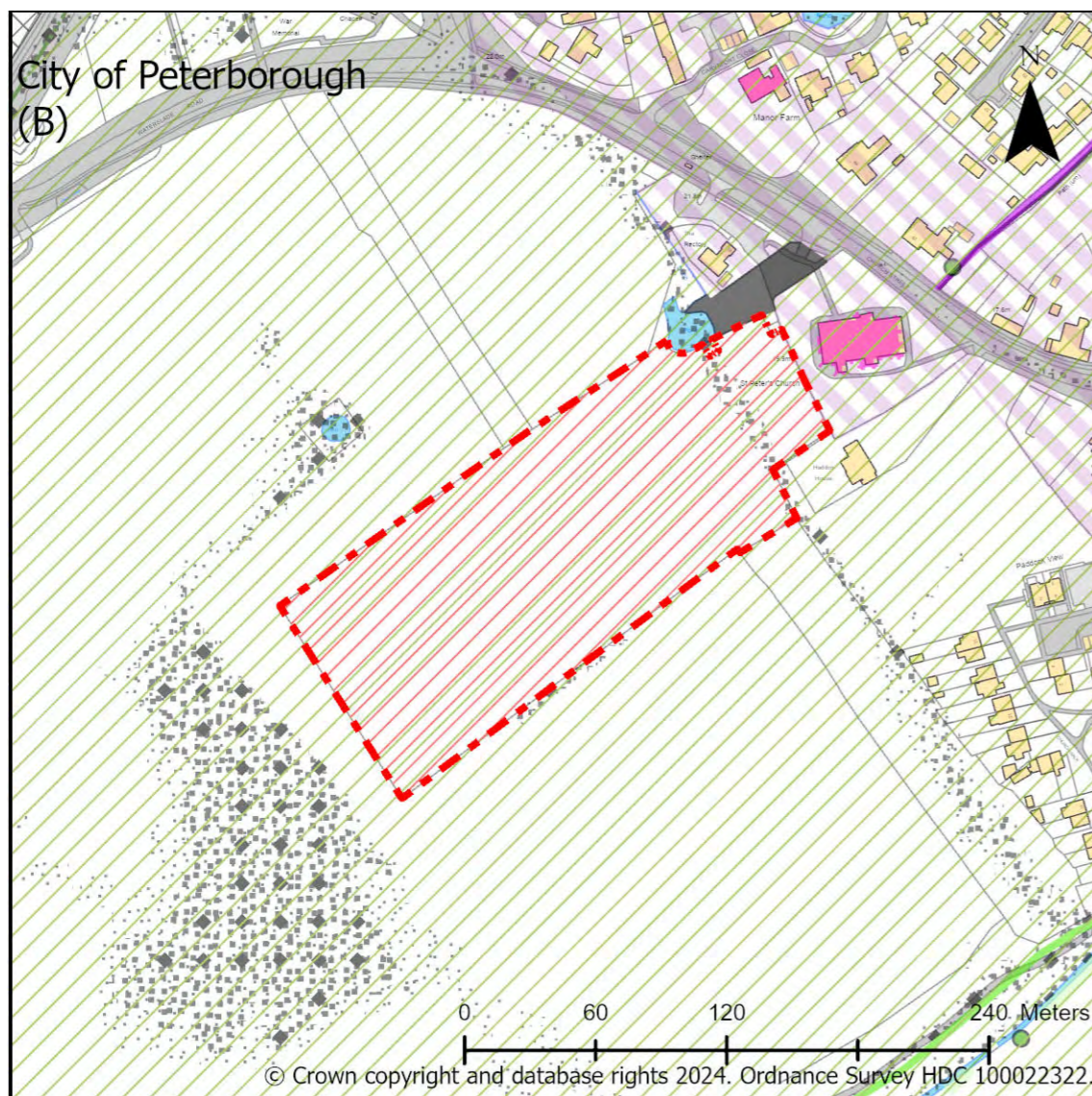
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Self and custom build plots</li> </ul> Open space uses <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul>	Total 30 houses (2 self and custom build plots, 16 market and 12 affordable dwellings)  0.50ha for natural, green or open spaces  0.50 ha for biodiversity net gain  0.47 ha for land to safeguard against flooding	Available 2024 - 2028  Build out over 1 - 2 years

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:301
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 with some surface water flood risk through the eastern edge of the site. About 60% of the site is classified as urban land with the remaining part of the site being classified as grade 3 agricultural land. It is located to the rear of Haddon House and the grade 1 listed St Peter's Church on the western edge of Yaxley. The site is broadly level with trees and vegetation along its northern, western and southern boundaries largely enclosing the site. The site is open with minimal vegetation along its eastern edge where it adjoins St Peter's Church and the land levels drop by a couple of metres from the church to the site meaning that cumulatively development is</p>	~
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<p>likely to have a greater impact on the setting of this heritage asset. To the west, south and north the site adjoins open countryside, to the east it adjoins Haddon House and St Peter's Church.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but it is located within the landscape and visual setting of the Great Fen. There are no heritage designations within the site but the northern edge of the site adjoins the conservation area and is within 15m of the grade I listed St Peter's Church. Development is likely to be viewable from these designated heritage assets. There is currently a vehicle access into the site from Pound Lane which connects onto Church Street.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. An allocation status is sought for the site after which it will be sold to a third part for obtaining planning permission an development. The site promoter states that the site will be available between 2024 and 2028 and take 1 to 2 years to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are unknown apart form the public highway and electricity supply which are accessible from the site boundary. There are few topographical challenges to overcome and the site is relatively well contained from the wider landscape but is very visible from designated heritage assets. The site has considerable constraints to overcome relating to its location in relation to designated heritage assets and the landscape setting of Yaxley.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no structures to clear but the site is located in a sensitive location in terms of being on the western edge of Yaxley within view of the heritage assets and being within the landscape and visual setting of the Great Fen. It is intended to acquire planning permission and then sell the site to a third party for obtaining planning permission and development. The site is expected to be available between 2024 and 2028. As such the site is categorised as being potentially developable.</p>	~



**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is greenfield land mostly classified as urban land</li> <li>• Is not constrained by fluvial flood risk but there is some surface water flood risk</li> <li>• Remote from natural greenspace</li> <li>• Is nearby to the A15 which could give rise to increased levels of pollution</li> <li>• Remote from designated nature conservation designations but within the landscape and visual setting of the Great Fen</li> <li>• Is adjacent to the grade 1 listed St Peter's Church and is adjacent to the conservation area</li> <li>• Located on the western edge of Yaxley which typically has a more rural feel and is more sensitive to development</li> <li>• In depth development in this location is uncharacteristic and would fundamentally have an urbanising impact on the landscape</li> <li>• Has good accessibility to employment opportunities within Yaxley and Peterborough</li> <li>• Has good accessibility to leisure and cultural facilities, primary education and public transport</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for built development due to the likely significant impact on heritage assets and on the landscape which would fundamentally impact the character by having an urbanising effect on Yaxley on its western side.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Yaxley 7: Land South of 25 West End, Yaxley**

<b>Site reference</b>	Yaxley 7	
<b>Site name</b>	Land South of 25 West End, Yaxley	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land South of 25 West End, Yaxley	Yaxley	6.15

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	100 homes	Available 2023 Build out over 2 to 3 years

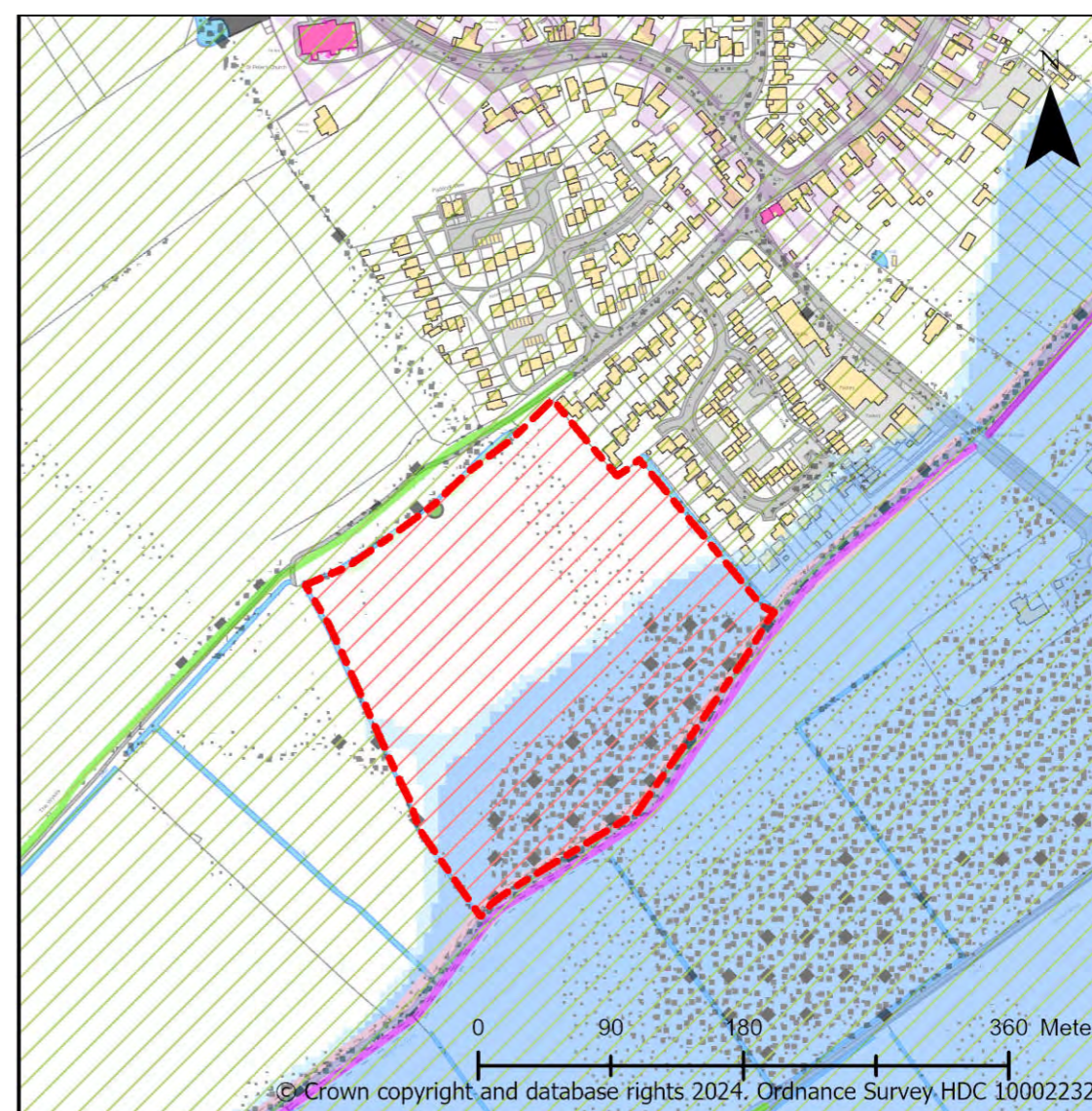
**Core information**

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-241
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Call for Sites Supporting Statement (October 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	A small portion of the site's southern edge is classified as grade 1 agricultural land but the vast majority is grade 3.	Pass
Flood zone 3b	None but about half of the site is within flood zones 2 and 3a.	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The southern half of the site is constrained by fluvial flood risk being located within flood zones 2 and 3a. There is substantial risk of surface water flooding in this part of the site too as well as surface water risk through the centre of the site. This flood risk is associated with Yards End Dyke which runs along the site's southern boundary. A small portion of the site's southern edge is classified as grade 1 agricultural land and a portion of its eastern edge is classified as urban land but the vast majority of the site is classified as being grade 3 agricultural land. The site's northern boundary has a hedgerow and a public right of way running along it. The remaining boundaries are more open affording views out across the fenland landscape, this is accentuated by the land levels gently sloping downwards to its southern boundary with land levels reducing by some 6m. The site adjoins residential properties along Cookson Close on its eastern boundary. There is the open countryside to the north, south and west.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but it is located within the landscape and visual setting of the Great Fen. There are no heritage designations on site or within its immediate vicinity but views from St Peter's Church may be impacted by proposals. Access could potentially be achieved from West End but this would need to be scoped out further.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. The site has been optioned and a housebuilder is involved with the site. There are no known legal restrictions affecting the site. The site promoter states that it the intention to deliver the site directly by a housebuilder. The promoter suggests the land is available now and could take between 2 and 3 years to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site's location on the south south western edge of Yaxley means that landscape impact is a significant development constraint. The site is highly visible in longer views from the south and east due to the generally open Fenland landscape; in particular, the land lies within the landscape and visual setting of the Great Fen, and development may adversely impact on the aims and objectives of the Great Fen. The site is highly</p>	~

<p>constrained by flood risk with half of it being within flood zones 2 and 3a, development may be placed within flood zone 1 but this is also where land levels are higher meaning there will likely be an increased landscape impact as well as additional design challenges with integrating with the existing character of the area. Access could potentially be achieved from West End.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no structures on site to clear. As highlighted there are considerable constraints to overcome including flood risk but most notably the impact on the landscape and the setting of the Great Fen. It is intended to deliver the site directly by a housebuilder who is already involved with the site. The site promoter states that the site is available now but no planning application has yet been submitted. Considering these factors, the site is considered to be developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is greenfield land mostly classified as being grade 3 agricultural land, although there is some grade 1 land along its southern edge</li> <li>• It is constrained by fluvial flood risk on just under half (flood zones 2 and 3a) of the site and by surface water flood risk</li> <li>• Remote from natural greenspace</li> <li>• Is nearby to the A15 which could give rise to increased levels of pollution</li> <li>• Remote from designated nature conservation designations but within the landscape and visual setting of the Great Fen</li> <li>• Development may have an impact on the setting of the grade 1 listed St Peter's Church</li> <li>• Located on south western edge of Yaxley which typically has a more rural feel and is more sensitive to development</li> <li>• The site extends into the countryside away from the built form so built development across the whole of the site would result in an urbanising impact on the landscape and adversely impact landscape and townscape character of the settlement</li> <li>• Has good accessibility to employment opportunities within Yaxley and Peterborough</li> <li>• Has good accessibility to leisure and cultural facilities, primary education and public transport</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- Is potentially appropriate for built development if it were focused on within the north eastern corner of the site. This is to ensure that development is not placed on land at higher risk of flooding and reduce the potential impact on the landscape by focusing development where it already adjoins the built form. It would also assist in mitigating the potential harm to the setting of St Peter's Church.
- Vehicular access from West End will require further scoping

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 6.15ha  20% net developable area to place built development on land at the lowest risk of flooding and to retain development on the north eastern corner of the site closest to the existing built form to mitigate landscape, heritage and flooding constraints.  6.15 ha x standard proportion of 20% = <b>1.23ha</b>	Residential - market and/or affordable houses  Very low density of 35 dph anticipated due to the edge of village location.  Capacity = 1.23 ha x 35 dph = <b>43 homes</b>	Available post 2024-2028  Build out over 2 years to 3 years

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**Updates after the Initial Assessment**

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# North East Huntingdonshire Land Availability Assessment

Huntingdonshire District Council | North East Huntingdonshire Land Availability Assessment

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## Document Information

**Title:** North East Huntingdonshire Land Availability Assessment

**Status:** Draft for Consultation

**Date of approval for consultation:** Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

**Document availability:** North East Huntingdonshire Land Availability Assessment can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

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## 1 North East Huntingdonshire Area

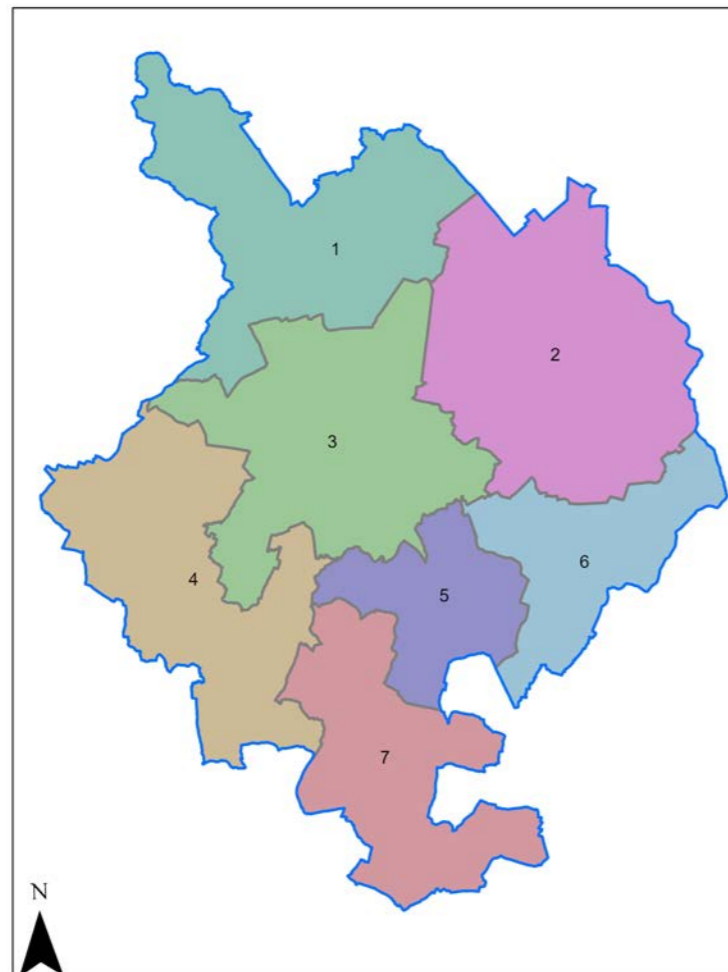
1.1 To assist in the navigation of site assessments, the district has been divided into several groups. In total, there are seven groups, divided as follows and shown spatially in the below map.

1. **Northern Huntingdonshire** - Stilton, Folksworth & Washingley; Yaxley wards
2. **North Eastern Huntingdonshire** - Ramsey; Somersham; Warboys wards
3. **Northern Central Huntingdonshire** - Alconbury; Sawtry; the Stukeleys wards
4. **Western Huntingdonshire** - Great Staughton; Kimbolton wards
5. **Central Huntingdonshire** - Brampton; Godmanchester & Hemingford Abbots; Huntingdon wards
6. **Eastern Huntingdonshire** - Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needingworth; St Ives wards
7. **Southern Huntingdonshire** - Buckden; Great Paxton; St Neots wards

1.2 This document sets out the site assessments for the sites located within 'North East Huntingdonshire'. This grouping consists of Ramsey; Somersham; Warboys wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- Broughton - 1 site
- Bury - 7 sites
- Old Hurst - 0 sites
- Pidley-cum-Fenton - 6 sites
- Ramsey - 17 sites
- Somersham - 14 sites
- Upwood and The Raveleys - 3 sites
- Warboys - 12 sites
- Wistow - 4 sites
- Woodhurst - 0 sites

Map 1.1 Huntingdonshire site assessment groupings



### 2 Important Notice on Site Status

- 2.1 The National Planning Policy Framework requires local planning authorities to identify the future supply of land that is suitable, available and achievable for development. The purpose of this is to identify sites with potential for development, estimate the amount of development they could provide, assess whether the sites are suitable, available and achievable for particular uses and to identify timescales over which that development could be delivered.
- 2.2 The methodology for this Land Availability Assessment is strongly shaped by national guidance. The approach used for the assessments closely follows that set out in the National Planning Practice Guidance on [Housing and Economic Land Availability Assessment](#). To ensure a fair process is used to assess sites, the policies from Huntingdonshire's Local Plan to 2036 are not taken into account. This is to allow for full exploration of future development strategy options. This approach affects the assessment of a site's suitability which focuses only on the constraints which directly affect it and their ability to be mitigated and does not take account of its location. The sustainability of each site's location will be considered in the Sustainability Appraisal. Outcomes of both the Land Availability Assessment and the Sustainability Appraisal will be used to inform development strategy options.
- 2.3 The Land Availability Assessment (LAA) is an evidence base document that informs preparation of the Local Plan Update. It does not allocate sites to be developed; this is the role of the Local Plan Update. Far more sites with potential for development are identified as appropriate to progress through to a more detailed sustainability appraisal than are expected to be needed for the Local Plan Update. This provides choices over the development strategy that may be followed in the Local Plan Update.
- 2.4 **There will be multiple opportunities for people to provide comments on the sites included in this LAA. There will also be multiple opportunities for people to provide comments on the Sustainability Appraisal and any future development strategy and site allocations put forward through the Local Plan Update.**

#### Status of submitted sites

The inclusion of a site in this LAA does not in any way imply that planning permission would be granted for any form of development on it.

The assessment of suitability is a high level consideration of basic constraints affecting a site and the potential for mitigation to be put in place to overcome them. Suitability does not take into account any policies within Huntingdonshire's Local Plan to 2036 as national guidance does not support use of existing local policies in the assessment.

Sites are assessed using the boundaries submitted by the site promoter. Site boundaries may extend or reduce during consideration for allocation or within any future planning application. The Council's assessment of the capacity of a site to accommodate development is based on standard formulae set out within the Land Availability Assessment Methodology which reflect the nature of the proposed use and the appropriate density in the location. This is to allow for comparison of sites on a consistent basis and may differ from the site promoter's anticipated capacity.

The complexity of constraints affecting a site may vary over time, constraints may be resolved or additional constraints may arise. All of these may affect the potential suitability, achievability and capacity of a site.

#### Relationship with the Sustainability Appraisal and other evidence

Site assessments in the LAA should be read in conjunction with their relevant Sustainability Appraisal to obtain a complete picture of the Council's initial consideration of the site.

Consideration of sites for proposed allocation for development will be supplemented by technical evidence including, but not limited to, that on flood risk, water supply, highway access and capacity, availability of public transport and active travel infrastructure, health, social and community infrastructure capacity and viability.

Outcomes of the Sustainability Appraisal and other relevant evidence will be taken into account alongside the outcomes of the Land Availability Assessment when considering sites for potential allocation.



### 3 How to read the site assessments

- 3.1** This page provides a short guide to the format of the site assessments to help with understanding their purpose. It breaks down each of the key elements of the assessments and explains key definitions and acronyms. The [full methodology](#) is available in a separate document.
- 3.2** Many of the terms used in the assessment are based on definitions and approaches set out in the [National Planning Policy Framework](#). However, as the first version of the Land Availability Assessment is being completed before any Viability Assessment of the sites has been done the definitions of deliverability and developability have been adapted to reflect this. The definition of suitability has also been adapted to only reflect direct constraints and their ability to be mitigated and does not take account of locational issues in terms of the appropriateness for further development of either the individual site or the settlement which it is in or near to.
- 3.3** The document is split into chapters based on parish areas. Each parish (or chapter) contains the assessments for all sites identified to the Council either through the call for sites consultation or through the desktop review of sites.

#### 3.4 Key definitions

- **Availability** - has the site been put forward for development by a willing landowner and is it free from legal constraints that might stop it being developed
- **Achievability** - is there a reasonable prospect that the particular type(s) of development proposed will be developed on the site
- **Capacity** - the amount of development that can be accommodated on a piece of land
- **Deliverability** - is the proposed development suitable, available and achievable and can development start to be delivered within five years
- **Density** - a calculation of the number of dwellings or building floor space divided by the net developable area of land that they occupy
- **Developability** - is there a reasonable prospect of the site being available and achievable at a known time beyond the next 5 years
- **Greenfield land** - a site that has not been previously built on
- **Gross developable area** - the whole site area
- **Net developable area** - the area which will be used for housing, employment, retail and other built development and directly related uses that serve the development
- **Previously developed land** (also referred to as brownfield land) - land which is or was occupied by a permanent structure. It excludes land used for: residential gardens, agricultural or forestry buildings, for minerals extraction or waste disposal. It also excludes land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape or been revegetated
- **Suitability** - can the site be physically developed for the proposed use(s) in terms of constraints affecting the site and the possibility of overcoming them

#### Key acronyms

- **CfS** - Call for Sites
- **Dph** - Dwelling per hectare
- **HA** - hectares
- **LAA** - Land Availability Assessment
- **PDL** - Previously Developed Land
- **SA** - Sustainability Appraisal

### 3 How to read the site assessments

3.5 The assessment of each site consists of several sections, each is detailed below:

**Site details** - includes the site reference and site name, its address, parish(es) that the site is located within and the size of the site in hectares.

**Promoter's intentions** - includes the promoter's stated development uses, capacity and delivery timeframes - this information is taken from the Call for Sites form.

**Core information** - includes the call for site reference number, the type of land the site is and what it is currently used for. It also identifies any relevant planning history and any supporting documentation submitted through the Call for Sites.

**Location plan** - each site will have a location plan which serves to locate the site within its immediate environs and identifies any constraints impacting the site. The colour outline of the site will be based on the uses it has been promoted for. A key (or legend) will be provided at the beginning of each parish chapter so that the constraints can be identified.

**Fundamental constraints** - this is the first step in assessing all sites. It assesses whether the site is affected by any of the key fundamental constraints of being grade 1 agricultural land, being in flood zone 3b, being a local green space, having a nature conservation designation, within a mineral development area or water recycling area, or is under the site threshold (over 0.25ha or large enough for at least 5 homes). If any of these apply to the site then it does not progress to a detailed assessment.

**Assessment of site potential** - if the site passes the fundamental constraints, it will then be assessed in detail looking at the suitability, availability, achievability and deliverability/ developability of the site. It utilises information from the Call for Sites submission as well as an assessment of constraints.

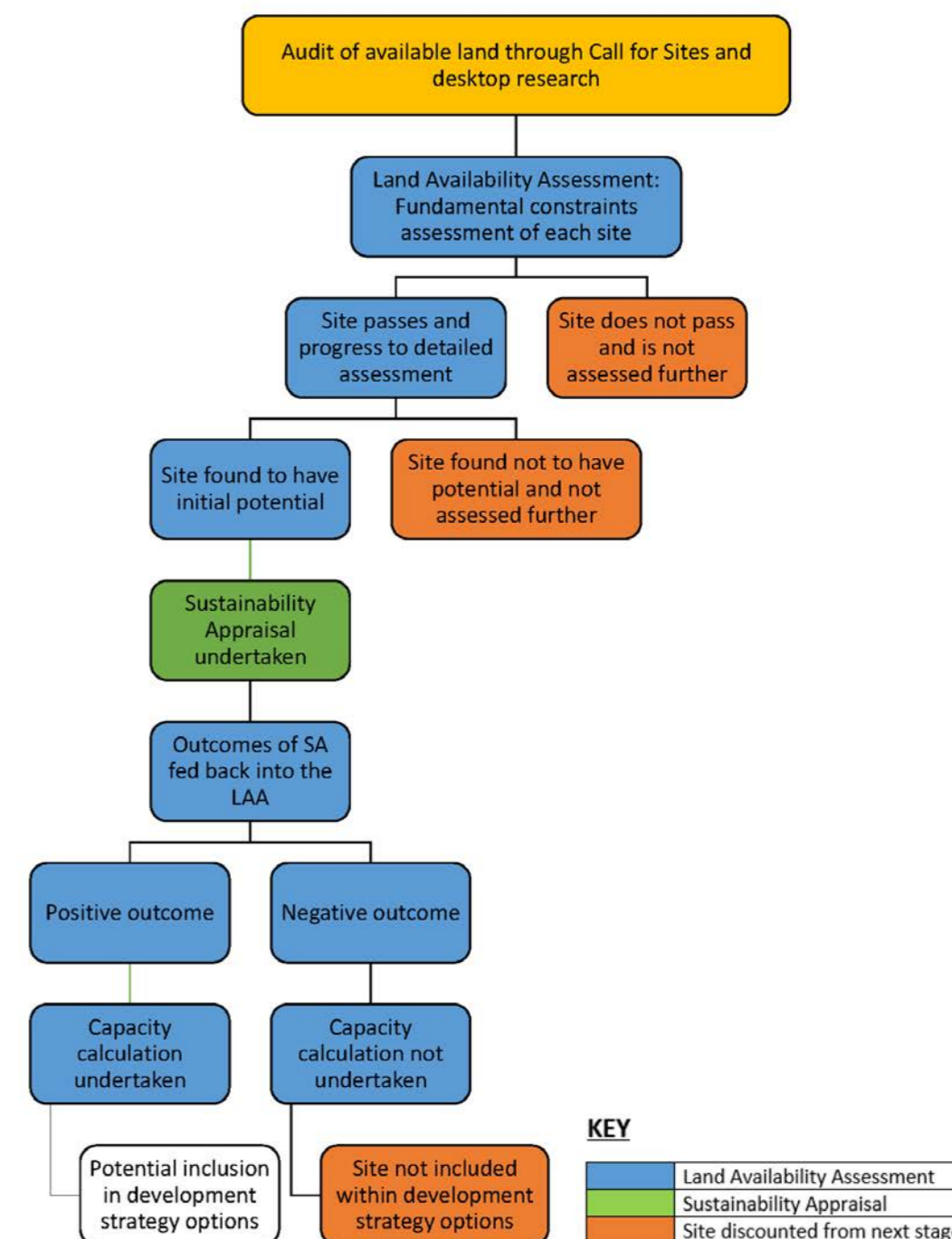
**Progression of site to SA** - this will either be a yes or no. If the site is not progressing to SA a short explanation will be provided. A site that is found to be unsuitable will not progress to SA.

**Impact of SA on assessment** - the site will then be appraised against the sites decision aiding questions set out in the SA scoping report - against each question, the site will acquire a score and a commentary explaining the score. The SA assessment will be presented in the SA but a summary of it will also be provided in the LAA.

**HDC delivery calculations** - taking into account the LAA assessment and the SA of the site, we will calculate an indicative capacity for the site and uses. This will be based on the methodology for net developable areas and density categories provided in the LAA methodology.

**Updates after initial assessment** - this is where any updates since the initial assessment will be included such as revised information from the site promoter or additional information which has become available that may impact the assessment.

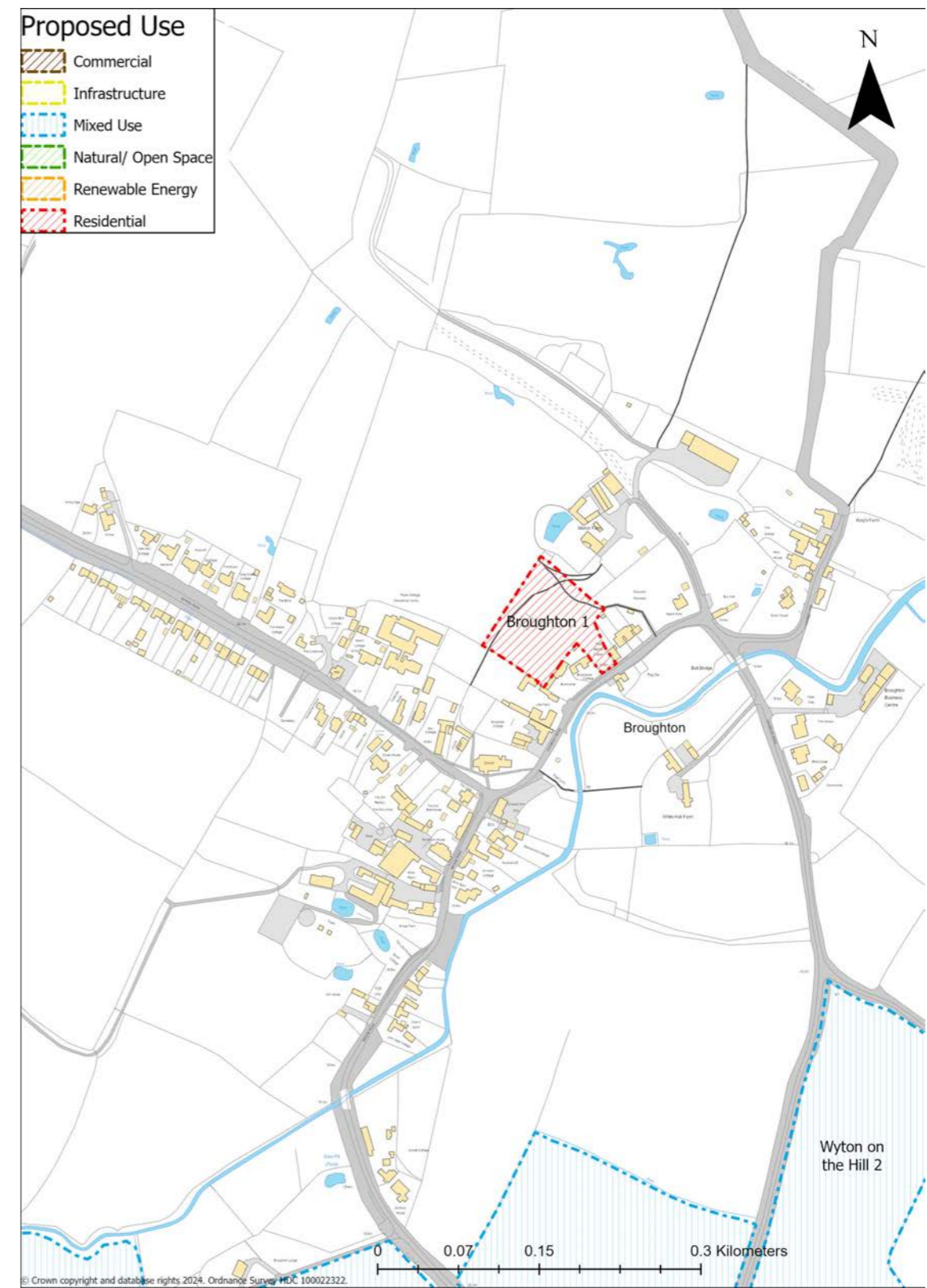
### Site Assessment Process



### 1 Broughton

- 1.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:
  - Broughton 1: Land off Causeway Road, Broughton
- 1.2 Please note that Wyton on the Hill 2: Hungary Hall, West of A141, Wyton on the Hill does largely fall within Broughton parish but has been assessed within the Eastern LAA document under Wyton on the Hill 2 due to its close relationship with Wyton on the Hill 1.

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1.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas



**Broughton 1: Land off Causeway Road, Broughton**

<b>Site reference</b>	Broughton 1
<b>Site name</b>	Land off Causeway Road, Broughton

Site address	Parish(es)	Site area (ha)
Land off Causeway Road, Broughton	Broughton	0.75

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5+ homes	Available 2024 - 2028 Build out over 1 year

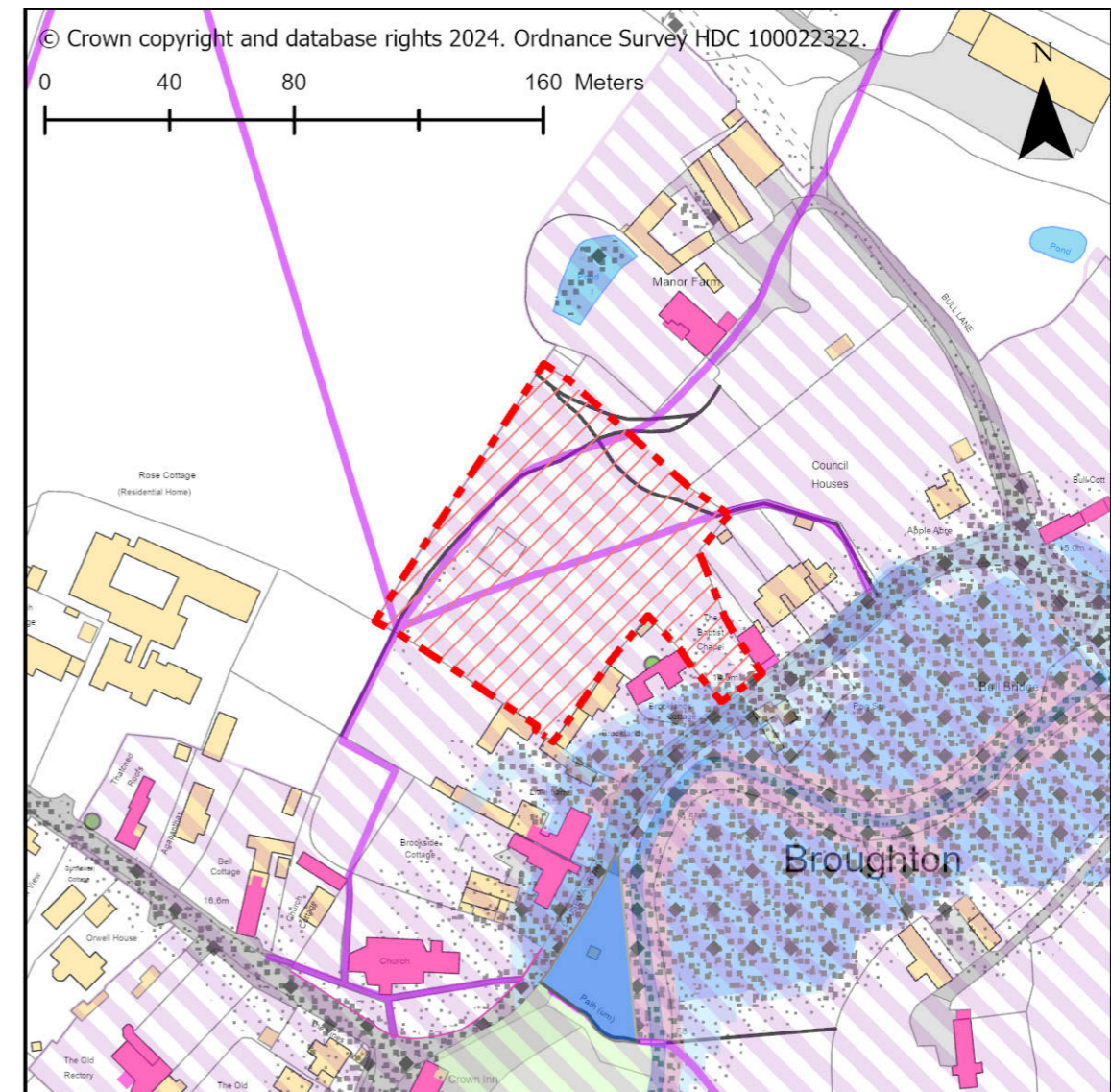
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:153
Relevant planning history	<ul style="list-style-type: none"> <li>Along the frontage, the site had previously benefited from approval for one dwelling but these permission have since lapsed: 0100518S73 for the renewal of permission 98/0206 for the erection of a dwelling and 0401308REM for the approval of siting, design, external appearance and means of access for the erection of a dwelling and garage.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

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<p><b>Context, constraints and potential suitability</b></p> <p>The majority of the site is within flood zone 1 apart from a small portion of the site that adjoins Causeway Road which falls within flood zone 2 and 3a (about 1%). This part of the site is also at some risk from surface water flooding. Consultation will be required with the Environment Agency to ensure that safe entry and exit to the site can be achieved with flood mitigation in place. The site is wholly classified as grade 2 agricultural land. The site slopes gently down from north western edge towards its frontage along Causeway Road. The land slopes by approximately 5m across the site. Within the site there is a small cluster of trees towards the centre of the site. The site is largely contained by residential development on three of its sides apart from its north western edge which is completely open and has no vegetation along it meaning there are views across the open countryside. Additionally, there are two public rights of way that run through the site, one along the north western edge connecting to Bull Lane via School Road, and the other right of way runs diagonally through the site to Causeway Road from School Road. The presence of these public rights of way and the openness of the site mean that built development will be viewable from public vantage points.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the site's frontage along Causeway Road. There are no nature conservation designations on site. It is however in a very sensitive location in terms of heritage assets as it is wholly located within the conservation area and is adjacent to several listed buildings: Brooklands Cottage, Manor Farm and the Baptist Chapel, all of which are grade II designated. There is an existing access into the site from Causeway Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter seeks to planning permission for the site and then sell it to a third party for development. The site promoter suggests the land will be available between 2024 and 2028 and take 1 year to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There is an existing access into the site from Causeway Road. The site is located in a very sensitive location in terms of being within a conservation area and adjacent to several listed buildings. Therefore, careful</p>	~

<p>design and consultation with heritage specialists will be required to overcome these challenges and design a scheme of high quality reflective of local character. There are also public rights of way across the site which will impact the layout of development and may require rerouting. The openness of the site to the north west will also require mitigation with appropriate landscaping and the flood risk along Causeway Road will need to be properly assessed and mitigated.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is greenfield with no structures to clear. It is heavily constrained by heritage assets and by public rights of way which will likely heavily shape the design and layout the site as well as the potential developable area of the site. The site promoter seeks to planning permission for the site and then sell it to a third party for development. No planning application has yet been submitted and as it is not intended to deliver a rural exceptions scheme on the site, it is contrary to current policy so an allocation status would be required. Therefore, the site is categorised as being developable.</p>	

Progression of Site through to Sustainability Appraisal

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is greenfield land consisting of grade 2 agricultural land</li> <li>● Largely within flood zone 1</li> <li>● In walking distance to several local leisure and cultural facilities</li> <li>● Limited accessibility to shops and employment opportunities</li> <li>● Primary education is located within the neighbouring village of Abbots Ripton</li> <li>● Not accessible to natural green space</li> <li>● Not constrained by nature conservation designations</li> <li>● Wholly located within the conservation area and is adjacent to several listed buildings: Brooklands Cottage, Manor Farm and the Baptist Chapel, all of which are grade II designated.</li> <li>● Located fairly centrally within Broughton, of a scale that would retain the character of the area subject to overcoming heritage constraints</li> <li>● Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- Is potentially appropriate for development of a modest scale that reflects the surrounding residential form.
- Development will need to incorporate appropriate landscaping and mitigation against adversely impacting heritage assets and their setting.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.75ha 50% net developable area to allow sufficient landscaping and a mitigation against impacts on heritage assets. 0.75 ha x standard proportion of 50% = <b>0.375 ha</b>	Residential - market and/or affordable houses Very low density of 25 dph anticipated as this is most closest to surrounding densities within the village. Capacity = 0.375 ha x 25 dph = <b>9 homes.</b>	Available post 2028, subject to allocation status Build out over 1 year

**Updates after the Initial Assessment**

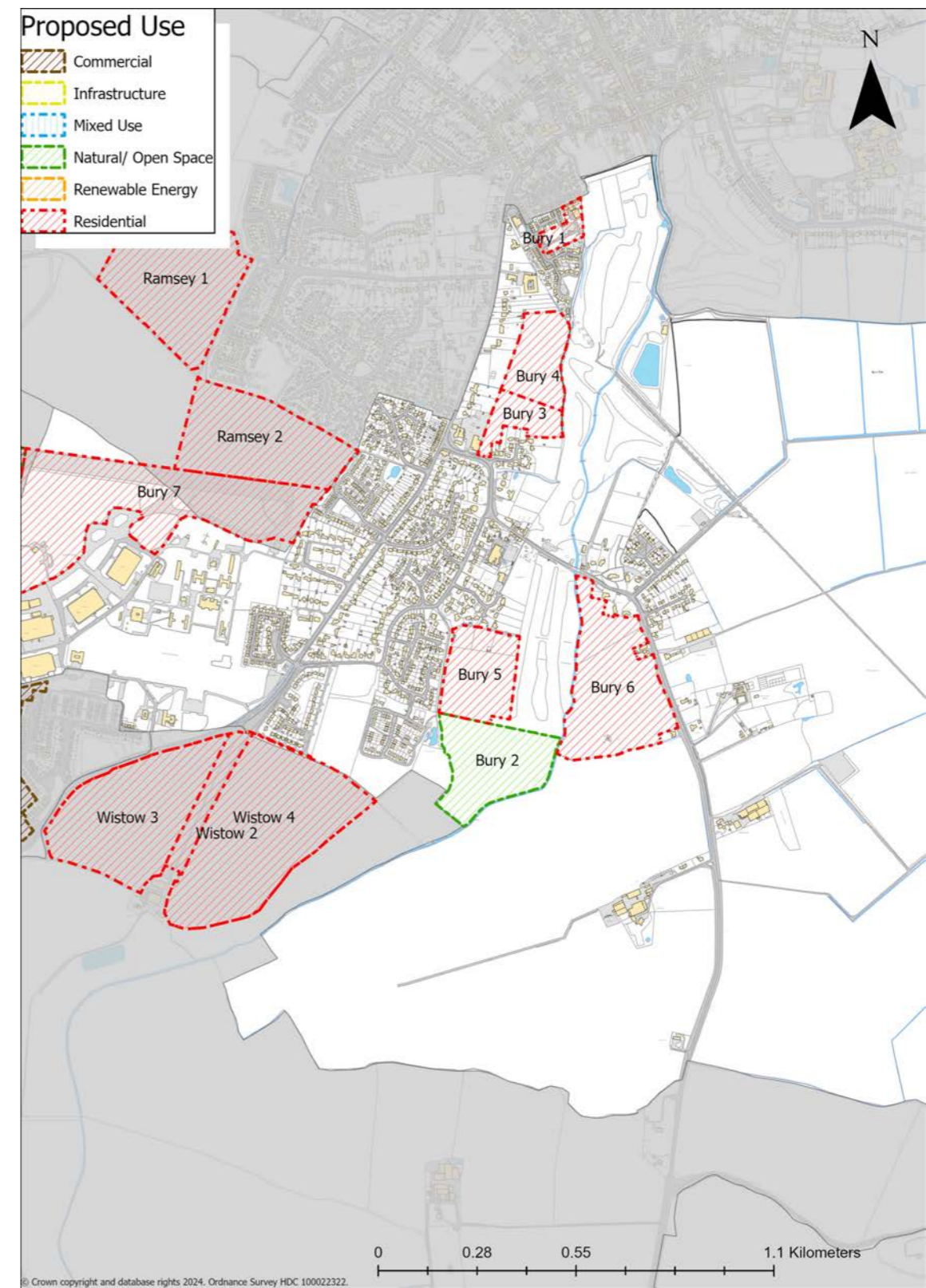
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### 2 Bury

2.1 A total of 7 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Bury 1: Bury Industrial Estate, Old Station Road, Bury
- Bury 2: Land off Cheveril Lane, Bury
- Bury 3: Land North of High Street and East of Bury Road, Bury
- Bury 4: Land East of Bury Road, Bury
- Bury 5: Land off Brookfield Way, Bury
- Bury 6: Land West of Warboys Road, Bury
- Bury 7: RAF Upwood - Phase 3, Bury - this site partially falls within Ramsey parish. As the majority of the site falls within Bury parish, the site has been assessed here instead.





2.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Bury 1: Bury Industrial Estate, Old Station Road, Bury**

<b>Site reference</b>	Bury 1	
<b>Site name</b>	Bury Industrial Estate, Old Station Road, Bury	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Bury Industrial Estate, Old Station Road, Bury	Bury	0.96

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	24+ homes	Available 2024 - 2028 Build out over 1- 2 years

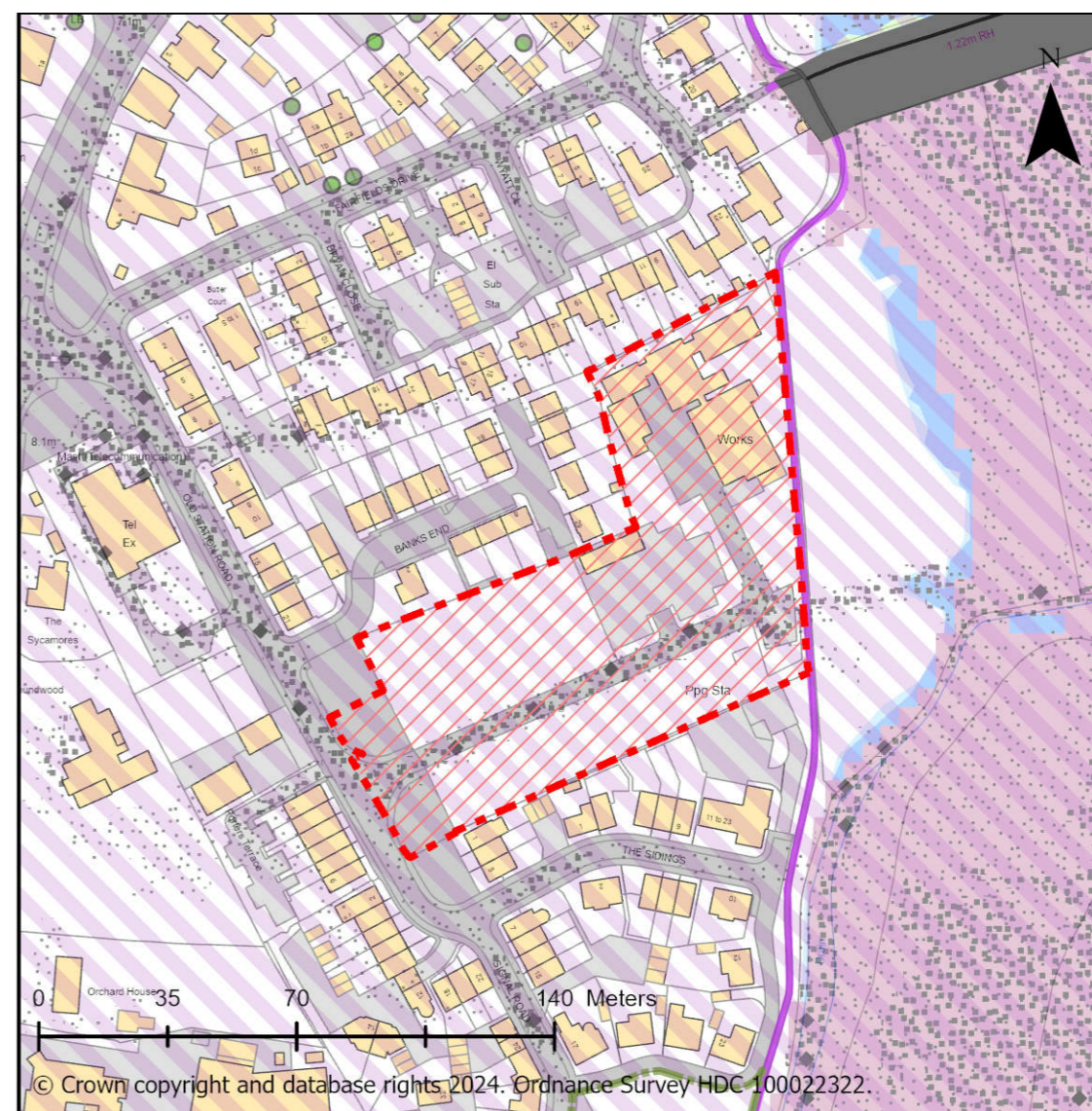
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:141
Relevant planning history	None relevant
Land type	Mostly previously developed land with some greenfield land
Current use of the site	Commercial/industrial
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
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<p>The site is wholly located within flood zone 1. There is some surface water flood risk within the site, this is focused along the access road which runs from Old Station Road to the back of the site where the commercial buildings are located. Consultation will be required with the Environment Agency to ensure that safe entry and exit to the site can be achieved with flood mitigation in place. The site is wholly classified as being urban land. The site is broadly level and largely contained by established trees and hedges. When viewing the site from Old Station Road, the commercial buildings on the site are not clearly visible behind trees and are set back from the street scene. The site is largely contained by residential development on three of its sides apart from its eastern edge which adjoins Ramsey golf club. Within the site the existing buildings are contained to the back of the site with western half of the site being open and undeveloped.</p> <p>There is no known contamination on site, although this may require further investigation considering the current use of the site. No oil or gas pipelines running through the site. There are no nature conservation designations on site. It is however located within a conservation area, redeveloping the site and potentially building on the aspects of the site that are currently undeveloped will impact the conservation area, masterplanning will be required to mitigate this and incorporate existing trees and vegetation within the landscaping scheme where possible. There is an existing access into the site from Old Station Road.</p> <p>The site is mostly previously developed but there is some greenfield land towards the Old Station Road, so its redevelopment will contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single individual/ company who supports its redevelopment. There are no known legal restrictions impacting the site. The site promoter states that Optical Activity has ceased trading and therefore has no use for the existing buildings on site. They state that they have reviewed the prospects of renting the existing buildings to third parties but it was found that the buildings on site are no longer fit for the commercial/industrial market without significantly altering or redeveloping the buildings. They intend to acquire planning permission and then sell the site to a third party for development. They anticipate it could build out over 1 to 2 years.</p>	+
<p><b>Achievability</b></p> <p>The site promoter states that mains water supply, electricity supply and digital and telecommunications infrastructure are available within the site. The public highway is accessible from the site boundary and gas supply to the site is unknown. There are limited topographical challenges to overcome but there established trees and vegetation which</p>	~

<p>are protected by the conservation area designation and risk from surface water flooding. Masterplanning will be required to ensure a high quality scheme that integrates with its context.</p> <p>There is an existing access into the site from Old Station Road. The site promoter has stated in their submission that a third party owns a strip of land between the site and the public highway and that they are liaising with this third party to overcome this. They do not consider this to impact the delivery of the site.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is mostly previously developed with commercial buildings to be removed as part of a potential residential development. There are some site constraints to overcome and the site promoter has highlighted a third party owns some of the land between the site and the public highway. While it does not appear that an allocation status is sought for the site, the potential issue with access means that the site will be categorised as being developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is partly previously developed land and partly greenfield land consisting of land classified as being urban land</li> <li>• Is within flood zone 1 with some surface water flood risk</li> <li>• In walking distance to services, shops and employment opportunities within Bury and Ramsey</li> <li>• Good accessibility to public transport via bus</li> <li>• Accessible to natural green space</li> <li>• Not constrained nature conservation designations</li> <li>• Is located within a conservation area so sensitive design and masterplanning will be required to ensure successful integration and harmonisation with the character of the area</li> <li>• Located within the built form of Bury neighbouring Ramsey, it provides an opportunity to regenerate a former commercial site and utilise land for infill development within a sustainable location</li> <li>• Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- Is potentially appropriate for development subject to appropriate masterplanning to ensure successful integration with the street scene, sustainable drainage to mitigate surface water flood risk and full decontamination of the site following its commercial use
- A third party owns a strip of land between the site and the public highway, the site promoter states that they are liaising with this third party to overcome this

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 0.96ha  90% net developable area to accommodate landscaping and sustainable drainage  0.96 ha x standard proportion of 90% = <b>0.86ha</b>	Residential - market and/or affordable houses  Low density of 35 dph anticipated due to the site's location on the northern edge of Bury neighbouring Ramsey so a slightly higher density than very low could be accommodated.  Capacity = 0.86 ha x 35 dph = <b>30 homes</b>	Available 2024-2028  Build out over 1 -2 years

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**Updates after the Initial Assessment**

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**Bury 2: Land off Cheveril Lane, Bury**

<b>Site reference</b>	Bury 2
<b>Site name</b>	Land off Cheveril Lane, Bury

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land off Cheveril Lane, Bury	Bury	6.42

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Open space uses: Biodiversity net gain opportunities	6.42 ha	Available 2024 - 2028 No completion date provided

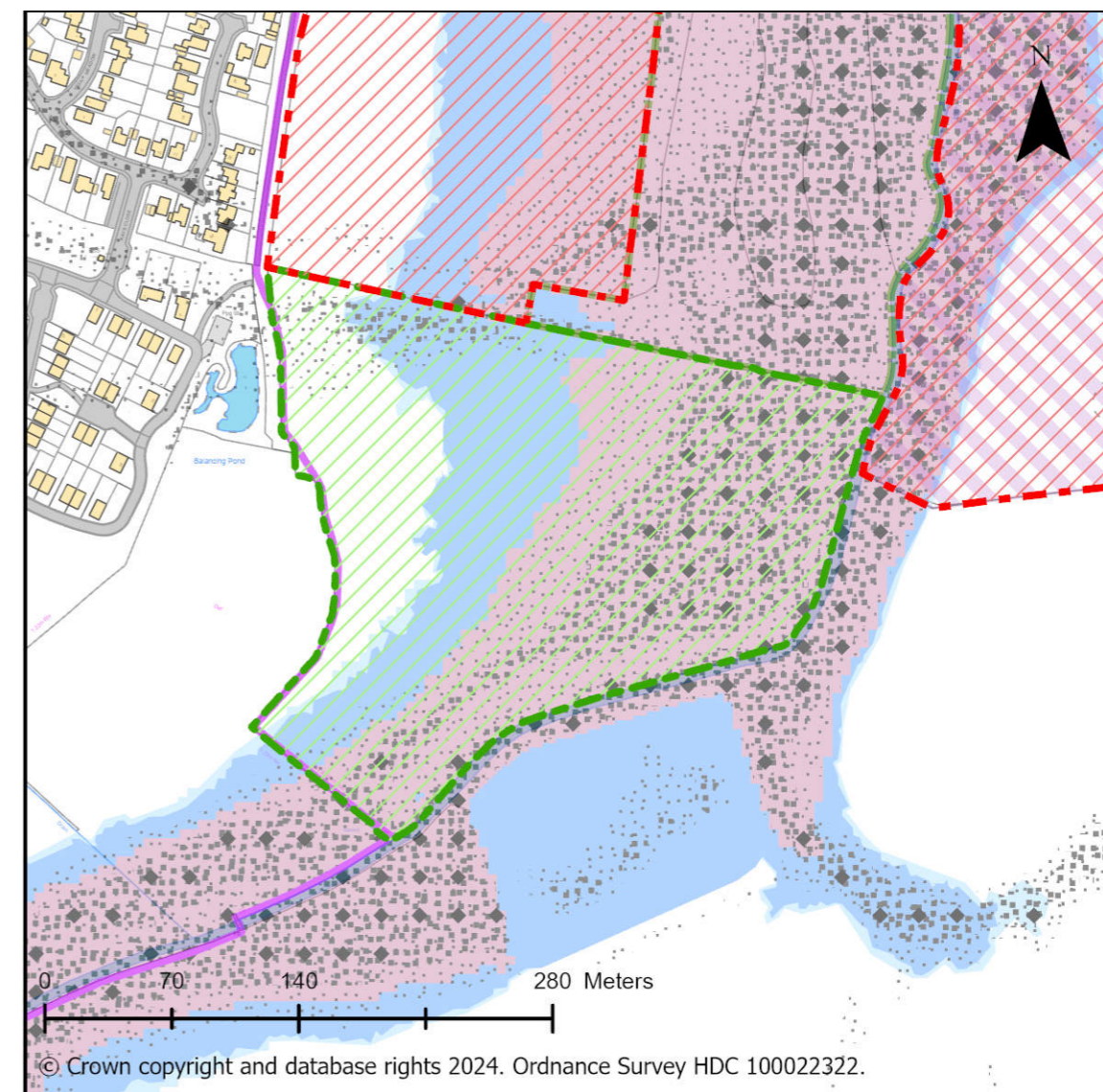
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:188
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	About 50% of the site is within flood zone 3b, however it is being promoted for biodiversity net gain opportunities so there will be no built development.	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>Approximately 51% of the site is within flood zone 3b, 27% is within flood zone 3a, 2% is in flood zone 2 leaving some 20% in flood zone 1. There is also significant flood risk within the site particularly towards the eastern side of the site where the fluvial flood risk is greatest. The majority of the site is classified as grade 3 agricultural land with some of the western side of the site being grade 2. The site is broadly level with established trees and vegetation along its borders enclosing the site. The site is adjacent to development along Buryfield and Crabtree Way to the west and north west. There is an agricultural field adjoining the site to the north and open countryside to the south and east. There is a public right of way running along its western edge.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are overhead 11kV (HV) cables within the site, which the site promoter states would be retained. There are no nature conservation or heritage designations on site. The site promoter states that there is an existing access into the site from Cheveril Lane.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	+
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports it use as a site for biodiversity net gain opportunities. The site promoter states the site will be delivered by a housebuilder and is expected to be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter states that all services and infrastructure are unknown apart from the public highway which is accessible from the site boundary. Considering that the site is being promoted for biodiversity net gain, the need to access essential services and infrastructure is less important. Engagement will be required with ecologists and wildlife specialists to ascertain the habitats and types of biodiversity gains that could be made on the site considering that it is constrained by flood risk so encouraging some habitats may be less favourable other more water resilient habitats and species.</p>	+
<p><b>Deliverability / developability</b></p> <p>The site is heavily constrained by fluvial flood risk and has a close relationship to the open countryside with a public right of way running along its eastern edge. There are established trees and vegetation on the site's borders and also within the site. These factors support the site being used for biodiversity net gain opportunities. There are also several residential</p>	+

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<p>led developments underway and committed in Bury who may be able to benefit from buying credits on the site. This approach should only be considered if the required levels of biodiversity net gain cannot be met on site first. Considering these factors, the site potentially more deliverable.</p>	
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land consisting of mainly grade 3 agricultural land
- The site is heavily constrained by fluvial flood risk with 51% of the site being within flood zone 3b
- Is located on the south eastern edge of Bury adjacent to the golf course and the wider countryside so could help to enhance a soft rural edge to the village
- Is not constrained by heritage or nature conservation designations
- Could provide opportunities for enhanced biodiversity net gain
- Public right of way connects the site through to the built form of Bury

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for biodiversity net gain opportunities providing enhancing the rural edge and character of this part of Bury as well as providing some linkages to other habitats enhancing connectivity
- Although the flood risk on the site will shape the types of habitats that could be supported and maintained on the site

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>The gross site area is 6.42ha</p>	<p>Biodiversity net gain opportunities 6.42ha of land for such uses</p>	<p>Available 2024 - 2028 Complete over 5 years</p>

**Updates after the Initial Assessment**

<p> </p>
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**Bury 3: Land North of High Street and East of Bury Road, Bury**

<b>Site reference</b>	Bury 3
<b>Site name</b>	Land North of High Street and East of Bury Road, Bury

Site address	Parish(es)	Site area (ha)
Land North of High Street and East of Bury Road, Bury	Bury	1.9

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	55 homes	Available 2024 - 2028 Build out over 2 - 3 years

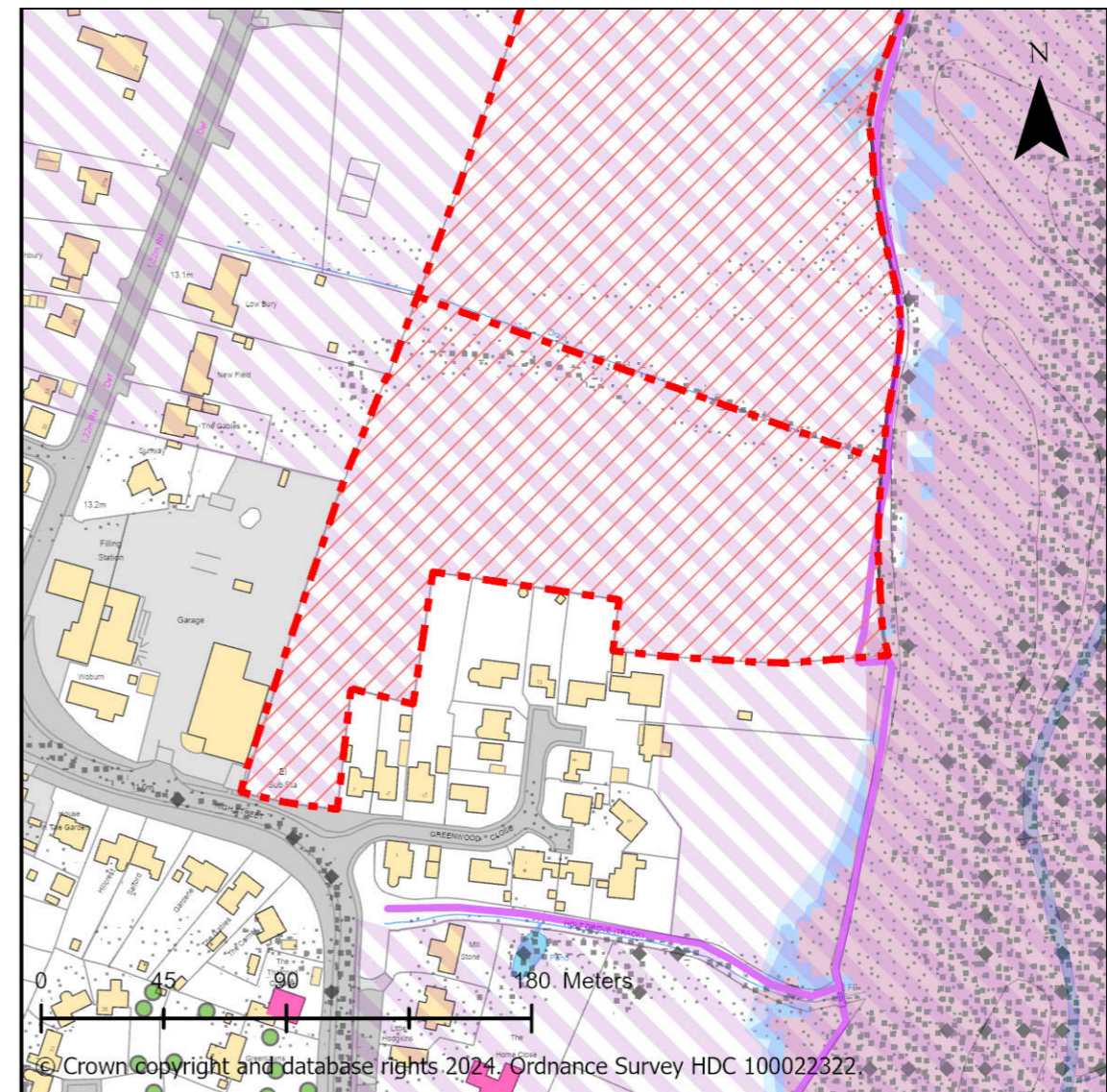
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:162
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>• Concept Document (May 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Less than 1% of the site is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	-
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<p>The majority of the site is within flood zone 1 apart from a small portion of its eastern edge which falls within flood zone 2, 3a and 3b (about 1%). There is also some risk from surface water flooding. The majority of the site is classified as grade 3 agricultural land, however the western third of the site is classified as being grade 2. The site is broadly level but there is a gently change in gradient with its southern most edge along the High Street being some 5m higher than its northern edge. The site has established hedgerows and mature trees along its borders, which along with existing development help to form a sense of enclosure around the land parcel, however these are quite loose and low meaning that there are longer range views out across Ramsey golf course. There is also a public right of way that runs along the site's eastern edge, which provides views into the site. The presence of the public right of way and the somewhat openness of the site mean that built development will be viewable from public vantage points. To the north is agricultural land to the north, Ramsey golf club is to the east, with residential development to south and west of the site. Policy NE2 of the Bury Neighbourhood Plan identifies this site as a protected settlement break to prevent the coalescence of Bury with Ramsey. While the site forms the southern third of this protected settlement break and is inline with existing building line to the west and south of the site, it would erode the protected settlement break and be in direct conflict with the neighbourhood plan policy.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. The site is wholly located within a conservation area. Access to the site may be achievable the High Street but there is established vegetation here which would need to be cleared which may adversely impact the conservation area.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a company who supports its development. It has been optioned and a housebuilder is involved in bringing forward the site. There are no known legal restrictions impacting the site. The site promoter intends to bring forward the site directly by the housebuilder. They suggest the land will be available between 2024 and 2028 and take 2 to 3 years to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site is located in a very sensitive location in terms of being within a conservation area and also within the landscape and relationship between Bury and Ramsey. The site forms part of a protected settlement break in neighbourhood plan policy</p>	-

<p>and its development would be in direct conflict with it. The achievability of designing a scheme that does not undermine this and sites comfortably within the landscape is a key challenge to overcome.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is categorised as being neither deliverable or developable as its development would directly conflict with made neighbourhood plan policy and would further erode the physical separation between Bury and Ramsey impacting landscape character and designated heritage assets.</p>	-

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No as the site forms the southern third of the protected settlement break designated in the Bury Neighbourhood Plan. The purpose of this is to prevent the spatial, physical and visual coalescence of Bury with Ramsey. The site while not extending beyond the existing building line on its western and southern sides would detrimentally start to erode the settlement break and would further the sense of coalescence between the two settlements and therefore be in direct conflict with the neighbourhood plan policy.</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The site did not progress to Sustainability Appraisal.</p>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Bury 4: Land East of Bury Road, Bury**

<b>Site reference</b>	Bury 4
<b>Site name</b>	Land East of Bury Road, Bury

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land East of Bury Road, Bury	Bury	3.3

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	80 homes	Available 2024 - 2028 Build out over 2 - 3 years

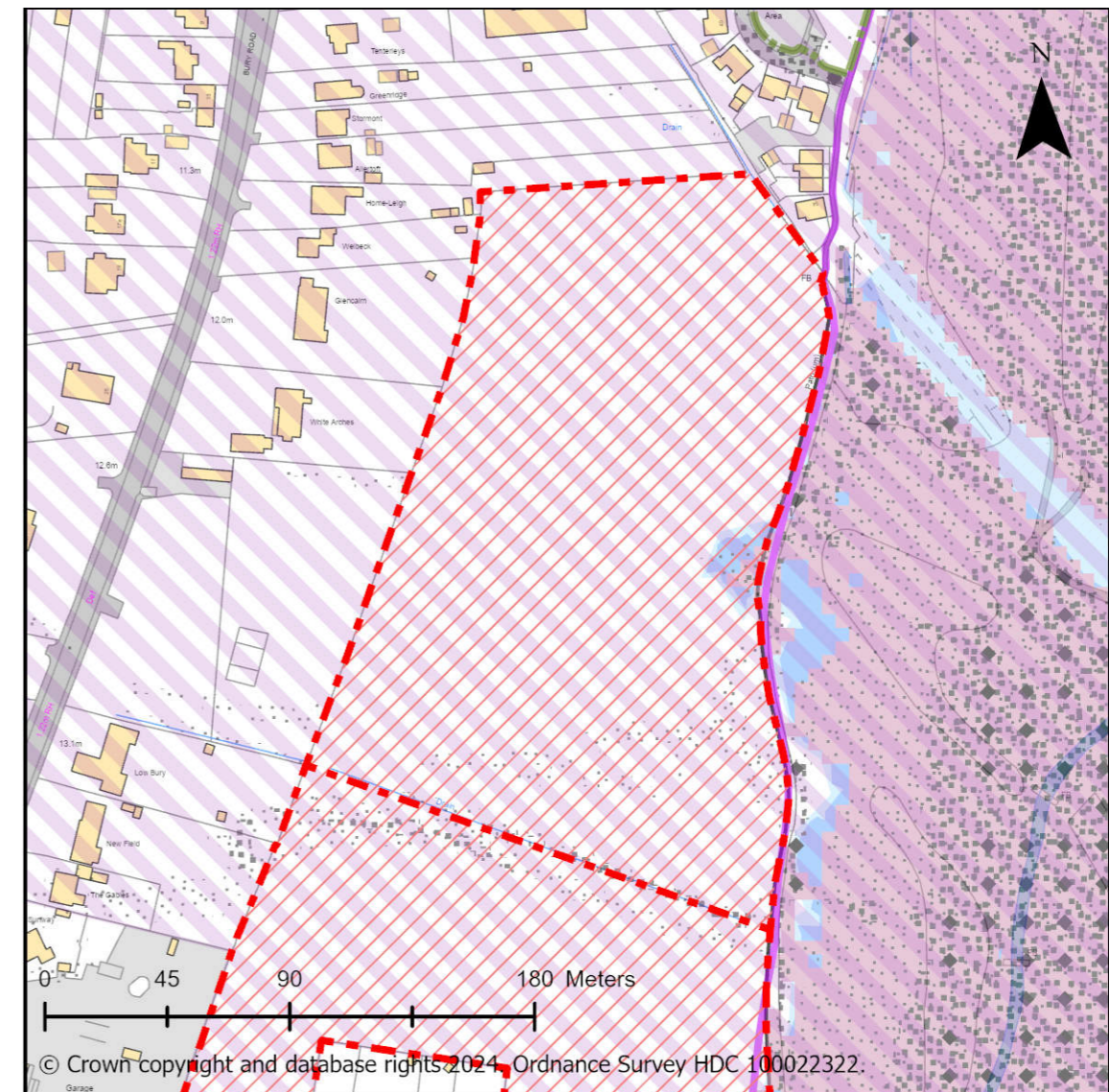
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:277
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>• Concept Document (May 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Less than 1% of the site is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	-
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<p>The majority of the site is within flood zone 1 apart from a small portion of its eastern edge which falls within flood zone 2, 3a and 3b (about 1%). There is also some risk from surface water flooding. The majority of the site is classified as grade 3 agricultural land apart from its north western and north eastern corner which are classified as being grade 2. The site is broadly level but there is a gently change in gradient with its southern most edge along the High Street being some 5 to 7m higher than its northern edge. The site has established hedgerows and mature trees along its borders, these are quite loose and low meaning that there are longer range views out across Ramsey golf course. There is also a public right of way that runs along the site's eastern edge, which provides views into the site. The presence of the public right of way and the somewhat openness of the site mean that built development will be viewable from public vantage points. To the east is Ramsey golf club, residential development is to the north and west of the site and to the south is an agricultural field which separates it from further residential development along the High Street. Policy NE2 of the Bury Neighbourhood Plan identifies this site as a protected settlement break to prevent the coalescence of Bury with Ramsey. The scale of the site with its edges adjoining built development on three sites would further the sense of coalescence between the two settlements even with landscaping measures, therefore the site would fundamentally erode the protected settlement break and be in direct conflict with the neighbourhood plan policy.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. The site is wholly located within a conservation area. There is no direct access to the site from its boundary, however the site promoter also owns the land to the south of the site (submitted under CfS:162 -Bury 3), which they state in their concept document will provide an access to the site connecting through to the High Street. Access to the site would also require further scoping and engagement with the County Council. There are established vegetation here which would need to be cleared which may adversely impact the conservation area.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a company who supports its development. It has been optioned and a housebuilder is involved in bringing forward the site. There are no known legal restrictions impacting the site. The site promoter intends to bring forward the site directly by the housebuilder. They suggest the land will be available between 2024 and 2028 and take 2 to 3 years to build out.</p>	+
<p><b>Achievability</b></p>	-

<p>The site promoter has identified that all access and services are accessible from the site boundary. The site is located in a very sensitive location in terms of being within a conservation area and also within the landscape and relationship between Bury and Ramsey. The site is a protected settlement break in neighbourhood plan policy and its development would be in direct conflict with it. Access to the site would also require further scoping and engagement with the County Council.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is categorised as being neither deliverable or developable as its development would directly conflict with made neighbourhood plan policy and would further erode the physical separation between Bury and Ramsey impacting landscape character and designated heritage assets.</p>	-

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No as the site is identified in the Bury Neighbourhood Plan as a protected settlement break to prevent the coalescence of Bury with Ramsey. The scale of the site with its edges adjoining built development on three sites would further the sense of coalescence between the two settlements and therefore be in direct conflict with the neighbourhood plan policy.</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The site did not progress to Sustainability Appraisal.</p>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Bury 5: Land off Brookfield Way, Bury**

<b>Site reference</b>	Bury 5
<b>Site name</b>	Land off Brookfield Way, Bury

Site address	Parish(es)	Site area (ha)
Land off Brookfield Way, Bury	Bury	4.86

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	45 homes	Available 2024 - 2028 Build out over 2 - 3 years

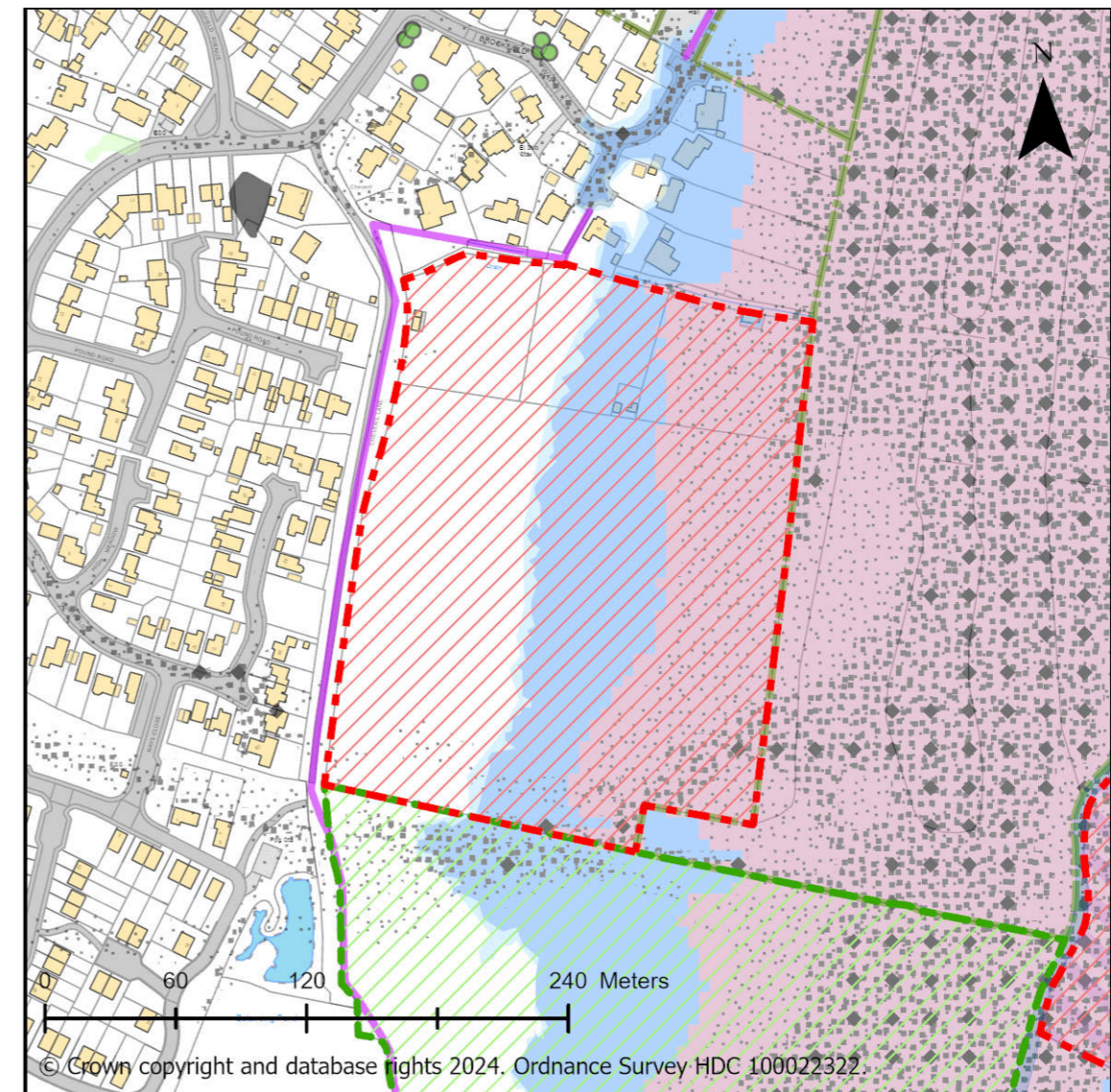
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 279
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None supported

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	30% of the site is within flood zone 3b with a further 28% in flood zone 3a.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is approximately 30% in flood zone 3b with a further 28% in flood zone 3a and 3% in flood zone 2. This increased risk of fluvial flooding is focused on the eastern half of the site. The remaining 39% of the site is within flood zone 1. The site is also constrained by some surface water flood risk, particularly on its eastern side. The majority of the site is classified as grade 2 agricultural land apart from about a third of the site along its eastern side which is classified as grade 3. The site is broadly level with some minor storage structures within the northern third of the site which has been in equestrian use. Established trees and vegetation run along the majority of the site's boundary apart from its north western corner which provides views into the site. This vegetation is more intermittent along its eastern edge where it adjoins Ramsey golf club. A line of vegetation also runs through the site which separates the northern third off from the larger site. A public right of way runs adjacent to the site's western edge along Cheveril Lane and its northern edge which connects into Brookfield Way. The site is adjacent to residential development to the north and west with Ramsey golf course to the west and the open countryside to the south.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Electricity poles run through the site. There are no nature conservation or heritage designations on site. There is an existing access into the site from Cheveril Lane which is a narrow track. An access may also be possible from Brookfields Way, however, there is a ransom strip of land which separates the access to the site.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single company with it being optioned for development. Development is supported by all landowners. There are no known legal restrictions impacting the site. The site promoter anticipates that the site will be delivered directly by a housebuilder. It is anticipated that the site will be available between 2024 and 2028 and take 2 to 3 years to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter states that all access and servicing to the site are accessible from the site boundary. The site promoter states that there are no issues to resolve before development and that there are no constraints that would restrict the developable area of the site. However, as highlighted above, the site is heavily constrained by fluvial flood risk which covers over half of the site and makes potential built development within these areas unsuitable. There is still some 39% of the site within flood zone 1 which could accommodate some built development. Access into the site is also a constraint to developing the site. Electricity poles run through the site which may impact the layout of development, however this is over land constrained by flood risk largely. Established existing vegetation</p>	~

<p>and trees largely screen the site, however this is intermittent on its eastern edge and limited on its northern edge so some enhanced landscaping will be required to mitigate landscape impact.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is greenfield and has been optioned with a housebuilder involved with the site and deliver the development. As highlighted above the site is heavily constrained by flood risk challenges and access may not be possible. It does not appear that the site promoter is seeking an allocation status for the site, even though a housebuilder is involved with the site considering the scale of the constraints the site is categorised as being developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land consisting of land largely classified as grade 2 agricultural land</li> <li>• Is heavily constrained by fluvial flood risk with 30% being within flood zone 3b and only 30% of the site being within flood zone 1, this flood risk is likely to worsen with climate change</li> <li>• In walking distance to services, primary education, shops and employment opportunities within Bury and Ramsey</li> <li>• Good accessibility to public transport via bus</li> <li>• Accessible to natural green space</li> <li>• Not constrained nature conservation or by heritage designations</li> <li>• Located adjacent to the built form of Bury with countryside to the south and Ramsey golf course to the east. The site has a rural character, there is also a public right of way to the west of the site extending into the countryside. There are opportunities for integration of built development with the surrounding area as a result and residential development would be compatible with neighbouring land uses. However, the risk of flooding severely impacts the masterplanning of the site particularly when considering the risk with climate change.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is not considered to be appropriate for development due to the substantial risk of flood risk now and in the future accounting for climate change. Development would also further erode the rural edge of Bury.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken	N/A	N/A

**Updates after the Initial Assessment**

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**Bury 6: Land West of Warboys Road, Bury**

<b>Site reference</b>	Bury 6
<b>Site name</b>	Land West of Warboys Road, Bury

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land West of Warboys Road, Bury	Bury	9.64

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Specialist housing</li> <li>Nursing and care homes</li> </ul> Open space uses <ul style="list-style-type: none"> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul>	90 homes, assuming a density of 15 dph on a developable area of 6 ha  4ha of biodiversity net gain opportunities  4ha of land to safeguard against flooding	Available 2024 - 2028  Build out over 3 - 4 years

**Core information**

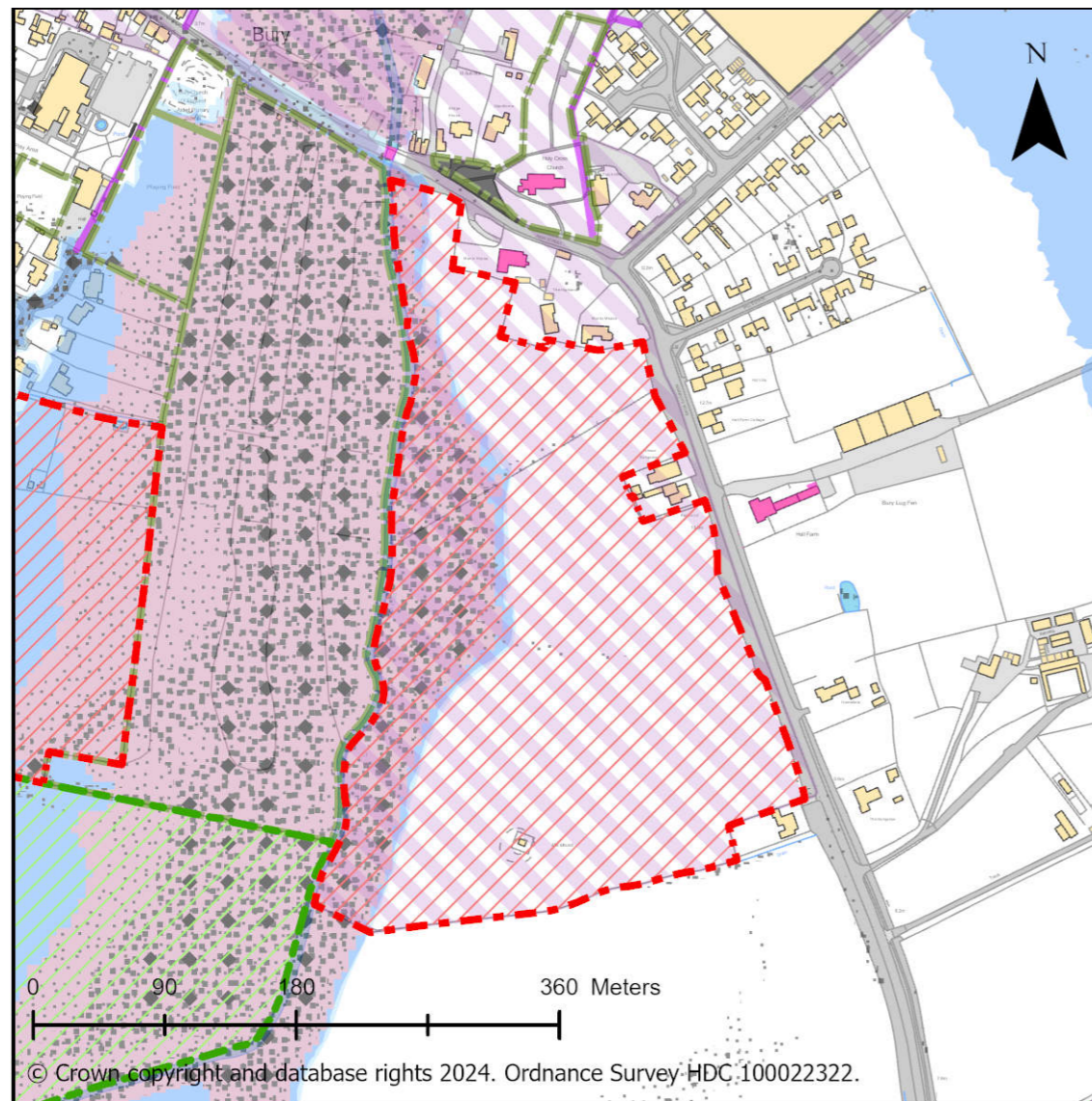
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 389
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Flood zone 3b	The eastern edge of the site is within flood zone 3b but this is less than half of the site area.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is constrained by fluvial and surface water flood risk along its western edge which is attributed to its proximity to Bury Brook. This part of the site falls within flood zone 3b and 3a making built development on this side of the site unsuitable. The site is wholly classified as grade 3 agricultural land. Land levels within the site vary with higher points</p>	~
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<p>being found along Warboys Road on the northern and western edges of the site and the highest point being towards the southern edge of the site. The land dips towards its centre which is some 5-10m lower than land to the north, west and south. The highest point of the site also contains a historic feature called Mill Mound which could historically have been the location of a windmill. This is not designation as a heritage asset but is a feature of local interest and should be retained. The site has established vegetation and trees along its boundaries and there is also a line of vegetation running through the site. The site is located to the east of the main built form of Bury being to the west of the site is Ramsey golf club and focused around the Holy Cross. To the south is the open countryside. Residential development adjoins its northern edge, there are sum residential properties along its eastern edge on Warboys Road which adjoin and punctuate into the site.</p> <p>There is no known contamination on the site and it is not impacted by oil or gas pipelines. There are no nature conservation designations on site. It is wholly located within the conservation area and it is adjacent to several listed buildings: The Manor House, Bury Bridge, Hall Farm and Holy Cross Church. All of these are grade II listed apart from the Church which is grade I listed. There are existing access points into the site from Warboys Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to secure an allocation status for the site and then sell it to a third party for obtaining planning permission and development. They state that the site is available between 2024 and 2028 and take between 3 and 4 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter states that all access and services are accessible from the site's boundary. There are cumulative constraints and topographical challenges impacting development of the site. The site is heavily constrained by fluvial and surface water flood risk on its western edge, this is mostly flood zone 3b which means that built development is unsuitable in this area. A large proportion of the site is within flood zone 1 which could potentially accommodate development. Heritage assets constrain the whole of the site as it is within the conservation area and there are also several listed buildings adjacent to the site, the setting of these will be impacted by development including the grade I listed Holy Cross Church. This impact is more notable due to its higher grade but also because the Church is located on higher ground.</p>	~

<p><b>Deliverability / developability</b></p> <p>The site is greenfield but as highlighted above the site is heavily constrained making development particularly challenging, these may be overcome through detailed masterplanning and reducing the developable area of the site however detailed work will be required to do this. An allocation status is sought for the site. The site promoter also states in their submission that following allocation a development brief would be agreed with the planning authority and local community. Considering these, if constraints can be overcome the site can be categorised as being developable.</p>	~	
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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land consisting of land classified as grade 3 agricultural land</li> <li>• Is heavily constrained by fluvial flood risk along its western edge, this flood risk is likely to worsen with climate change</li> <li>• In walking distance to services, primary education, shops and employment opportunities within Bury and Ramsey</li> <li>• Good accessibility to public transport via bus</li> <li>• Accessible to natural green space</li> <li>• Not constrained nature conservation designations</li> <li>• Is located within a conservation area and within the setting of several listed buildings including the grade I listed Holy Cross Church. There may be some non-designated heritage assets within the site notably Mill Mound in the southern part of the site</li> <li>• Located to the east of the main built form of Bury separated by Ramsey golf course. This part of the settlement has a much more established rural character and therefore development at the potential scale proposed by the site promoter would result in significant impact.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is not considered to be appropriate for development due to the substantial risk of flood risk now and in the future accounting for climate change. Development would also likely harm the character and rural nature of this part of the settlement as well as adversely impact heritage assets.</li> </ul>	
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken	N/A	N/A

**Updates after the Initial Assessment**

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**Bury 7: RAF Upwood - Phase 3, Bury**

<b>Site reference</b>	Bury 7
<b>Site name</b>	RAF Upwood - Phase 3, Bury

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
RAF Upwood - Phase 3, Bury	Bury; Ramsey	17.69

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> </ul>	Minimum 200 homes  11.63ha of natural, green or open spaces	Available 2029 - 2034  Build out over 3 - 4 years

**Core information**

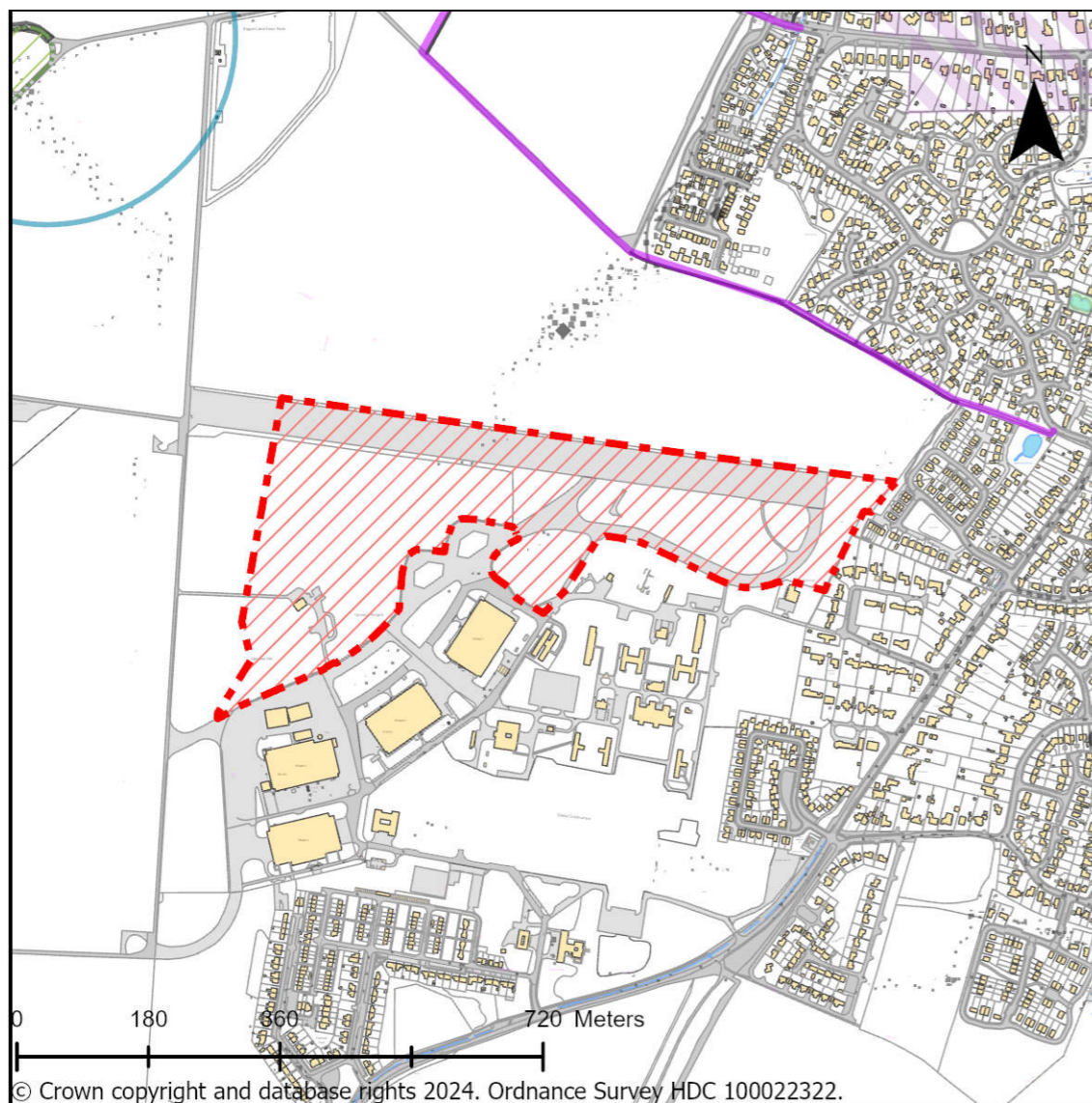
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 84
Relevant planning history	None relevant on the site but land adjoining the site has planning history: <ul style="list-style-type: none"> <li>Phase One - 20/00161/REM for the development of 160 new dwellings. This was approved in September 2020</li> <li>Phase Two - 21/00572/FUL for the demolition of existing redundant buildings and infrastructure, residential development of 317 dwellings, with associated highways, infrastructure and open space. As at June 2024, the application is pending consideration.</li> </ul>
Land type	Wholly previously developed land
Current use of the site	Former RAF airbase/storage
Supporting information	<ul style="list-style-type: none"> <li>Call for Sites Cover Letter (June 2023)</li> </ul>

<ul style="list-style-type: none"> <li>RAF Upwood Phase Three Vision Document</li> <li>Access Plan (drawing number: SK008) (May 2023)</li> <li>Access Plan (drawing number: SK009) (May 2023)</li> <li>Transport Technical Note (document reference: RU3-BWB-GEN-XX-RP-TR-0001) (June 2023)</li> </ul>
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>This site proposes a third phase to the current redevelopment of RAF Upwood. It is located to the north of Phase Two. A Phase Four site has also been submitted (see Upwood and The Raveleys 1 for the assessment of this site).</p>	+
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<p>The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding. It is wholly classified as non-agricultural land. The site is generally flat but falls gently from the south to the northern edge. There are areas of existing hardstanding which once formed the runway of RAF Upwood stretches along the northern boundary of the site with spurs connecting to the existing hangars. The Vision Document submitted states that part of the existing runway will be converted into a linear nature corridor with multi-functional attenuation basins and swales. The site is fairly open with limited vegetation along its boundaries providing views out across agricultural fields to the north and west. There is a public right of way to the north east outside the site providing views from a public vantage point into the site. To the east is residential development and to the south is phase two of the RAF Upwood redevelopment and also Upwood Air Park which contains several hangars which are to be retained in operation by the lease on the land and is therefore outside the area of redevelopment. To the north and west is open countryside. Considering the wider redevelopment works going on within RAF Upwood, the site's immediate context to the south in particular is continuing to evolve.</p> <p>There is no known contamination on site, although this may require further investigation considering the current use of the site. No oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. The Vision Document details that access to the site is proposed through the Phase Two development which is yet to be determined. An existing access to the south west will also be retained for vehicles to access the existing hangars that are remaining in commercial operation. The site promoter has submitted two access plans detailing the connection between the site and the Phase Two development site. These plans are supported by a Transport Technical Note for Phases Three and Four. Engagement with Cambridgeshire County Council will be required to assess this further and ensure effective integration and access between these parcels.</p> <p>The site is previously developed, so its redevelopment will contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single developer company who supports its development. There are no known legal restrictions impacting the site. The site promoter states that they intend to acquire planning approval on the site and then sell it to a third party for development. They states that it will be available between 2029 and 2034 and take 3 to 4 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter identifies that gas supply, electricity supply and digital and telecommunications infrastructure are accessible from the site boundary. They identify that mains water supply and the public highway is not immediately accessible. There are limited</p>	~

<p>physical constraints to developing the site and masterplanning is already underway in bringing forward an integrated scheme with the wider site. The achievability of development is however dependent on the delivery of Phase Two to the south which has an active planning application on it. That site is however allocated in the Huntingdonshire Local Plan to 2036 so development is in principle supported.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is previously developed with existing hardstanding to remove. There are limited topographical challenges to the site and limited constraints to overcome. The site forms an extension to an existing development site. The site promoter anticipates the site to be available between 2029 and 2034, this provides time for an outcome of Phase Two to be reached. Considering these factors, the site is categorised as being developable.</p>	

- While it could form a future phase, the additional pressure and demand on services will need to be assessed to determine if additional infrastructure including social and cultural facilities are required to serve this site and the wider redevelopment as a whole.
- It will require landscaping along its northern and western edges in particular to provide a soft development edge and retain a sense of visual separation between the site and Bury

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area is 17.69ha</p> <p>Minus 11.53ha of the site for natural, green or open spaces in line with the developer's aspirations. This leaves 6.16ha of the site area remaining.</p> <p>80% net developable area to accommodate landscaping on its northern edge</p> <p>6.16 ha x standard proportion of 80% = <b>4.9ha</b></p>	<p>Residential - market and/or affordable houses</p> <p>Low density of 35 dph anticipated due to the site's location being in a larger settlement so a slightly higher density than very low could be accommodated.</p> <p>Capacity = 4.9 ha x 35 dph = <b>172 homes</b></p>	<p>Available post 2028 subject to the delivery of phase two</p> <p>Build out over 3 - 4 years</p>

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is previously developed consisting of land classified as being non-agricultural land</li> <li>• Is not constrained by flood risk</li> <li>• In walking distance to services, primary education, shops and employment opportunities within Upwood, Bury and Ramsey</li> <li>• Good accessibility to public transport via bus</li> <li>• Not accessible to natural green space but some natural open space is proposed as part of the development</li> <li>• Not constrained nature conservation or by heritage designations</li> <li>• It can be effectively masterplanned to become part of the evolving place and community as part of the ongoing redevelopment and the growing community at the former RAF Upwood.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is considered to be potentially appropriate for development. This is dependent on successful integration and physical connections being made from phase two. This is also dependent on the preceding phases being delivered.</li> </ul>
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**Updates after the Initial Assessment**

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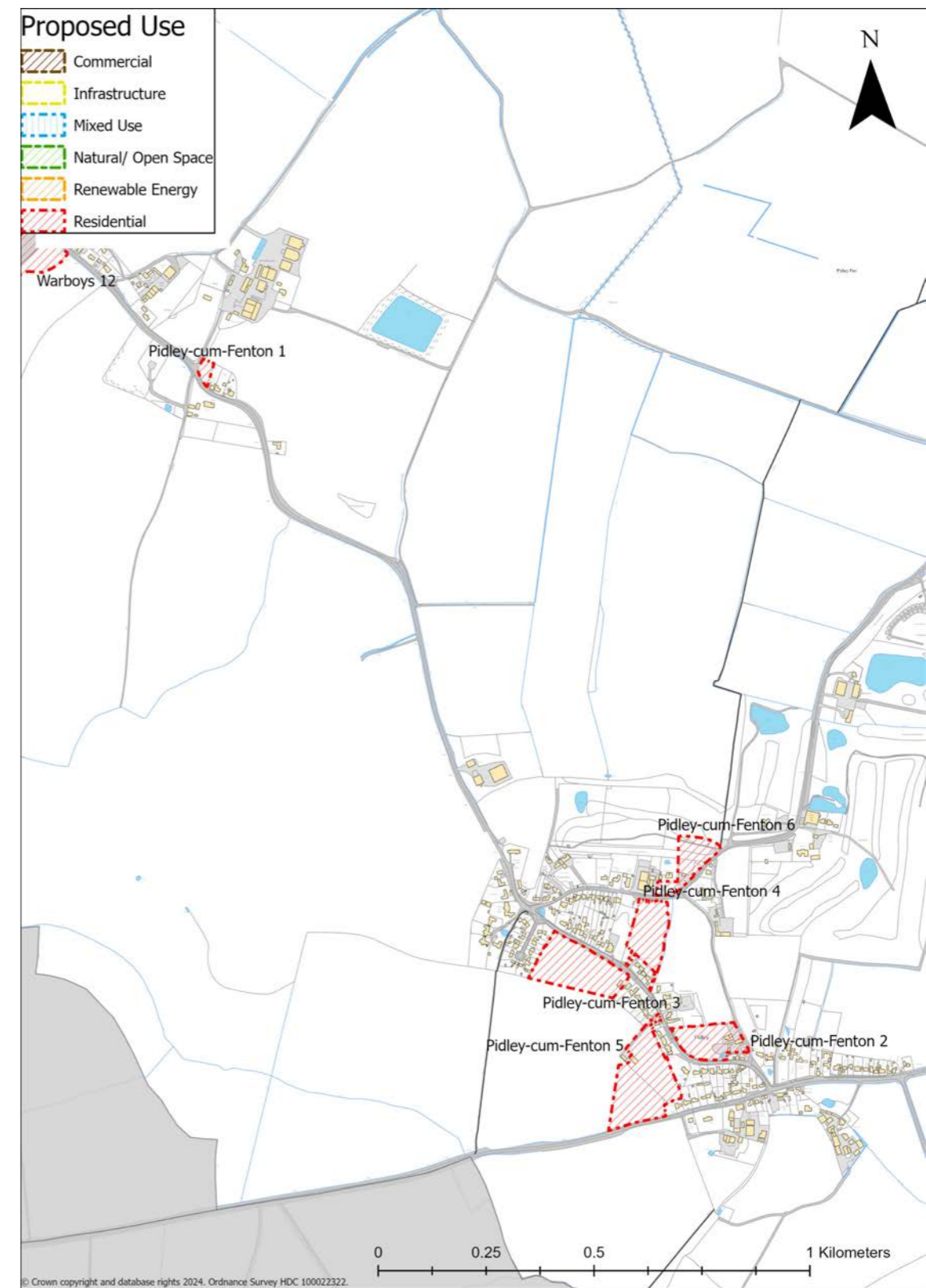
## 3 Pidley-cum-Fenton

### 3 Pidley-cum-Fenton

3.1 A total of 6 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Pidley-cum-Fenton 1: Land South at Manor Farm, Fenton Road, Fenton
- Pidley-cum-Fenton 2: Land End Farm, Pidley
- Pidley-cum-Fenton 3: Old Football Field, Warboys Road, Pidley
- Pidley-cum-Fenton 4: Bittens Field, North of Warboys Road, Pidley
- Pidley-cum-Fenton 5: Land North of Oldhurst Road, Pidley
- Pidley-cum-Fenton 6: Gloucester Barn, Fen Road, Pidley

3.2 Please note that 'Warboys 12: Land off Fenton Road, Warboys' also partially falls within Pidley-cum-Fenton parish, but it has been included under Warboys as most of the site lies within that parish area.





3.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

### 3 Pidley-cum-Fenton

#### Pidley-cum-Fenton 1: Land South at Manor Farm, Fenton Road, Fenton

<b>Site reference</b>	Pidley-cum-Fenton
<b>Site name</b>	Land South at Manor Farm, Fenton Road, Fenton

Site address	Parish(es)	Site area (ha)
Land South at Manor Farm, Fenton Road, Fenton	Pidley-cum-Fenton	0.14

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5 homes	Available 2023 Build out over 18 months

#### Core information

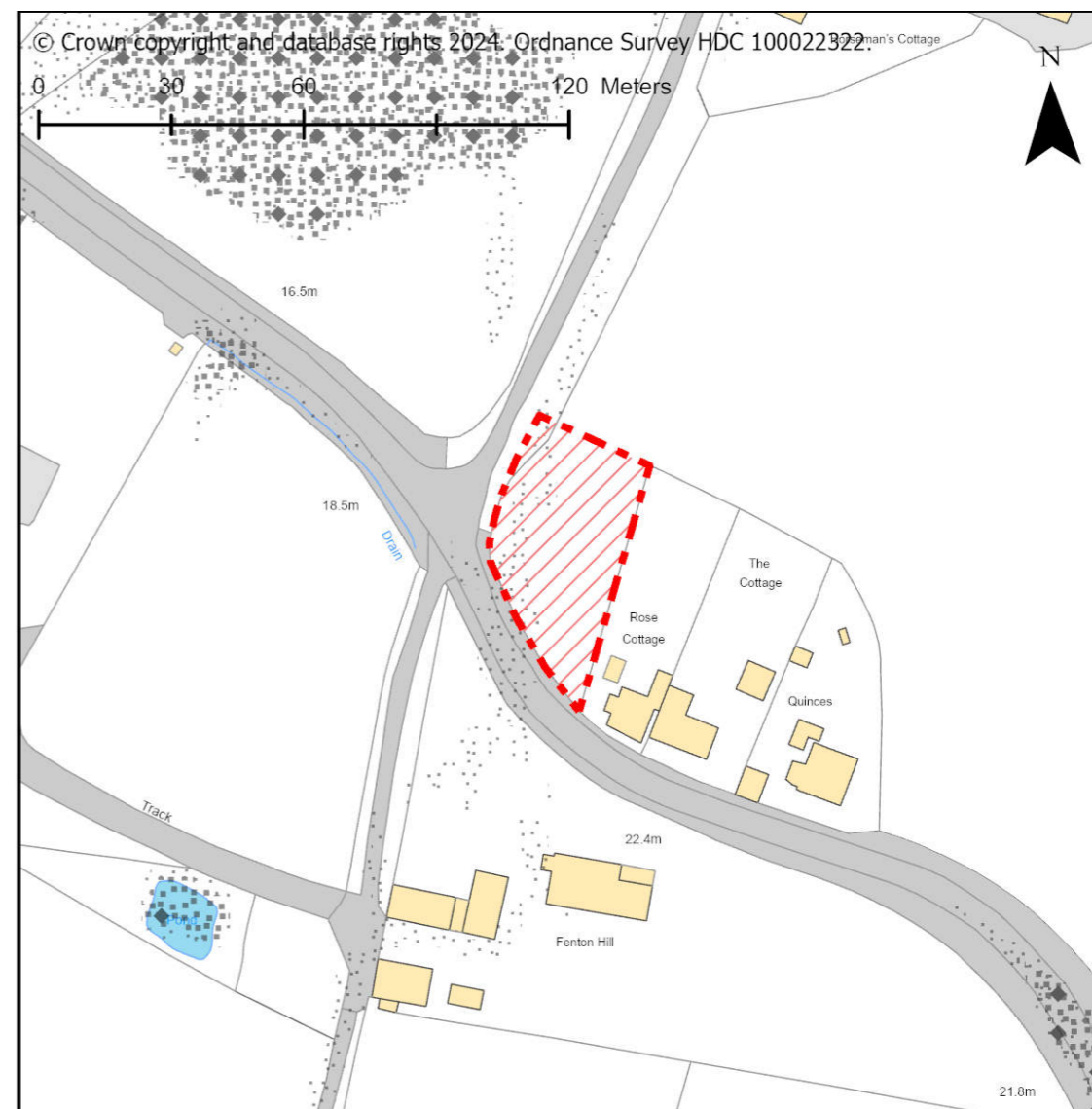
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:65
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
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Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	The site is less than 0.25ha being only 0.14ha. The site promoter states that the site could accommodate five dwellings, however considering the form of the adjoining developments and the very rural location of the site, it is unlikely that five dwellings could be accommodated on the site. A site plan to demonstrate how five dwellings could potentially be accommodated has not been provided at this stage.	Fail



**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site has failed the minimum site threshold for detailed assessment.	N/A	N/A

Updates after the Initial Assessment

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**Pidley-cum-Fenton 2: Land End Farm, Pidley**

<b>Site reference</b>	Pidley-cum Fenton 2
<b>Site name</b>	Land End Farm, Pidley

Site address	Parish(es)	Site area (ha)
Farm Buildings and land at Lane End Farm, Warboys Road, Pidley, PE8 3DA	Pidley-cum Fenton	1.01ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	25 homes	Available 2024 to 2028 Build out 1 to 2 years

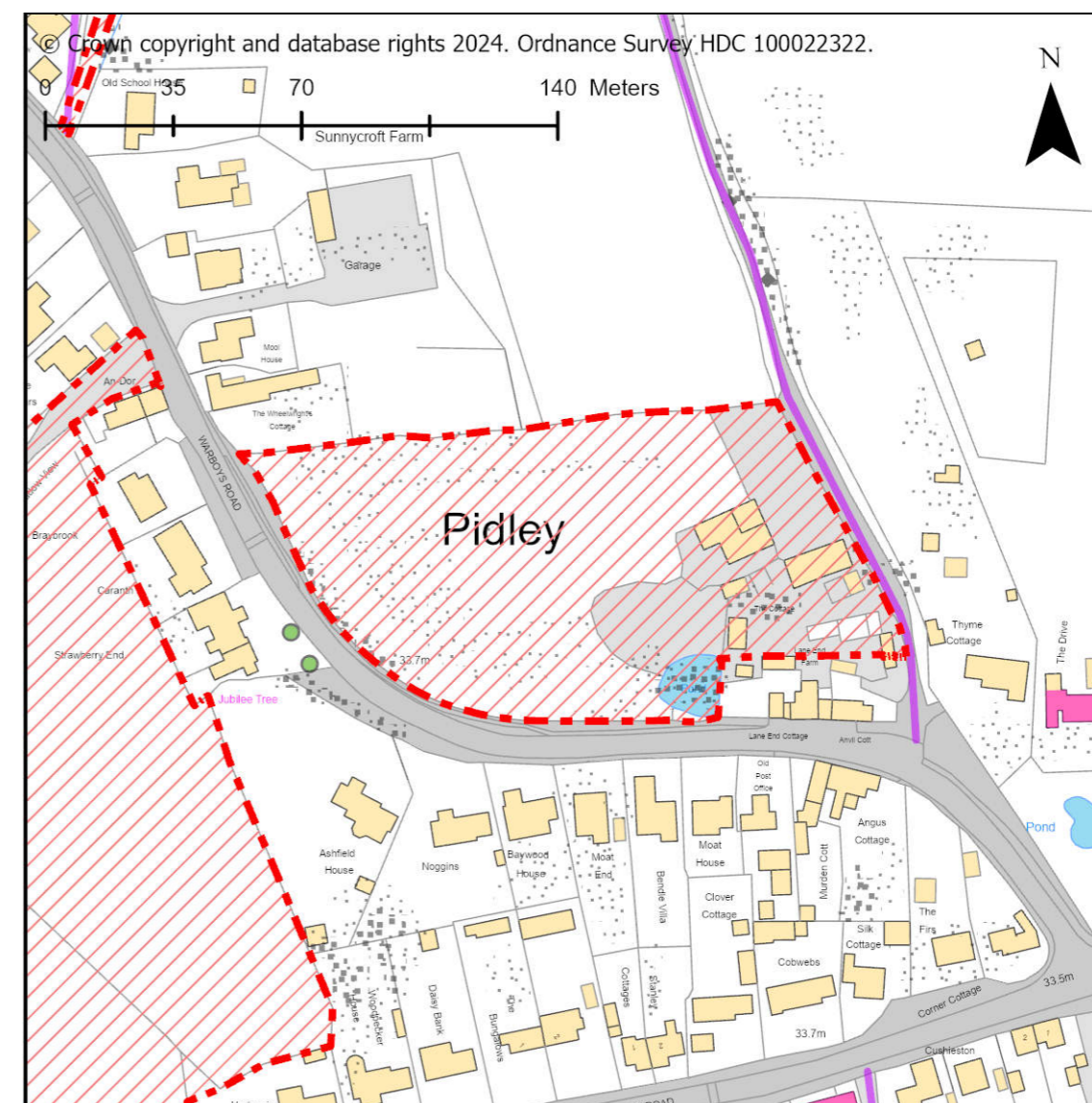
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 189
Relevant planning history	Application number: 23/00468/AGDET  Proposed development: Steel frame lean-to, bolted to existing cattle barn for feed storage. Steelwork frame and roof to match existing construction.  Outcome: Decision not required
Land type	Wholly greenfield land
Current use of the site	Agricultural
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, limited surface water flood risk is present. The site is greenfield land and classified as grade 2 agricultural land.</p> <p>The site is relatively flat and sits within a small ridgeway which runs throughout the village. The site fronts Warboys Road and sits on a bend in the road, which is open with very few trees or hedgerow, meaning views into the site from here can be clearly seen. On the northern boundary sits residential properties, fencing and trees. On the south eastern corner sits four residential properties and access for agricultural vehicles associated with the use of the site which also acts as a public right of way runs along the eastern boundary heading north. Landscape impact of the proposed development would be minimal. The site promoter notes the site is in use for grazing and is home to a number of farm buildings.</p> <p>No known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines, however some telegraph lines are nearby. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is greenfield land and therefore offers no opportunities to contribute to regeneration. The use of the site means that there is the potential for contamination on site which may require assessment and mitigation. The site is not within a mineral safeguarding area, or a water recycling area or buffer zone.</p>	+
<p><b>Availability</b></p> <p>The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028. Planning permission would be acquired before being sold to a third party for development. Build out is estimated at one to two years.</p>	+
<p><b>Achievability</b></p> <p>Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is noted as not immediately accessible.</p> <p>No known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines, however some telegraph lines are nearby. The use of the site means that there is the potential for contamination on site which may require assessment and mitigation. There are no known nature conservation, heritage assets or tree preservation orders affecting it. As the site is situated on a bend access directly from Warboys Road may be an issue, there is the potential for access along the eastern edge of the site, however this has not been confirmed, it is therefore unclear if there may be issues with ransom strips which could impact the viability of the site, thus affecting delivery</p>	~

<p>The site promoter describes the site as unsightly due to self built farm buildings and offers the opportunity to enhance the the village with a housing scheme centred around a new village green. Farming activities would be relocated outside of the village centre.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no known legal restrictions. Constraints to be resolved include access and contamination, which may affect the viability of the site. The site is available from 2024 to 2028. If constraints can be resolved the site could be classified as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial flood risk some surface water flood risk is present</li> <li>• The site is greenfield land with some existing farm buildings which are not classified as previously developed land. The site is classified as wholly grade 2 agricultural land.</li> <li>• The site has limited access to community services (church, public park and village hall) and no immediate access to convenience store primary school or employment opportunities.</li> <li>• The site is within 800m of a bus stop with below average frequency.</li> <li>• No heritage assets would be affected.</li> <li>• The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</li> <li>• The use of the site means that there is the potential for contamination</li> <li>• The site is well located within the existing settlement</li> <li>• Would have limited landscape impact.</li> <li>• A public right of way runs along the eastern edge</li> <li>• The density proposed is low in keeping with the nature of the settlement, that being a small village.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is located such that it has the potential to be effectively masterplanned to become part of the existing area.</li> <li>• Is approximately 1ha in size which contributes to the governments aspiration to promote sites suitable for SME builders.</li> </ul>
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- Requires flood mitigation.
- Requires assessment for potential land contamination and mitigation if applicable
- Would need to consider integration and retention of the public right of way
- Proposes a village green as part of the development
- Would need to resolve access due to the location of the site on a bend and potential land ownership issues.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.01ha 60% net developable area to allow space for small village green and flood mitigation. $1.01\text{ha} \times 70\% = 0.707\text{ha}$	Net developable area 0.707ha Residential - Market and/or affordable housing Very low density of 25dph to reflect site's location within small village. Capacity = $0.707\text{ha} \times 25\text{dph} = 18 \text{ homes}$	Available 2024 to 2028 Build out 1 to 2 years

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**Updates after the Initial Assessment**

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### 3 Pidley-cum-Fenton

#### Pidley-cum-Fenton 3: Old Football Field, Warboys Road, Pidley

<b>Site reference</b>	Pidley-cum Fenton 3
<b>Site name</b>	Old Football Field, Warboys Road, Pidley

Site address	Parish(es)	Site area (ha)
The Old Football Field, on Warboys Road adjacent to Pond Close, opposite Pidley Village Hall	Pidley-cum Fenton	1.20ha

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	6 homes	Available 2023 Build out 2 years

#### Core information

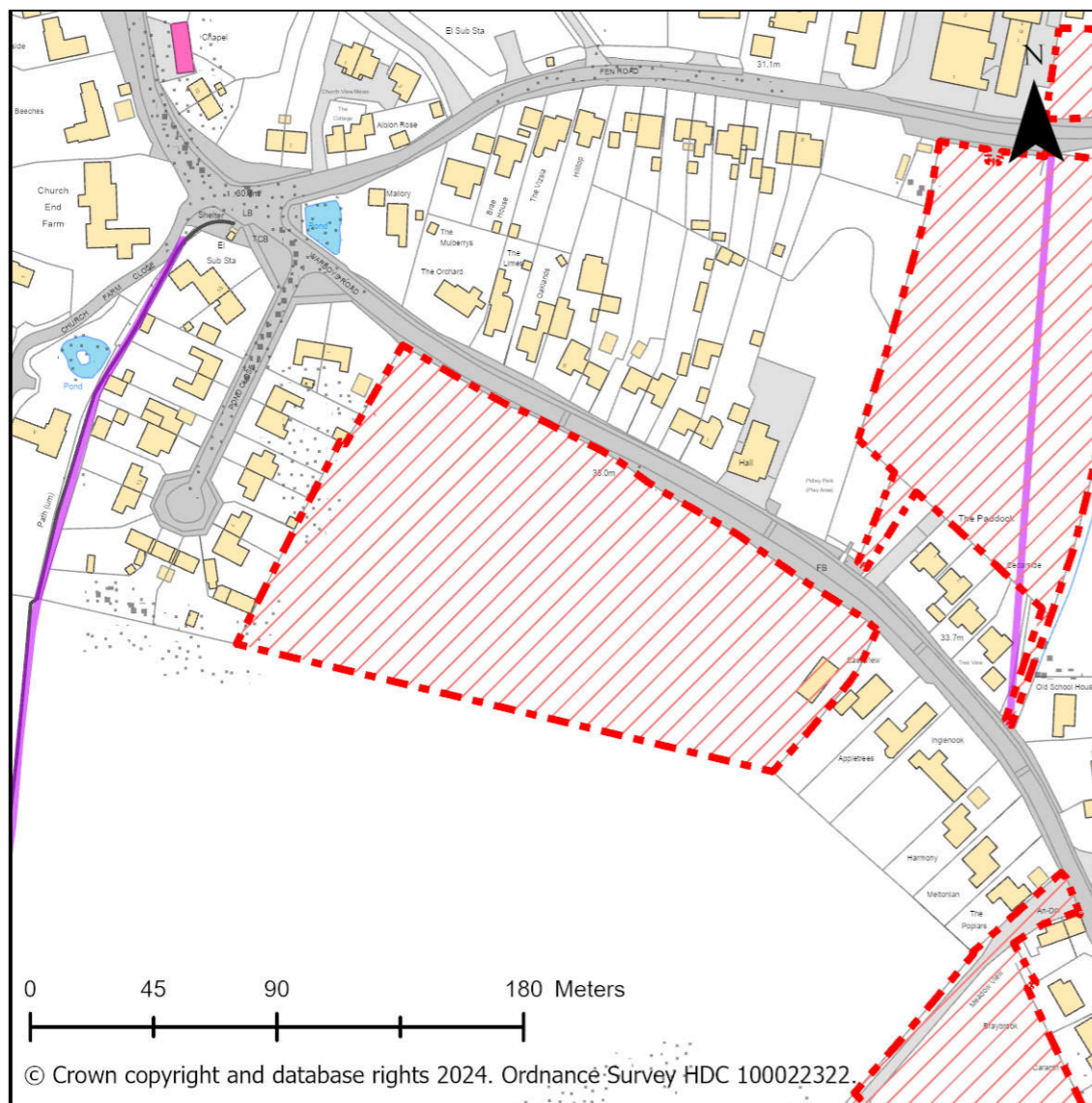
How was the site identified?	Call for sites 2023 submission: site reference - CfS:190
Relevant planning history	Application number: 19/02574/PIP Proposed development: Permission in principle for up to 4 dwellings Outcome: Refused Application number: 18/00269/FUL Proposed development: Erection of stables and hardstanding Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass



Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, limited surface water flood risk is present. The site is greenfield land and classified as grade 2 agricultural land.</p>	+
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<p>The site is relatively flat and sits within a small ridgeway which runs throughout the village. The site fronts Warboys Road, hedgerow and some trees line the northern boundary, although views can be seen into the site. To the east and west of the site sit residential properties and a small barn/stables sits within the site. The site is in arable agricultural use. The southern boundary of the site looks out across open countryside and although some trees and hedgerow are present, further landscaping or mitigation may be required to allow the site to transition to the open countryside.</p> <p>No known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area, or a water recycling area or buffer zone.</p>	+
<p><b>Availability</b></p> <p>The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2023. The site would be delivered directly by the land owner. Build out is estimated at two years.</p>	+
<p><b>Achievability</b></p> <p>Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is noted as not immediately accessible.</p> <p>No known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. Access to the site can be achieved via an exiting access point off Warboys Road, which would assist with the logistics of construction. There are no significant constraints.</p> <p>The site promoter proposes 6 homes to be built over 2 years. No further information has been provided</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no known legal restrictions or significant constraints. The site is available now and build out is estimated to take 2 years, directly delivered by the landowner. The site is classified as deliverable.</p>	+

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk some surface water flood risk is present
- The site is greenfield land with an existing barn/stables which are not classified as previously developed land. The site is classified as wholly grade 2 agricultural land.
- The site has limited access to community services (church, public park and village hall) and no immediate access to convenience store primary school or employment opportunities.
- The site is within 800m of a bus stop with below average frequency.
- No heritage assets would be affected.
- The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
- The site is well located within the existing settlement
- No footpath adjoins the site frontage, however there is a footpath opposite the site
- The southern boundary of the site looks out across open countryside meaning it may have landscape impact
- The density proposed is extremely low and may not make the best use of land.

In combination the outcomes of the LAA and SA indicate that the site:

- Is located such that it has the potential to be effectively masterplanned to become part of the existing area.
- Is of a size that could contribute to the housing needs of the district.
- Requires flood mitigation.
- Should consider safety of residents and active travel access to the site.
- Would require landscape mitigation to transition to open countryside
- Should look at revising the density to make the best use of land

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.20ha  80% net developable area to allow for landscaping.  1.20ha x 80% = 0.96ha	Net developable area 0.96ha  Residential - Market and/or affordable housing  Very low density of 25dph to reflect site's location within small village.	Available 2024 to 2028  Build out 1 to 2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Capacity = 0.96ha x 25dph = <b>24 homes</b>	

**Updates after the Initial Assessment**

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**Pidley-cum-Fenton 4: Bittens Field, North of Warboys Road, Pidely**

<b>Site reference</b>	Pidley-cum Fenton 3
<b>Site name</b>	North of Warboys Road, Pidley

Site address	Parish(es)	Site area (ha)
North of Warboys Road, located between Fen Road and Warboys Road, adjacent to the Pidley Playpark and Village Hall, Pidley	Pidley-cum Fenton	1.20ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Specialist housing	10 homes	Available 2023 Build out 2 years

**Core information**

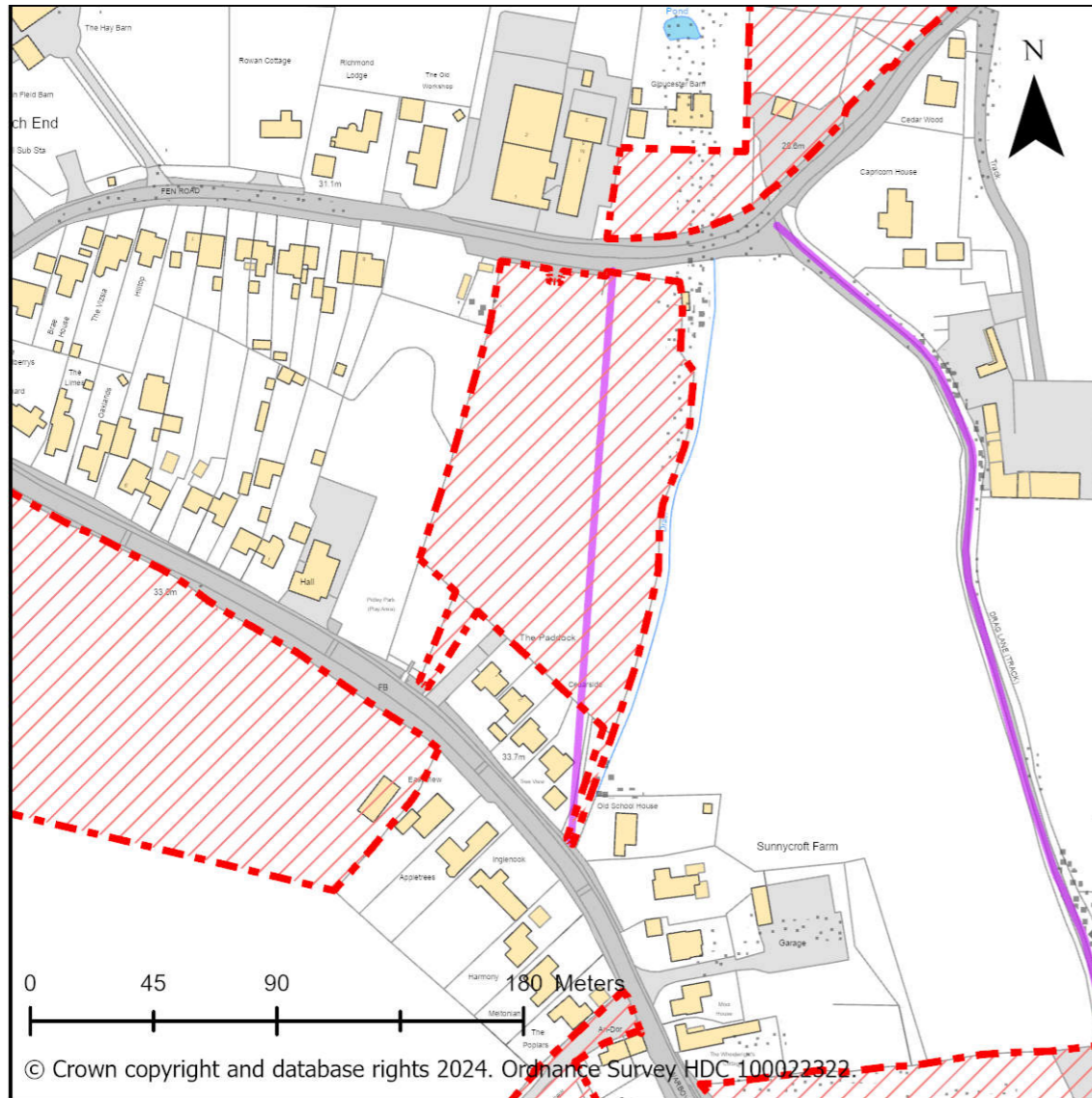
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 217
Relevant planning history	<p>Application number: 19/00731/PIP</p> <p>Proposed development: Permission in Principle for up to 2 dwellings</p> <p>Outcome: Refused</p> <p>Application number: 19/00110/PIP</p> <p>Proposed development: Permission in Principle for up to 4 dwellings</p> <p>Outcome: Refused</p> <p>Application number: 0802167FUL</p> <p>Proposed development: Use of land for the keeping of horses</p>

	Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, some surface water flood risk is present. The site is greenfield land and classified as grade 2 agricultural land.</p> <p>The site is relatively flat and sits within a small ridgeway which runs throughout the village. The site is sandwiched between Warboys Road and Fen Road, on the southern boundary site 4 residential properties. The site is screened to the east by trees and hedgerow and Pidley park sits to the west and is relatively well screened. To the north the site is somewhat screened by some trees and hedgerow. A public right of way dissects the site. A few trees</p>	+
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can be seen within the site. Due to the location and screening of the site, it would have minimal landscape impact if trees and hedgerow were to be retained. The site provides to opportunities for access from Warboys Road and Fen Road.

No known gas or oil pipelines or buffer zones cross the site, but overhead electricity powerlines do. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area, or a water recycling area or buffer zone.

**Availability**

The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2023. The site would be delivered directly by the land owner. Build out is estimated at two years.

**Achievability**

Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is noted as not immediately accessible.

No known gas or oil pipelines or buffer zones cross the site, but overhead electricity powerlines do which would require mitigation or integration.

The site provides to opportunities for access from Warboys Road and Fen Road, which would assist with the logistics of construction. There are no significant constraints.

The site promoter proposes retirement bungalows/storey and a half properties specially designed for elderly and infirm residents of the village. They propose that the properties would be zero carbon with communal ground source heating and extremely disabled friendly. The houses would have a covenant on them to guarantee that they always remain in use by elderly/infirm residents. Development of the site take into consideration a public footpath that runs along the eastern side of the site.

**Deliverability / developability**

There are no known legal restrictions or significant constraints. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it.

Build out is estimated to take 2 years, directly delivered by the landowner. The site is classified as developable.



**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial flood risk some surface water flood risk is present</li> <li>• The site is wholly greenfield land with no existing structures. The site is classified as wholly grade 2 agricultural land.</li> <li>• The site has limited access to community services (church, public park and village hall) and no immediate access to convenience store primary school or employment opportunities.</li> <li>• The site is within 800m of a bus stop with below average frequency.</li> <li>• No heritage assets would be affected.</li> <li>• The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</li> <li>• The site is well located within the existing settlement</li> <li>• The site proposes zero carbon properties with communal ground source heating which would assist with meeting net zero carbon targets</li> <li>• A footpath runs along the opposite side of the site.</li> <li>• Pidley park sits to the west</li> <li>• It is relatively well screened and would have minimal landscape or townscape impact if trees and hedgerow were retained</li> <li>• The density proposed is extremely low and may not make the best use of land.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is located such that it has the potential to be effectively masterplanned to become part of the existing area.</li> <li>• Could provide retirement housing and contribute to net zero ambitions</li> <li>• Is of a size that could contribute to the housing needs of the district.</li> <li>• Requires flood mitigation.</li> <li>• Should consider safety of residents and active travel access to the site.</li> <li>• Assessment would be required to ensure integration and mitigation where necessary to ensure complimentary integration of the park and proposed development.</li> <li>• Should consider retention of trees and hedgerow</li> <li>• Requires integration of public right of way.</li> <li>• Should look at revising the density to make the best use of land</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 1.20ha</p> <p>60% net developable area to allow for separation from park and retention of public right of way.</p> <p>1.20ha x 60% = 0.96ha</p>	<p>Net developable area 0.96ha</p> <p>Residential - Specialist housing</p> <p>Very low density of 25dph to reflect site's location within small village.</p> <p>Capacity = 0.96ha x 25dph = <b>18 homes</b></p>	<p>Available 2024 to 2028</p> <p>Build out 1 to 2 years</p>

**Updates after the Initial Assessment**

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### 3 Pidley-cum-Fenton

#### Pidley-cum-Fenton 5: Land North of Oldhurst Road, Pidley

<b>Site reference</b>	Pidley-cum Fenton 5
<b>Site name</b>	Land North of Oldhurst Road, Pidley

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Grass land to the north of Oldhurst Road, Pidley	Pidley-cum Fenton	1.62ha

#### Promoter's Intentions

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Custom and self-build housing	6 plots	Available 2023 Build out 2 years

#### Core information

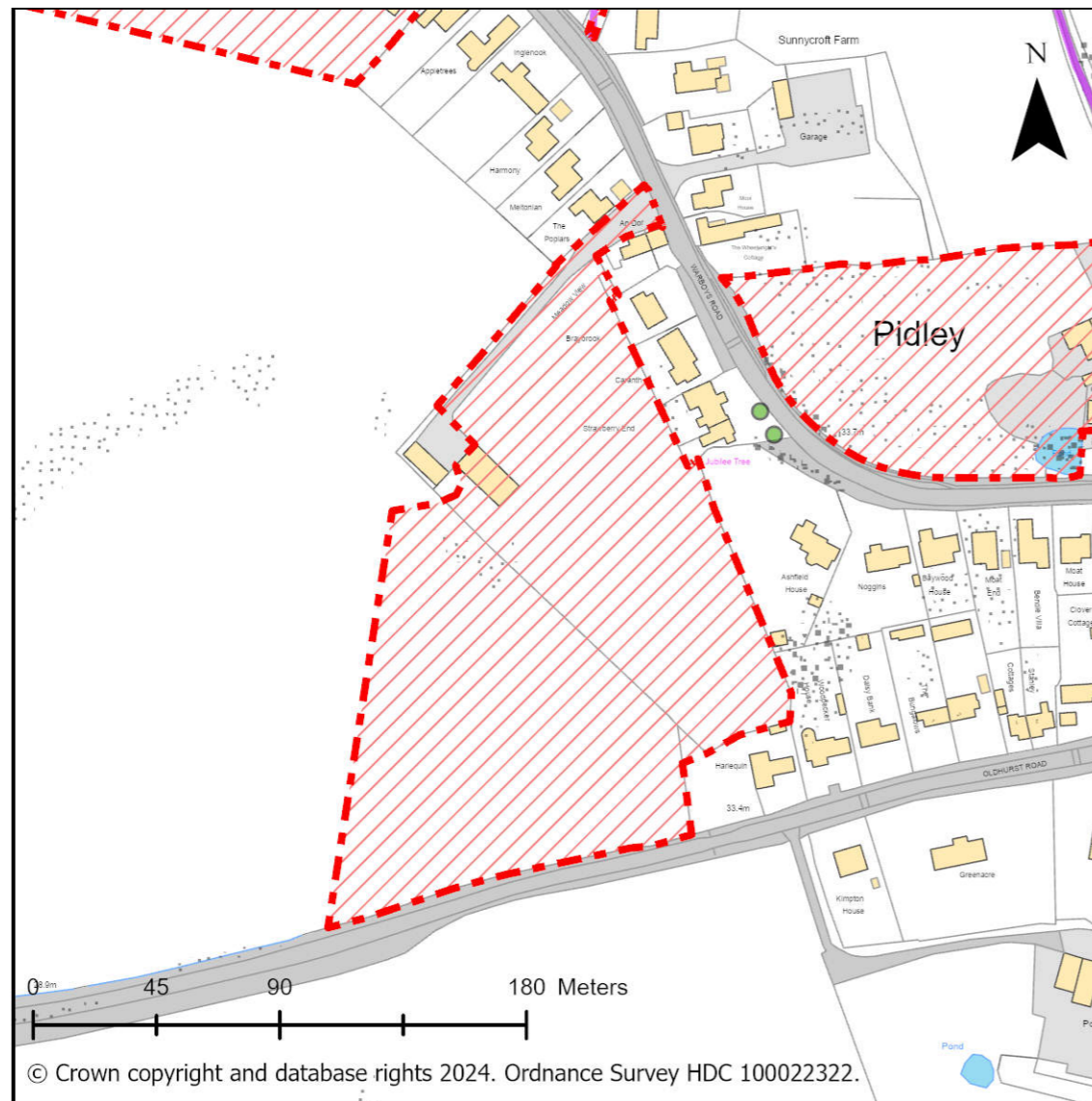
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 214
Relevant planning history	<p>Application number: 19/01660/FUL</p> <p>Proposed development: Closure of existing field access and creation of new field access to the west</p> <p>Outcome: Approved</p> <p>Application number: 19/00420/PIP</p> <p>Proposed development: Permission in Principle for the Demolition of an existing Nissen Hut and erection of a single dwellinghouse</p> <p>Outcome: Refused</p>
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	Location plan
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#### Fundamental Constraints

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, limited surface water flood risk is present. The site is greenfield land and classified as grade 2 agricultural land.</p>	+
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<p>The site slopes downwards north east to south west with a variation of 10m. Oldhurst Road fronts the southern boundary of the site and lined with hedgerow. Residential properties line the south east corner continuing along the eastern edge. The western boundary is exposed to the wider landscape. a residential property sits just outside the northern boundary with a farm building within the northern extent and an established tree line dissecting the site. Landscaping would be required to screen or transition the site to the wider open countryside. There are current access opportunities to the site from both Oldhurst Road and Warboys Road.</p> <p>No known gas or oil pipelines or buffer zones cross the site, or overhead electricity powerlines. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area, or a water recycling area or buffer zone.</p>	
<p><b>Availability</b></p> <p>The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2023. The site would be self build plots intended to be delivered by individual plot/home owners. Build out is estimated at two years.</p>	+
<p><b>Achievability</b></p> <p>Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is noted as not immediately accessible.</p> <p>No known gas or oil pipelines or buffer zones cross the site, or overhead electricity powerlines.</p> <p>The site provides to opportunities for access from Warboys Road and Oldhurst Road, which would assist with the logistics of construction. There are no significant constraints.</p> <p>The site promoter proposes custom and self-build housing.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no known legal restrictions or significant constraints. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it.</p> <p>Build out is estimated to take 2 years, intended to be delivered by individual plot/home owners. The site is classified as developable.</p>	

Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk some surface water flood risk is present
- The site is greenfield land with a existing barn present which is not classified as previously developed land. The site is classified as wholly grade 2 agricultural land.
- The site has limited access to community services (church, public park and village hall) and no immediate access to convenience store primary school or employment opportunities.
- The site is within 800m of a bus stop with below average frequency.
- No heritage assets would be affected.
- The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
- The site is well located within the existing settlement
- The site is exposed to the wider landscape to the west a established tree line dissects the site
- A residential building sits just outside the north western corner
- There are two potential access options to the site for vehicles, with a footpath available from Warboys Road to allow active travel linkages to the existing residential community.
- The density proposed is extremely low and may not make the best use of land.

In combination the outcomes of the LAA and SA indicate that the site:

- Is located such that it has the potential to be effectively masterplanned to become part of the existing area.
- Is of a size that could contribute to the housing needs of the district.
- Requires flood mitigation.
- Assessment would be required to ensure integration and mitigation where necessary of existing residential building just outside the site
- Would require landscape mitigation and consideration of exiting trees within the site
- Should look at revising the density to make the best use of land
- Would contribute to the requirement to provide custom and self build plots

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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.62ha 80% net developable area to allow for landscaping. $1.62\text{ha} \times 80\% = 1.296\text{ha}$	Net developable area 1.296ha Residential - Custom and self-build housing Very low density of 25dph to reflect site's location within small village. Capacity = $1.296\text{ha} \times 25\text{dph} = 32 \text{ plots}$	Available post 2028 to allow for allocation Build out 2 to 5 years

Updates after the Initial Assessment

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**Pidley-cum-Fenton 6: Gloucester Barn, Fen Road, Pidley**

<b>Site reference</b>	Pidley-cum Fenton 6
<b>Site name</b>	Gloucester Barn, Fen Road, Pidley

Site address	Parish(es)	Site area (ha)
Land to the north of Fen Road Pidley, opposite Cedar Wood and south/east of Gloucester Barn	Pidley-cum Fenton	0.80ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing	4 plots	Available 2024-2028 Build out 3 years

**Core information**

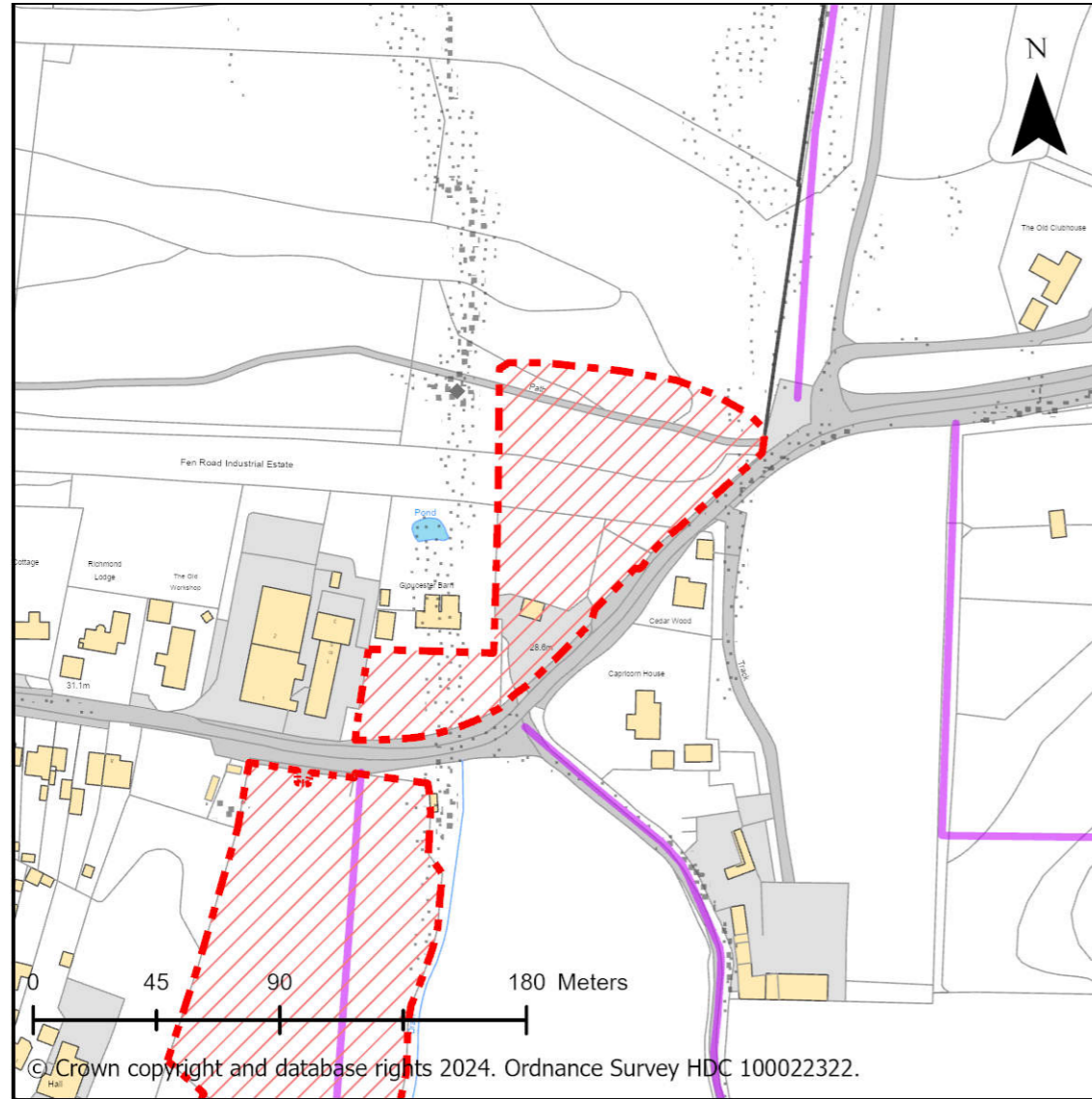
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 254
Relevant planning history	<p>Application number: 21/01979/AGDET</p> <p>Proposed development: Steel framed agricultural barn: timber clad on three sides for storage of hay and farm machinery. See enclosed Agricultural Appraisal.</p> <p>Outcome: Not required</p> <p>Application number: 19/00732/PIP</p> <p>Proposed development: Permission in Principle for up to 2 dwellings.</p> <p>Outcome: Refused</p> <p>Application number: 19/00115/PIP</p> <p>Proposed development: Permission in Principle for up to 3 Dwellings</p>

	Outcome: Refused
Land type	Mostly greenfield land, with garden land and some land used for commercial (storage use) with no permanent structures.
Current use of the site	Agricultural land
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, limited surface water flood risk is present. The site is greenfield land and classified as grade 2 agricultural land.</p>	~
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<p>The site appears to slope gently down south east to north west, with a land variation of approximately 7 meters. The southern boundary abuts Fen Road. The south western corner of the land is comprised of garden land, adjacent to the east is land used for commercial (storage use) with no visible permanent structures, but with a potential for contamination. A strong band of established trees traverse the site east to west with another forming the northern edge. This dissects the site into distinct parcels of land. Trees are also dispersed throughout the site. the removal of these trees could have significant ecological or biodiversity impact. Some of the northern extent of the site appears to form part of the golf complex, but further investigation would be required. A public footpath is just outside the site to the east. The footpath is outside the north eastern corner.</p> <p>No known gas or oil pipelines or buffer zones cross the site, or overhead electricity powerlines. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is predominantly greenfield or garden land and therefore offers little opportunity to contribute to regeneration. The site is not within a mineral safeguarding area, or a water recycling area or buffer zone.</p>	
<p><b>Availability</b></p> <p>The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028. The site would be self build plots intended to be delivered by individual plot/home owners. Build out is estimated at three years.</p>	+
<p><b>Achievability</b></p> <p>Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is noted as not immediately accessible.</p> <p>No known gas or oil pipelines or buffer zones cross the site, or overhead electricity powerlines. The site is separated into distinct parcels comprising garden land, land used for commercial (storage use) and is dissected and bound on the northern edge with established trees, with further trees dispersed within the site. The site promoter notes that the site is within single family ownership which would assist with land assembly, however impact on biodiversity and ecology and potential for contamination on site as a result of an existing use would require further mitigation, assessment. The site could be accessed from Fen Road which could assist with the logistics of construction. Removal of the trees could affect the landscape features within this area.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no known legal restrictions. There are some constraints which would require further assessment including impact on biodiversity, ecology and potential contamination. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Build out is estimated to take 3 years, intended to be delivered by individual plot/home owners. The site is classified as developable.



- Would create an extension to the village with limited relationship to the main concentration of residential development within the village.
- Has the ability to substantially impact the landscape and biodiversity and ecology through the removal of extensive tree coverage
- Would require the assembly of land in multiple uses (garden land, employment and greenfield), however the site promoter notes this is in single ownership.

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk some surface water flood risk is present
- The site is mostly greenfield land, with garden land and some land used for commercial (storage use) with no permanent structures on site meaning prioritisation of previously developed land is negligible at best
- The site has limited access to community services (church, public park and village hall) and no immediate access to convenience store primary school or employment opportunities.
- The site is within 800m of a bus stop with below average frequency.
- No heritage assets would be affected.
- The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. Contamination may be present as part of the commercial (storage) use.
- The density proposed is extremely low and may not make the best use of land.
- The is more related to the countryside.
- The site would extend development further north, this is not in keeping with the limited development in this area.
- The site has the ability to also impact the landscape and biodiversity and ecology of the area if existing extensive tree coverage were to be removed.
- The site would require the assembly of land in multiple uses (garden land, employment and greenfield).

In combination the outcomes of the LAA and SA indicate that the site:

- Is in a location that could not be effectively masterplanned to become part of the existing community.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to landscape, ecology, biodiversity impact and lack of relationship to the existing settlement.	N/A	N/A

**Updates after the Initial Assessment**

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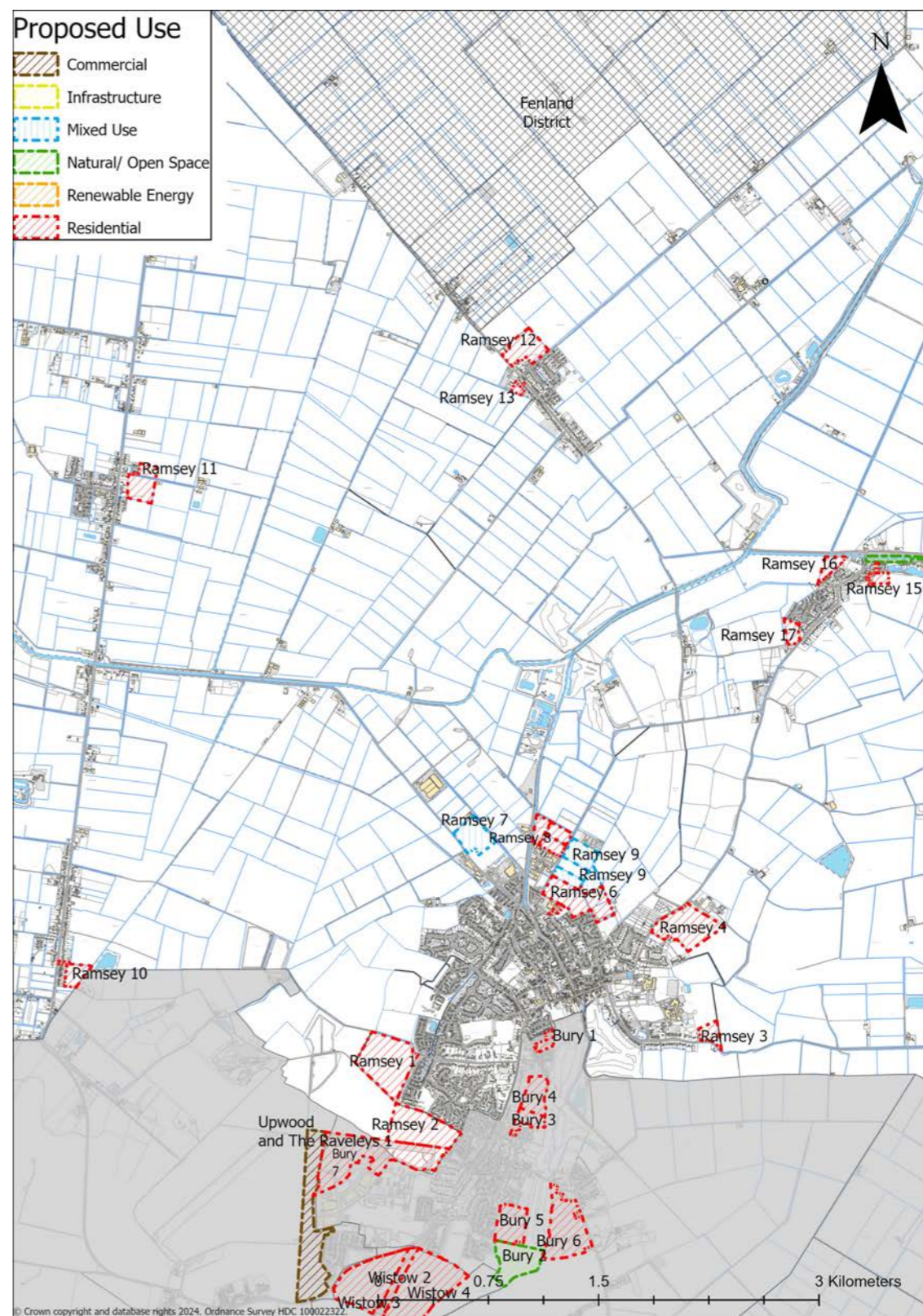


4 Ramsey

4.1 A total of 17 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Ramsey 1: Land South of Biggin Lane, Ramsey
- Ramsey 2: Land to the West of Longland Crescent, Ramsey
- Ramsey 3: Land North of Hollow Lane, Ramsey
- Ramsey 4: Land East of Wood Lane, Ramsey
- Ramsey 5: Land at Newtown Road, Ramsey
- Ramsey 6: Land East of Stocking Fen Road, Ramsey
- Ramsey 7: Ramsey Gateway, St Mary's Road, Ramsey
- Ramsey 8: Peppers yard, Stocking Fen, Ramsey
- Ramsey 9: School Farm, Stocking Fen Road, Ramsey
- Ramsey 10: Land off Ugg Mere Court Road, Ramsey Heights
- Ramsey 11: Land off Middlemoor Road, Ramsey St Mary
- Ramsey 12: Chestnut Farm, Ramsey Mereside
- Ramsey 13: Land on Oillmills Road, Ramsey Mereside
- Ramsey 14: Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot
- Ramsey 15: Land at Bridge Farm, Ramsey Forty Foot
- Ramsey 16: Forty Foot Field, North of Mill Lane, Ramsey Forty Foot
- Ramsey 17: Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey

Please note that 'Bury 7: RAF Upwood - Phase 3, Bury' also partially falls within Ramsey parish, but it has been included under Bury as most of the site lies within that parish area.





4.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2

**Ramsey 1: Land South of Biggin Lane, Ramsey**

<b>Site reference</b>	Ramsey 1
<b>Site name</b>	Land South of Biggin Lane, Ramsey

Site address	Parish(es)	Site area (ha)
Land South of Biggin Lane, Ramsey	Ramsey	11.61

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	175 homes	Available 2024 - 2028 Build out over 3 years

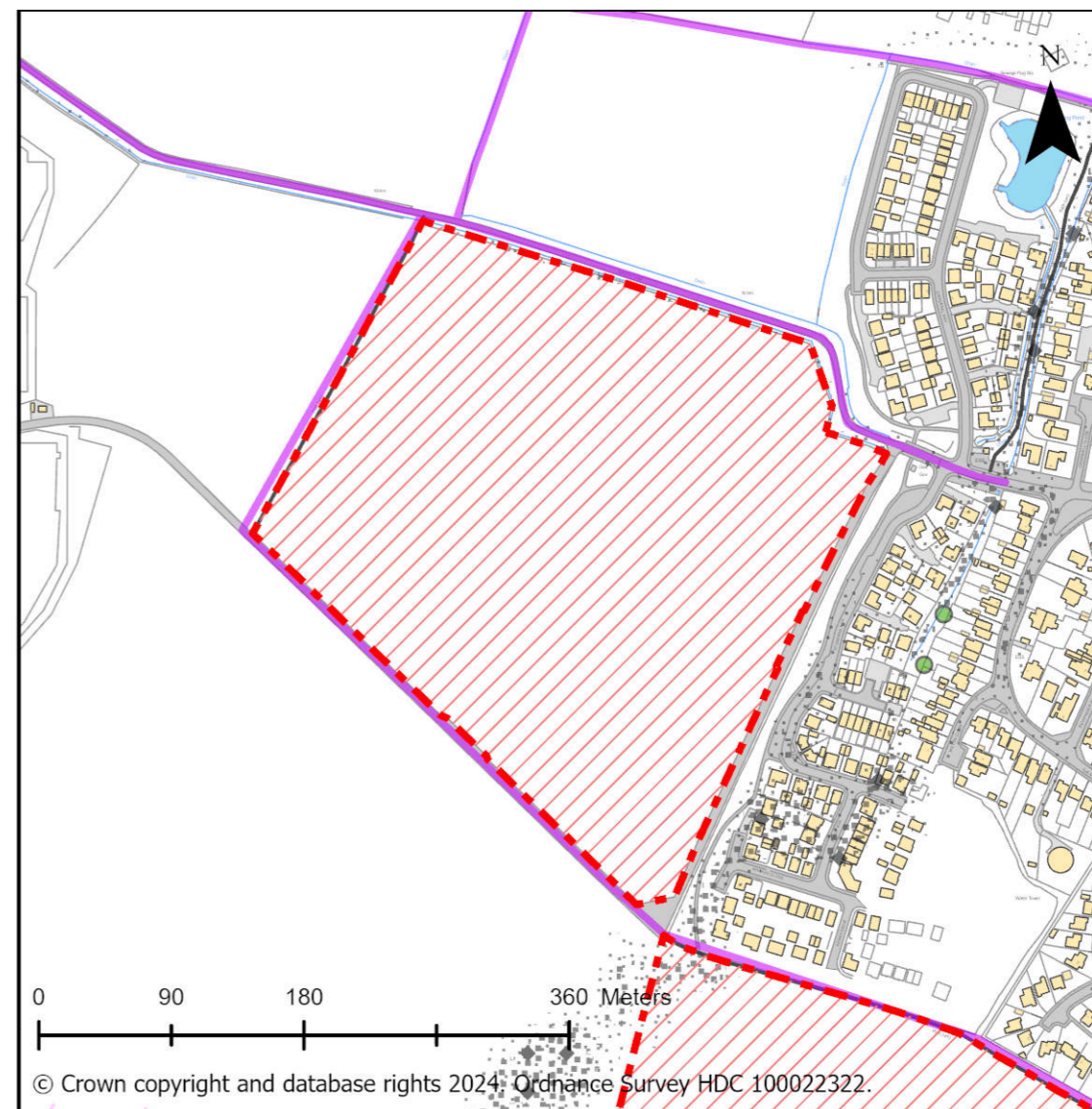
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:118
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

Context, constraints and potential suitability
It is wholly located within flood zone 1 with no recorded risk from surface water flooding. The site is classified as being non- agricultural land. The site consists of an agricultural field with limited trees and hedgerows along its eastern, western and southern edges but there is more established trees along its northern edge along Biggin Lane. As highlighted,



<p>Biggin Lane runs along its northern edge with Rose Street running along its eastern and southern/ south western edges (this is also a public right of way). The topography of the site gently slopes from its higher western edge to its eastern edge, this gently slopes by some 5 to 6m. This makes development on its western edge more likely to have an impact on the landscape and also on nearby development. Also this part of Ramsey is undergoing an significant amount of development which is further urbanising the adjoining countryside. To the immediate north, west and south of the site are agricultural fields, to the east the site adjoins new residential development. Further to the south is the redevelopment of RAF Upwood and further westwards is a small solar farm.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Access may be achievable from Biggin Lane and Rose Street. Biggin Lane is arrow so engagement will be required if the quantum of development can be accommodate on this road partivuarly considering the amount of new development within the site's immediate vicinity. The site promoter states that highway improvements to Biggin Lane will be required to facilitate access.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter seeks to acquire planning permission and then sell the site to a third party for development. They expect the site to be available between 2024 and 2028 and take 3 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There are few physical constraints to overcome in developing the site, its landscape setting and topography provide some challenges, particularly locating development within its western half where the land is highest and also extending the the built form of Ramsey further into the countryside. Masterplanning and considerate design may be able to overcome these. There are established trees along its northern boundary along Biggin Lane which provide a rural feel to the entry into the site, there is an access adjacent to the north eastern of the site from Rose Street which connects onto Biggin Lane but some additional trees may need to be removed to provide sufficient access. Additionally, the site promoter states that highway improvements to Biggin Lane will be required to facilitate access.</p>	~
<p><b>Deliverability / developability</b></p>	~

The site is greenfield with no structures on site to clear. As highlighted there are minimal constraints to overcome but careful masterplanning and design will be required to ensure a sympathetic development can be achieved that harmonises and is integrated with the evolving context of the site. The site promoter doe snot appear to be seeking an allocation status for the site and expects the site to be available between 2024 and 2028. However, considering that there is no planning application on site, the site is categorised as being developable.

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land classified as being non-agricultural land
- Is not constrained by fluvial or surface water flood risk
- In walking distance to Ramsey town centre being about 1.4km from the town centre
- In a sustainable location to access services, shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey
- Good accessibility to public transport via bus but remote from a train station
- Not accessible to natural green space but is within walking distances to local parks and play areas
- Not constrained nature conservation or heritage designations
- Is of a scale that could provide a wide range of types, sizes and tenures
- It is located on the western side of Ramsey in an area where the town has expanded considerably. The site extends into the countryside making landscape impact greater and would continue to urbanise the western side of the town and countryside.
- Integration is also a challenge and accessibility from Biggin Lane will require upgrades to facilitate development

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered not to be potentially appropriate for development due to the likely adverse impact on the landscape and townscape character of Ramsey

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Ramsey 2: Land to the West of Longland Crescent, Ramsey**

<b>Site reference</b>	Ramsey 2
<b>Site name</b>	Land to the West of Longland Crescent, Ramsey

Site address	Parish(es)	Site area (ha)
Land to the West of Longland Crescent, Ramsey	Ramsey	9.7

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	220 homes	Available 2023 Build out over 3 years

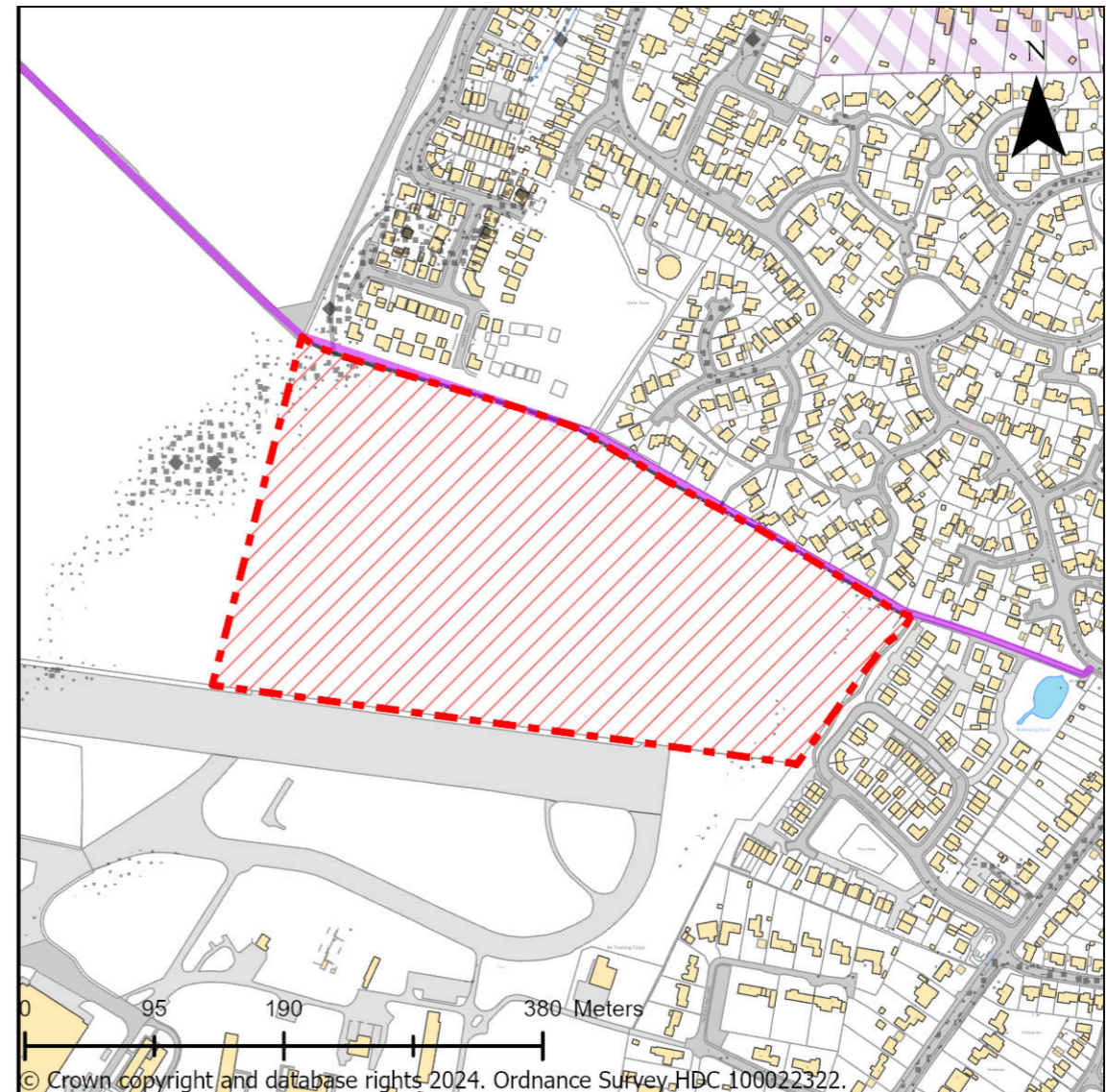
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:286
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>It is wholly located within flood zone 1 with some recorded risk from surface water flooding within its north western corner. The site is classified as being non- agricultural land. The site consists of an agricultural field with limited trees and hedgerows along its northern and eastern edges, there are some intermittent trees and fencing along its southern boundary with RAF Upwood. The site is almost completely open on its western side apart from a small amount of trees named Johns Wood. A public right of way runs along the site's northern edge. The site is broadly level, the land immediately around the site is also of a very similar elevation. To the west of the site is open countryside, to the south is RAF Upwood which is under going redevelopment. To the north and east are residential developments which have expanded the built form of Ramsey further westwards into the countryside. Therefore, this part of Ramsey is undergoing a significant amount of development which is further urbanising the adjoining countryside and as such the site's immediate context is evolving. Additionally, within the context of Ramsey and Bury, the site is win a sensitive location in terms of furthering coalescence between these two settlements.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. It is unclear from the information submitted where access may be provided to the site, considering the surrounding context of the site it is understood that access would be sought from a neighbouring development site, potentially the one to the north via Stoneman Way if a connection could be made or from the north west corner of the site form Rose Street where there is an existing farm access into the site.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is within the ownership of a single company and has been optioned. A housebuilder is involved with the site. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site directly by a housebuilder and that the site is available now for development. It could take approximately 3 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There are few physical constraints to overcome in developing the site, its landscape setting and relationship with its surrounding context are challenges, particularly the potential further coalescence between Ramsey and Bury. The achievability of access is also a constraint that needs to be scoped out further.</p>	~
<p><b>Deliverability / developability</b></p>	~

The site is greenfield with no structures on site to clear. There are minimal constraints to overcome in developing the site, however careful design and masterplanning will be required to ensure a sympathetic and sensitive development. Access also needs to be scoped further. Even though the site promoter states that the site is available now and that a housebuilder is involved with the site, no planning application has yet been received, therefore it is categorised as being developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land classified as being non-agricultural land
- Is not constrained by fluvial or surface water flood risk
- In walking distance to Ramsey town centre being about 1.5km from the town centre
- In a sustainable location to access services, shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey
- Good accessibility to public transport via bus but remote from a train station
- Not accessible to natural green space but is within walking distances to local parks and play areas
- Not constrained nature conservation or heritage designations
- Is of a scale that could provide a wide range of types, sizes and tenures
- Is located on the south western side of Ramsey in an area where the town has expanded considerably. The site has a close relationship with Bury and Upwood forming a key landscape break between these settlements and also Ramsey.

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered not to be potentially appropriate for development as development of the site would continue the urbanising impact of development on this part of the countryside and risk the further sense of coalescence between these settlements and therefor adversely impacting landscape ad townscape character.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Ramsey 3: Land North of Hollow Lane, Ramsey**

<b>Site reference</b>	Ramsey 3
<b>Site name</b>	Land North of Hollow Lane, Ramsey

Site address	Parish(es)	Site area (ha)
Land North of Hollow Lane, Ramsey	Ramsey	1.7

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable homes</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul>	Approximately 30 homes  Open space uses to be confirmed as subject to masterplanning	Available 2024 - 2028  Build out over 2 years

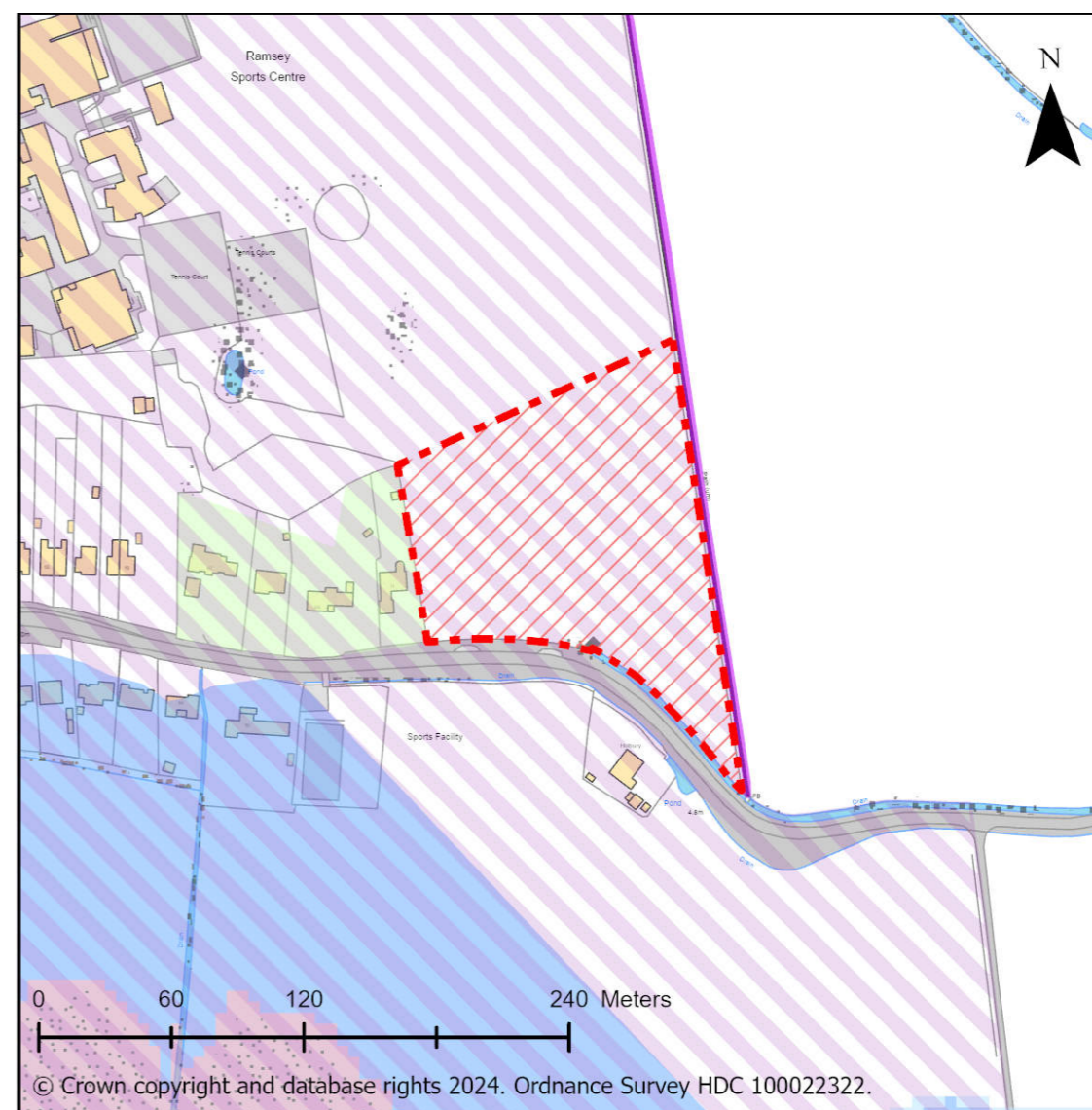
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:268
Relevant planning history	<ul style="list-style-type: none"> <li>1300781FUL for the change of use of college sports field to all year training area for running club. This was approved in February 2014.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 with no recorded risk of surface water flooding. It is classified as being urban land. The site consists of a field associated with Abbey College which forms part of their sports and playing fields. Engagement with the College will be required to ascertain if these playing fields are no longer needed by them or if an alternative provision can be made. The site is broadly level, the surrounding topography is generally very flat and in keeping with the elevation of the site, however the land to the north gently rises meaning that the land gently falls into the countryside. A public right of way runs along its eastern boundary. There are established trees and vegetation along its eastern, western and southern boundaries. It is completely open on its northern boundary as it adjoins further playing/ school grounds. To the south and east of the site is open countryside. Development would be visible in long distance views from the south and north. There is one residential property opposite the site. To the north are further playing/school grounds and to the east the site adjoins residential properties. The main school buildings that form Abbey College and Ramsey Leisure Centre are located to the north west of the site.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. It is wholly located within a conservation area. There is an existing access into the site from Hollow Lane.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that the site will be delivered in collaboration with the landowner and developer. This is because the landowner would like to keep some form of control with the developer, ensuring development aligns with community and Estate values. The site promoter states that the site will be available between 2024 and 2028 and will complete within 2 years.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site is located in a sensitive location in landscape and heritage terms being within a conservation area and also where the landscape gently falls and transitions into the open countryside. There are established trees and vegetation which provide screening</p>	~

<p>already and the potential land uses proposed are compatible with surrounding development. As highlighted, engagement with the College will be required to ascertain if these playing fields are no longer needed by them or if an alternative provision can be made.</p>	~
<p><b>Deliverability / developability</b></p> <p>The site is greenfield with no structures to clear. There are some constraints to overcome and the site will require detailed masterplanning. The site promoter states the site will be available between 2024 and 2028 and that the site owner is seeking to enter into an agreement with a developer and retain some interest in the land. Considering these factors and that a planning application has not yet been submitted, the site is categorised as being developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is greenfield land classified as being urban land consisting of a field associated with Abbey College which forms part of their sports and playing fields</li> <li>● Is not constrained by fluvial or surface water flood risk</li> <li>● In walking distance to Ramsey town centre being about 1.1km from the town centre although there is no footpath along Hollow Lane</li> <li>● In a sustainable location to access services, shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey</li> <li>● Good accessibility to public transport via bus but remote from a train station</li> <li>● Not accessible to natural green space but is within walking distances to local parks and play areas</li> <li>● Not constrained by nature conservation designations</li> <li>● Is wholly located within a conservation area</li> <li>● Is located on the eastern side of the built form of Ramsey accessed from Hollow Lane, as such, in depth higher density development could have an urbanising impact on the this part of Ramsey which has a much more rural character as it extends into the countryside</li> <li>● There is already established vegetation on its eastern side which will help to soften the impact of built development but development will likely be more visible from the south</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- Is considered to be potentially appropriate for development subject to masterplanning to overcome heritage and landscape constraints and utilising existing vegetation to soften the impact of development
- Engagement with the College will be required to ascertain if these playing fields are no longer needed by them or if an alternative provision can be made

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 1.17ha  75% net developable area to accommodate landscaping with a substantial buffer on its eastern side to further soften the impact of built development and provide an enhanced rural edge to the development  1.17 ha x standard proportion of 75% = <b>0.88ha</b>	Residential - market and/or affordable houses  Very low density of 25 dph anticipated due to the site's edge of town location being much more rural in nature.  Capacity = 0.88 ha x 25 dph = <b>22 homes</b>	Available post 2028, subject to allocation status  Build out over 2 years

**Updates after the Initial Assessment**

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**Ramsey 4: Land East of Wood Lane, Ramsey**

<b>Site reference</b>	Ramsey 4
<b>Site name</b>	Land East of Wood Lane, Ramsey

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land East of Wood Lane, Ramsey	Ramsey	8.3

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable homes</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul>	Approximately 30 homes  Open space uses to be confirmed as subject to masterplanning	Available 2024 - 2028  Build out over 2 years

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:262
Relevant planning history	<ul style="list-style-type: none"> <li>0500999FUL for the change of use from redundant grain store to storage and supply of animal and et food, including the closing of existing access to 'The Camp(Park Farm)' and providing a new access further south along Wood Lane. This was approved in August 2005.</li> <li>1301978FUL for the erection of two dwellings with detached garages together with re-routing of access road to the Camp, Ramsey Rural Museum and Abbey kitchen walled garden. This was refused in April 2014.</li> <li>1400427FUL for a proposed re-routed access road from approved access to Rural Museum, The Camp and Abbey Kitchen walled garden. This was approved in August 2014.</li> </ul>

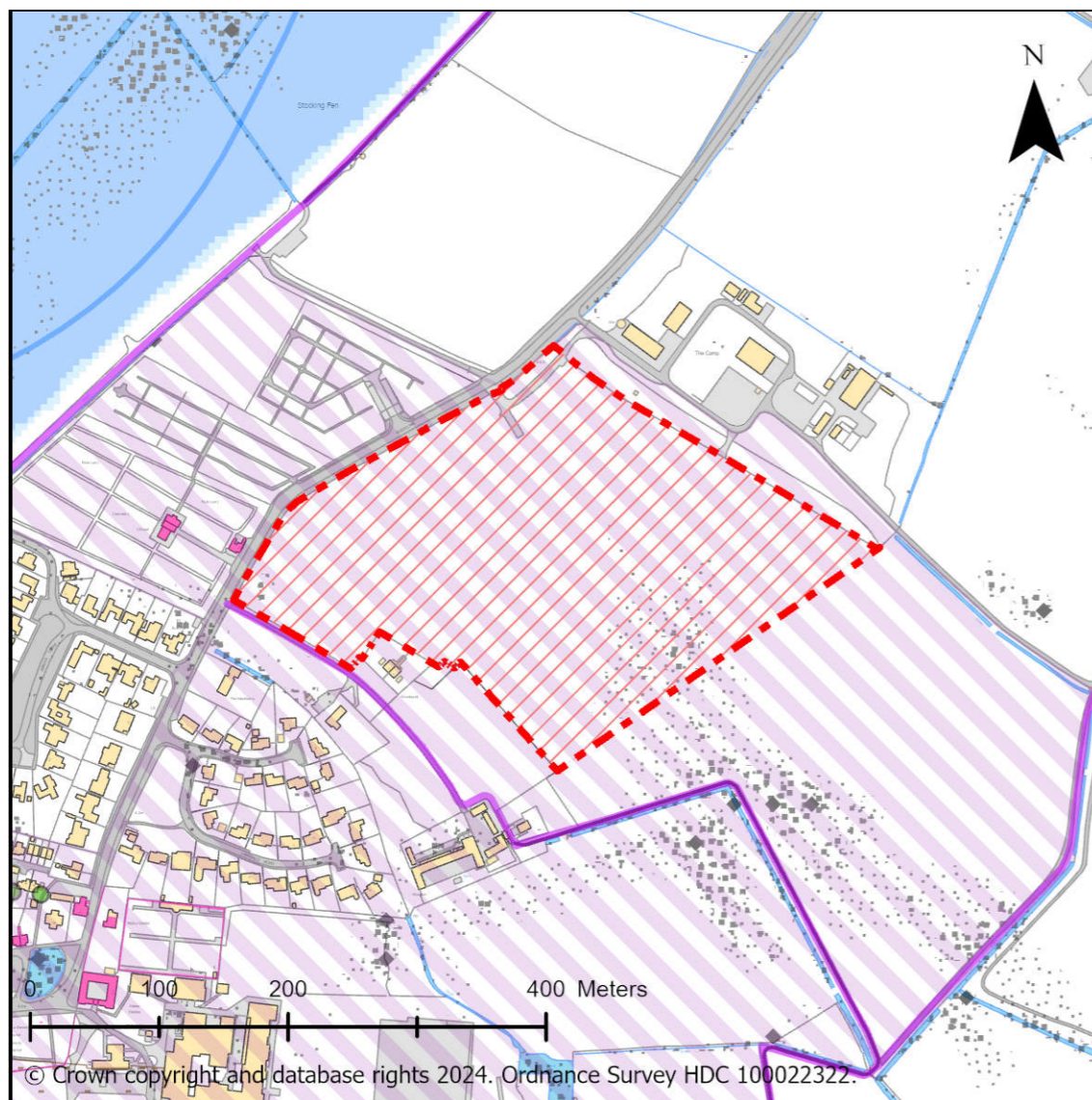
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass



Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 with some recorded risk of surface water flooding towards its south eastern edge. The south western third of the site (closest to the built form of Ramsey) is classified as being urban land with the remaining two thirds being classified as grade 2 agricultural land. The site is broadly level, the surrounding topography</p>	~
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<p>is generally very flat and in keeping with the elevation of the site. A public right of way runs the western half of its southern edge which connects through to Ramsey Rural Museum. There are established trees and vegetation along its northern, western and southern edges with the most dense being along its northern edge. The south eastern boundary of the site is completely open. There are a few trees located within the site. Adjacent to the site to the north west are cemetery grounds, to the south are residential properties and Ramsey Rural Museum, to the north east is a farm complex where local historical events are held. To the east and south eastern is open countryside. Development would be visible in long distance views from the south and east.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. It is wholly located within a conservation area, it is located adjacent to two grade II listed buildings: Chapel And Mortuary within the cemetery and also 23 Wood Lane. There is an existing access into the site from Wood Lane. The planning history for the site states that a re-routed path to the museum would be provided through the centre of the site, it does not appear that this has taken place.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is within the ownership of a single individual who supports its development. There are no known legal restrictions impacting the site. The site promoter states that the site will be delivered in collaboration with the landowner and developer. This is because the landowner would like to keep some form of control with the developer, ensuring development aligns with community and Estate values. The site promoter states that the site will be available between 2024 and 2028 and will complete within 2 years.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There are some constraints to overcome in particular landscape and heritage impacts, careful design and masterplanning may be able to overcome these. There are also considerations around integration and scale of development. The site is fairly large in comparison to the number of homes that the site promoter expects to be provided meaning that there is greater scope for open space provision and landscaping. Additionally, connections to important local assets such as Ramsey Rural Museum should be taken advantage of to support these. Engagement with Museum should be undertaken to achieve this and could shape the masterplanning of the site.</p>	~
<p><b>Deliverability / developability</b></p>	~

The site is greenfield with no structures to clear. There are some constraints to overcome and the site will require detailed masterplanning. The site promoter states the site will be available between 2024 and 2028 and that the site owner is seeking to enter into an agreement with a developer and retain some interest in the land. Considering these factors and that a planning application has not yet been submitted, the site is categorised as being developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land, two thirds of the site is classified as being grade 2 agricultural land and the south western third of the being classified as urban land
- Is not constrained by fluvial or surface water flood risk
- In walking distance to Ramsey town centre being about 0.9km from the town centre
- In a sustainable location to access services, shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey
- Limited accessibility to public transport
- Not accessible to natural green space but is within walking distances to local parks and play areas
- Not constrained by nature conservation designations
- Is wholly located within a conservation area and is within the setting of two grade II listed buildings
- Is located on the north eastern edge of the built form of Ramsey accessed from Wood Lane means the site has a close relationship not only to the town but also to the countryside.
- Development across the whole of the site could have an urbanising impact on the this part of Ramsey which has a much more rural character as it extends into the countryside, however, the site promoter seeks a very modest number of homes on a site of this size meaning there is scope for much of the site to be used for landscaping and open space being let undeveloped
- There is already established vegetation on its south western side which will help to soften the impact of built development

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered to be potentially appropriate for built development on its south western corner (totalling dome 0.6ha) where it relates most closely to the built form of Ramsey and also utilising land classified as being urban land. Successful development and integration will be subject to masterplanning to overcome heritage and landscape constraints and utilising existing vegetation to soften the impact of development

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 8.3ha  Reduce built development to its south western corner (0.6ha of the site) with a net developable area of 90%. Utilise the remainder of the site for open space an biodiversity net gain opportunities  0.6 ha x standard proportion of 90% = <b>0.54ha</b>	Residential - market and/or affordable houses  Very low density of 25 dph anticipated due to the site's edge of town location being much more rural in nature.  Capacity = 0.54 ha x 25 dph = <b>14 homes</b>  Open space uses - <b>up to 7.7ha</b>	Available post 2028, subject to allocation status  Build out over 2 years

**Updates after the Initial Assessment**

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**Ramsey 5: Land at Newtown Road, Ramsey**

<b>Site reference</b>	Ramsey 5
<b>Site name</b>	Land at Newtown Road, Ramsey

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land at Newtown Road, Ramsey	Ramsey	0.3

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	8 homes	Available 2024 - 2028 Build out over 1 - 2 years

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:92
Relevant planning history	None relevant
Land type	Wholly previously developed land
Current use of the site	Commercial use
Supporting information	<ul style="list-style-type: none"> <li>Supporting Statement (June 2023)</li> <li>Flood Risk Assessment (May 2023)</li> <li>Indicative Site Layout Plan (drawing number: 21958_100) (April 2023)</li> </ul>

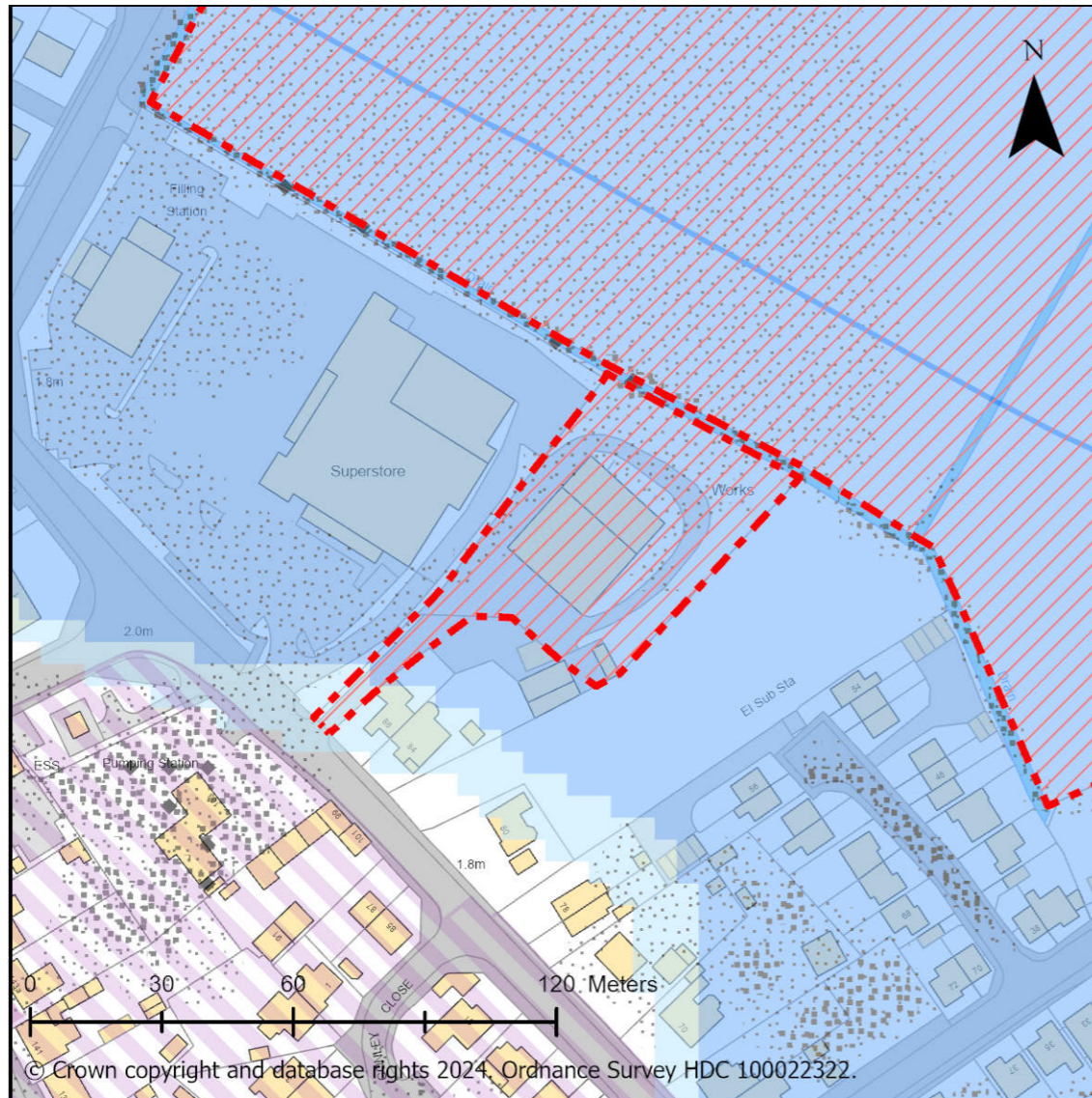
**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Flood zone 3b	None but the whole of the site is at risk from fluvial flooding, 97.3% of the site is within flood zone 3a and 2.7% is in flood zone 2.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass



Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

Context, constraints and potential suitability	
The site is heavily constrained by fluvial flood risk with 97.3% of the site being within flood zone 3a and 2.7% is in flood zone 2. There is also risk from surface water flooding. It is classified as being urban land. It is previously developed consisting of a commercial warehouse and an access drive. The site promoter has put the site forward for residential	~

<p>uses which are classes as being more vulnerable in the NPPF. Considering that the site is previously developed site there is potential in line with the NPPF that wider sustainable development objectives could be taken into account when assessing the site's potential suitability for development, however in principle, development should be steered towards areas at the lowest risk of flooding. The site promoter has submitted a Flood Risk Assessment alongside their proposal which on page 16 concludes based on their research 'that the proposed site and access is expected to remain dry in all but the most extreme flood events'. It notes that development could increase surface water runoff without adequate sustainable drainage. It also makes recommendations for the proposed development. Engagement with the Environment Agency and LLFA will be required to assess these conclusions and recommendations. The ability of redeveloping the site will also require the outcomes of the level 2 SFRA. Careful design and mitigation of the site has the opportunity to reduce hardstanding and provide betterment to the site and the surrounding area in relation to flood risk, this would be a consideration in the determination of the acceptability of the site.</p> <p>The site is broadly level and well screened from view with the commercial buildings being located towards the back of the site and the rear of existing residential properties on Newtown Road. There are established trees and vegetation along its northern, eastern and western edges which also screen the buildings from view. To the west of the site is B&amp;M store, to the south the site adjoins two residential properties, to the east is another redevelopment site which has planning approval for 10 new homes. To the north is the open countryside.</p> <p>There is no known contamination or pollution on site but this may require further investigation considering the current commercial use of the site. There are no gas or oil pipelines running through the site. Electricity poles and wires run through the site. There are no nature conservation designations or heritage designations on site. There is an existing access into the site from Newtown Road.</p> <p>The site is previously developed, so its redevelopment will contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single individual who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to secure an allocation status for the site and then sell to a third party for obtaining planning permission and development or sell after obtaining planning permission themselves. They state that the site will be available between 2024 and 2028 and take 1 to 2 years to complete.</p>	+
<p><b>Achievability</b></p>	~



<p>The site promoter has identified that mains water supply and electricity supply are available within the site while the public highway is accessible from the site boundary. Gas supply and digital and telecommunications infrastructure are unknown.</p> <p>There is an existing access into the site from Newtown Road. Flood risk is the main constraint to redeveloping the site, the entirety of the site means that development cannot be located in a part of the site at lower flood risk. This includes the access which may impact safe entry and exit into and out of the site during flood events. As highlighted, considering that the site is previously developed site there is potential in line with the NPPF that wider sustainable development objectives could be taken into account when assessing the site's potential suitability for development. Detailed masterplanning and engagement with specialists on this is required to ascertain if these can be overcome. An indicative site layout has been submitted which will also need to be reviewed to assess how it aligns with flood risk advice.</p> <p>The site has relatively few other constraints to its redevelopment with established trees and vegetation providing screening. There are electricity poles and wires over the site which may impact the layout of a scheme.</p>		
<p><b>Deliverability / developability</b></p> <p>The site is previously developed being of former commercial use. There are structures on site to clear. The site promoter is seeking an allocation status for the site, therefore it is categorised as being developable subject to the flood risk being overcome and the details within the submitted Flood Risk Assessment being further reviewed by the Environment Agency and LLFA.</p>		

<ul style="list-style-type: none"> <li>• Not accessible to natural green space but is within walking distances to local parks and play areas</li> <li>• Not constrained nature conservation or heritage designations</li> <li>• Provides an opportunity to regenerate a commercial site and utilise land for infill development within a sustainable location, it is unclear if the existing business on the site will relocate so this redevelopment could result in the loss of some local employment</li> <li>• Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for development subject to appropriate masterplanning to ensure successful integration with the street scene and also where to locate development in relation to existing electricity infrastructure across the site</li> <li>• The ability of redevelopment the site and ensuring that properties are safe and resilient to flooding and climate change will require more detailed assessment following the outcomes of the level 2 SFRA and engagement with the Environment Agency and LLFA.</li> <li>• Careful design and mitigation of the site has the opportunity to reduce hardstanding and provide betterment to the site and the surrounding area in relation to flood risk, this would be a consideration in the determination of the acceptability of the site.</li> <li>• Full decontamination of the site following its commercial use will also be required</li> </ul>
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is previously developed land located on the northern edge of the built form of Ramsey</li> <li>• Is heavily constrained by flood risk with 97.3% of the site in flood zone 3a and the rest in flood zone 2, there is also surface water flood risk. This risk is likely to worsen with climate change</li> <li>• In walking distance to Ramsey town centre being about 0.6km from the town centre</li> <li>• In a sustainable location to access services, shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey</li> <li>• Good accessibility to public transport via bus but remote from a train station</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area is 0.3ha</p> <p>90% net developable area to accommodate landscaping and sustainable drainage</p> <p>0.3 ha x standard proportion of 90% = <b>0.27ha</b></p>	<p>Residential - market and/or affordable houses</p> <p>Low density of 35 dph anticipated due to the site's location on the northern edge of Ramsey.</p> <p>Capacity = 0.27 ha x 35 dph = <b>9 homes</b></p>	<p>Available 2024-2028</p> <p>Build out over 1 -2 years</p>

**Updates after the Initial Assessment**

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**Ramsey 6: Land East of Stocking Fen Road, Ramsey**

<b>Site reference</b>	Ramsey 6
<b>Site name</b>	Land East of Stocking Fen Road, Ramsey

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land East of Stocking Fen Road, Ramsey	Ramsey	7.5

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Open Space uses <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul>	Approximately 30 homes  Open space uses TBC	Available 2024 - 2028  Build out over 2 years

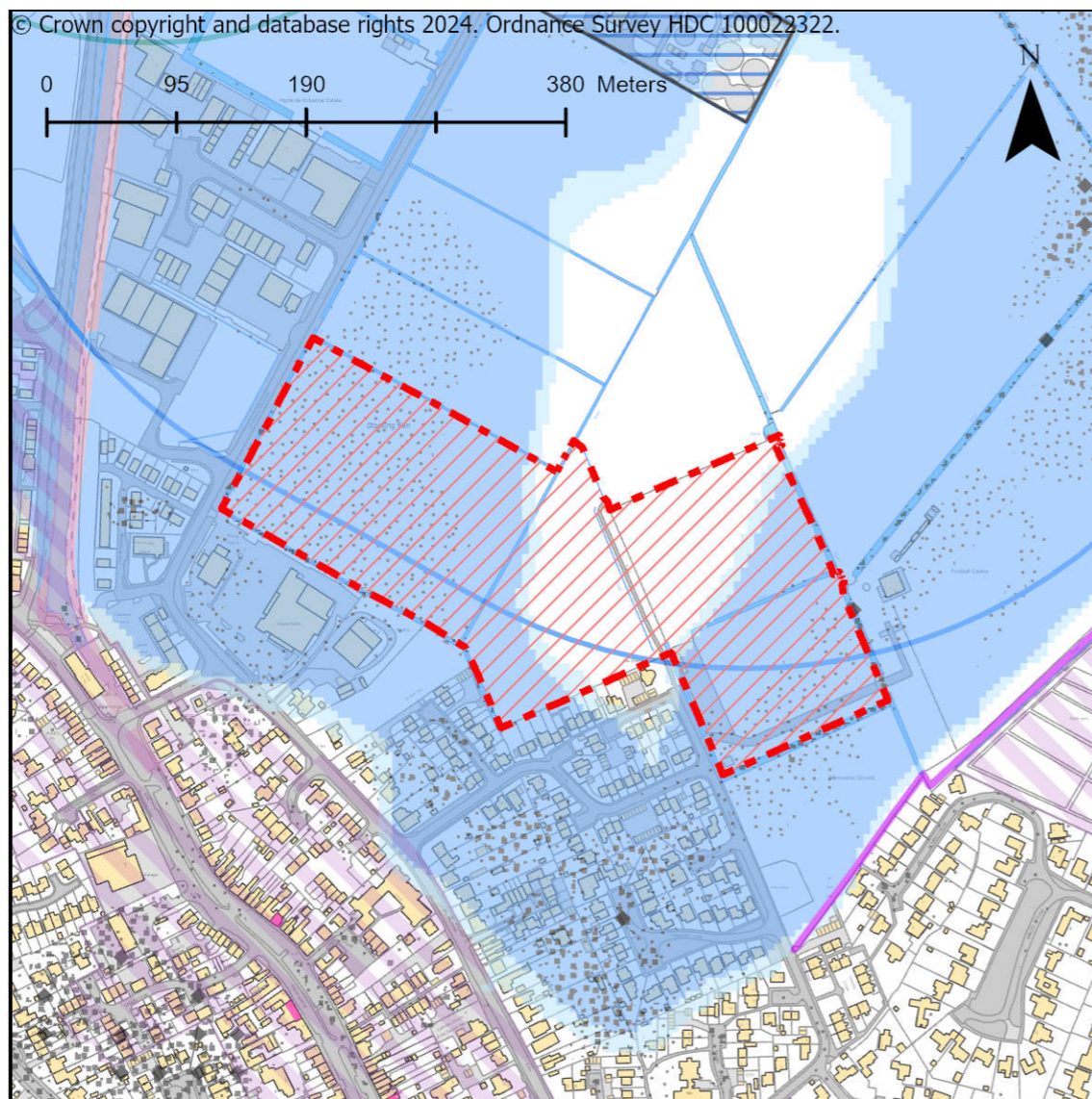
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:264
Relevant planning history	None relevant <ul style="list-style-type: none"> <li>The site was assessed in the HELAA (2017) (site reference 134 - East of Stocking Fen Road and North of Mill Lane, Ramsey) but was not taken forwards as an allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	A third of the site is classified as grade 1 agricultural land	Pass
Flood zone 3b	None but about two thirds of the site is located within flood zone 3a.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Almost all of the site apart from its southern edge is located within 400m of a water recycling area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment. The remaining land not within the water recycling area is classified as being within flood zone 3a making it highly vulnerable to flooding and unsuitable for built development.	Fail

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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	demonstrate that the impact could be adequately mitigated to ensure acceptable levels of amenity. Additionally, the combination of constraints (agricultural land class and flood risk) make the site unsuitable.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as almost all of the site apart from its southern edge is located within 400m of a water recycling area. In addition a third of the site is classified as grade 1 agricultural land and about two thirds of the site is located within flood zone 3a.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No because the majority of the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and
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**Ramsey 7: Ramsey Gateway, St Mary's Road, Ramsey**

<b>Site reference</b>	Ramsey 7
<b>Site name</b>	Ramsey Gateway, St Mary's Road, Ramsey

Site address	Parish(es)	Site area (ha)
Ramsey Gateway, St Mary's Road, Ramsey	Ramsey	3.9

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Nursing and care homes</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Retail</li> <li>Commercial leisure uses</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Supporting infrastructure</li> </ul>	No capacities provided by the site promoter	Available 2023  Build out over 1 - 5 years

**Core information**

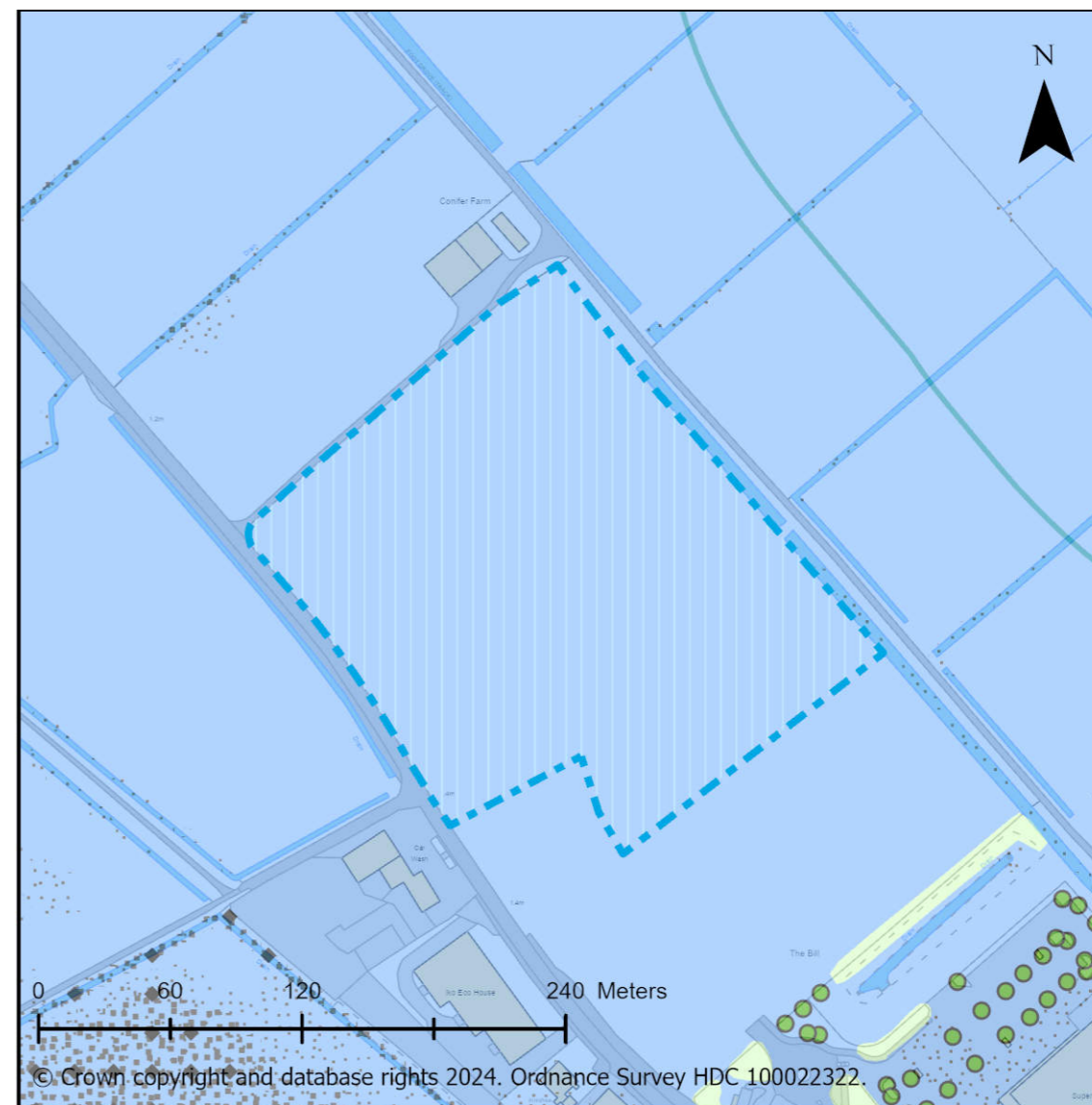
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:171
Relevant planning history	<ul style="list-style-type: none"> <li>0901127OUT – planning permission granted for mixed use business park with the amount of development (i.e. the proposed floor space) equating to 21,470 square metres of employment in use classes, B1, B2 and B8 and sui generis car sales, car breaking yard, combined heat and power uses and a children's day nursery in use class D1. Permitted in November 2010.</li> <li>1400379REP - planning permission granted for mixed use business park with the amount of development (i.e. the proposed floor space) equating to 21,470</li> </ul>

	<p>square metres of employment in use classes, B1, B2 and B8 and sui generis car sales, car breaking yard, combined heat and power uses and a children's day nursery in use class D1. Permitted in June 2014.</p> <ul style="list-style-type: none"> <li>19/00572/NMA – permission granted, the application omitted the car breaking yard, combined heat and power uses and a children's day nursery from the development. 19/00896/REM - reserved matters granted (appearance, landscaping, layout and scale) pursuant to outline planning permission 1400379REP (as amended by application 19/00572/NMA) comprising of employment (including trade counter sales)(use classes B1, B2 and B8), car sales, road, footpaths, parking and ancillary works. Consent granted in April 2019.</li> <li>19/00364/OUT - planning permission granted for mixed-use development in two phases comprising A1, A3, A4 and A5 (Retail) and a mix of B1, B2 and B8 (Employment), D2 (Skate Park and MUGA), and Sui Generis Uses (Car Sales, Car Repairs and Veterinary Clinic) with all matters reserved except access. Permission granted in March 2020. The site promoter states that the permission has been implemented.</li> <li>22/00744/REM - Approval of reserved matters (including details of access, layout, scale, landscaping and appearance) in relation to the construction of a supermarket (Use Class E) and a MUGA, open space, and other associated infrastructure including new vehicular access from St. Mary's Road, with the development comprising the first phase of development pursuant to 19/00364/OUT. Approval granted in October 2022.</li> <li>The site was assessed in the HELAA (2017) (site reference: St Mary's Road) but was not taken forwards as an allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	All the site is classified as grade 1 agricultural land	Fail
Flood zone 3b	None but the site is wholly located within flood zone 3a	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of site is classified as grade 1 agricultural land and is within flood zone 3a.	N/A	N/A

**Updates after the Initial Assessment**



**Ramsey 8: Peppers yard, Stocking Fen, Ramsey**

<b>Site reference</b>	Ramsey 8
<b>Site name</b>	Peppers yard, Stocking Fen, Ramsey

Site address	Parish(es)	Site area (ha)
Peppers yard, Stocking Fen, Ramsey	Ramsey	4.3

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> </ul>	20 riverside homes with facilities such as workshops/office space for start up businesses	Available 2024 - 2028  5 years

**Core information**

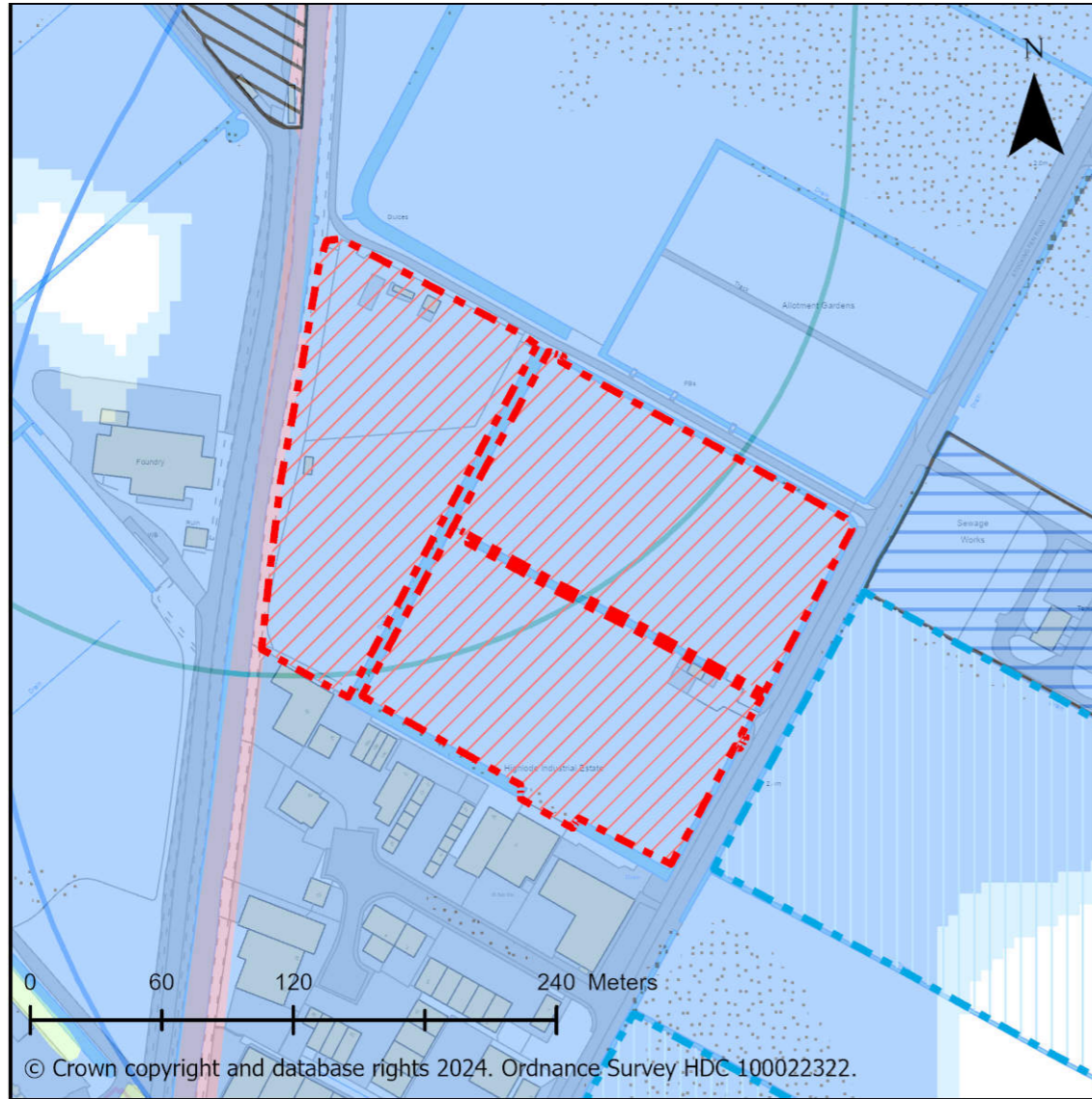
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:66
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The whole site is classified as grade 1 agricultural land	Fail
Flood zone 3b	None but the whole site is within flood zone 3a.	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site is adjacent to a water recycling area. Also half of the site is within 250m of a waste management area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment.	Fail

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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	Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of amenity.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of site is classified as grade 1 agricultural land and is within flood zone 3a. In addition, the site is adjacent to a water recycling area and half of the site is within 250m of a waste management area.	N/A	N/A

**Updates after the Initial Assessment**

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land. Also the site is within 400m of a water recycling area and half of it is within 205m of a waste management area.
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**Ramsey 9: School Farm, Stocking Fen Road, Ramsey**

4.3 Note: This site has been submitted twice, for varying land uses:

- CfS:80 for residential, infrastructure and open space uses (natural, green or open space uses).
- CfS:120 for residential and employment development.

4.4 Each permutation has been assessed within this site assessment to avoid duplication.

<b>Site reference</b>	Ramsey 9
<b>Site name</b>	School Farm, Stocking Fen Road, Ramsey

Site address	Parish(es)	Site area (ha)
School Farm, Stocking Fen Road, Ramsey	Ramsey	5.8

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Proposed uses submitted under CfS:80 Residential: <ul style="list-style-type: none"> <li>• Market and/or affordable housing</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>• Supporting infrastructure</li> </ul> Open Space uses: <ul style="list-style-type: none"> <li>• Natural, green or open spaces</li> </ul>	No capacities provided by site promoter	Available 2023 Build out over 5 - 10 years
Proposed uses submitted under CfS:120 Residential: <ul style="list-style-type: none"> <li>• Market and/or affordable housing</li> </ul>	No capacities provided by site promoter	Available 2023 Build out over 5 - 10 years

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> <li>• Employment</li> </ul>		

**Core information**

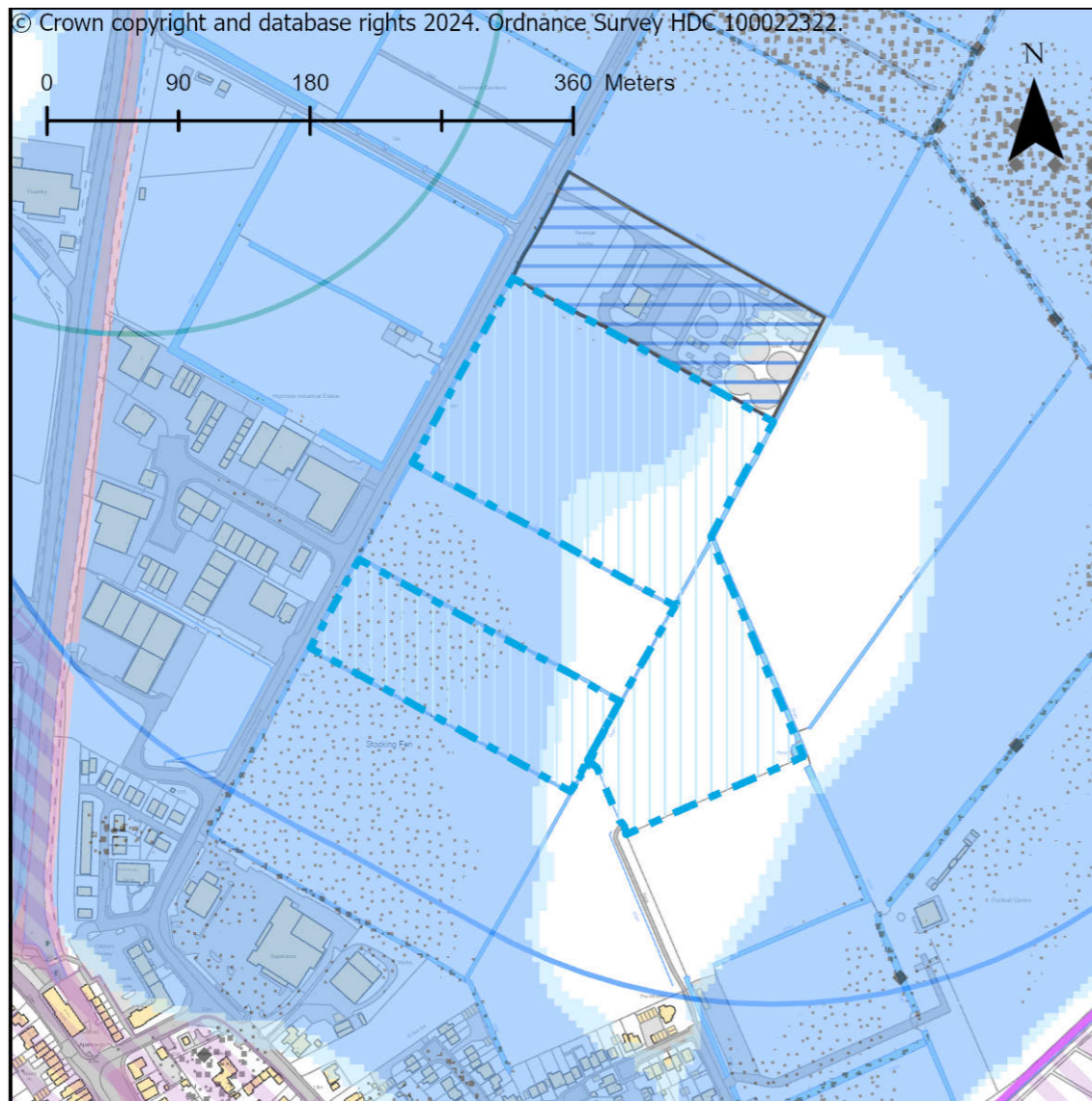
How was the site identified?	Call for site submissions: 1. Call for Sites 2023 submission - site reference - CfS:80 2. Call for Sites 2023 submission - site reference - CfS:120
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The vast majority of the site is classified as grade 1 agricultural land apart from a very small amount of the site along its southern edge.	Fail
Flood zone 3b	None but half of the site is within flood zone 3a	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site adjoins a water recycling area. The site promoter has not submitted an odour assessment so at	Fail



Fundamental constraints	Status	Outcome
	this time the site is discounted from further assessment.	
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No because the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of amenity.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the vast majority of the site is classified as grade 1 agricultural land apart from a very small amount of the site along its southern edge and the site adjoins a water recycling area. In addition, half of the site is within flood zone 3a.	N/A	N/A

**Updates after the Initial Assessment**

**Ramsey 10: Land off Ugg Mere Court Road, Ramsey Heights**

<b>Site reference</b>	Ramsey 10
<b>Site name</b>	Land off Ugg Mere Court Road, Ramsey Heights

Site address	Parish(es)	Site area (ha)
Land off Ugg Mere Court Road, Ramsey Heights	Ramsey	2.1

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	50 homes	Available 2023 Build out over 2 years

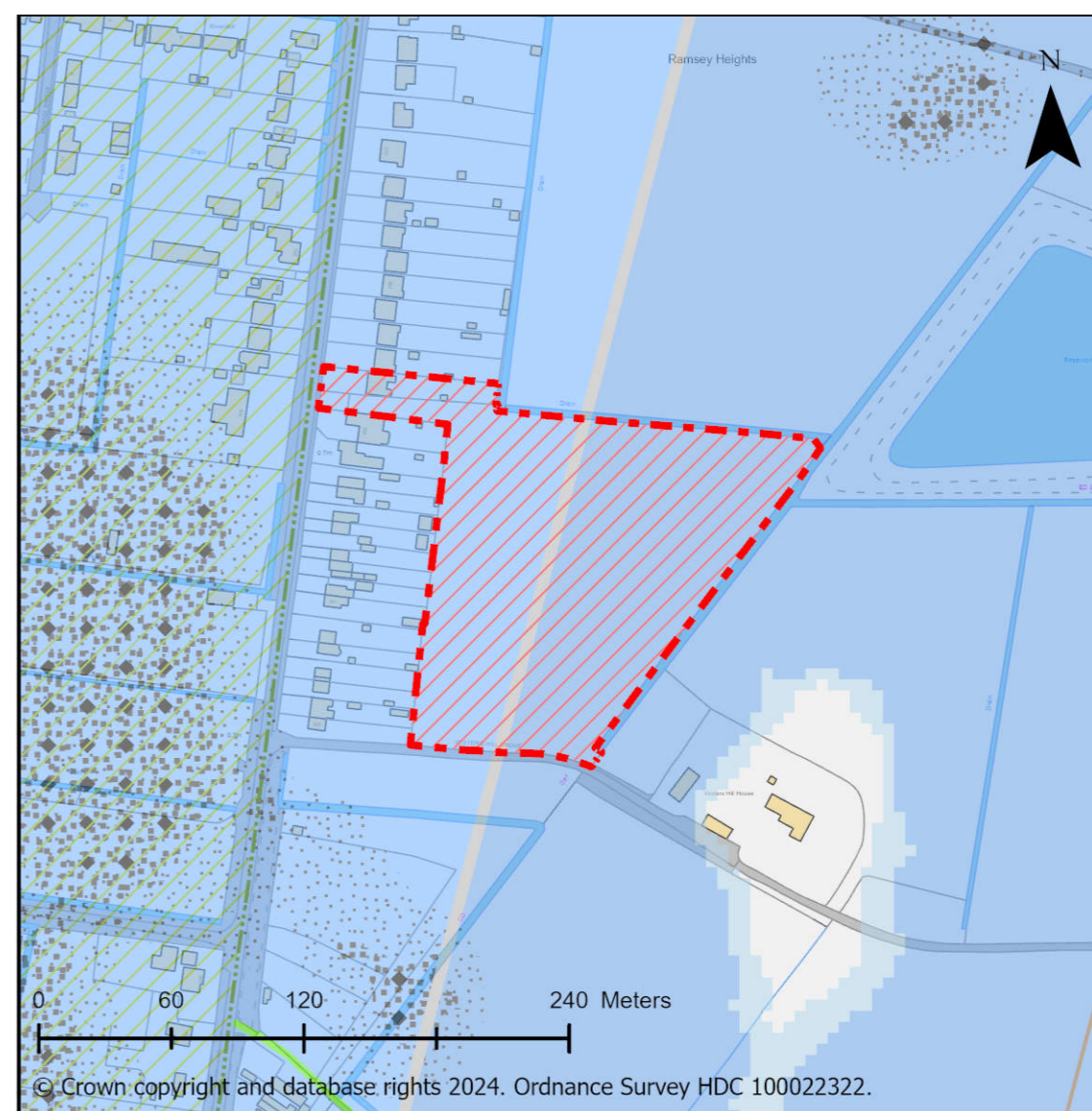
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:146
Relevant planning history	None relevant
Land type	Mostly greenfield land with some previously developed land
Current use of the site	Mostly agricultural land with a residential dwelling
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The whole of the site is classified as grade 1 agricultural land	Fail
Flood zone 3b	None but all of the site is within flood zone 3a	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of the site is classified as grade 1 agricultural land and within flood zone 3a.	N/A	N/A

**Updates after the Initial Assessment**

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**Ramsey 11: Land off Middlemoor Road, Ramsey St Mary**

<b>Site reference</b>	Ramsey 11
<b>Site name</b>	Land off Middlemoor Road, Ramsey St Mary

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land off Middlemoor Road, Ramsey St Mary	Ramsey	3.9

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul>	Area A (south of Middlemoor Road) could accommodate 40 to 50 homes  Areas A and B could accommodate 50 to 75 homes as well as the potential for community facilities within the scheme	Available 2024 - 2028  Build out over 2 - 3 years

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:127
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Flood Risk Assessment for the adjacent site (November 2015)</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	The site is wholly classified as grade 1 agricultural land	Fail
Flood zone 3b	None but the whole of the site is within flood zone 3a	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

**Impact of the Sustainability Appraisal on the assessment**

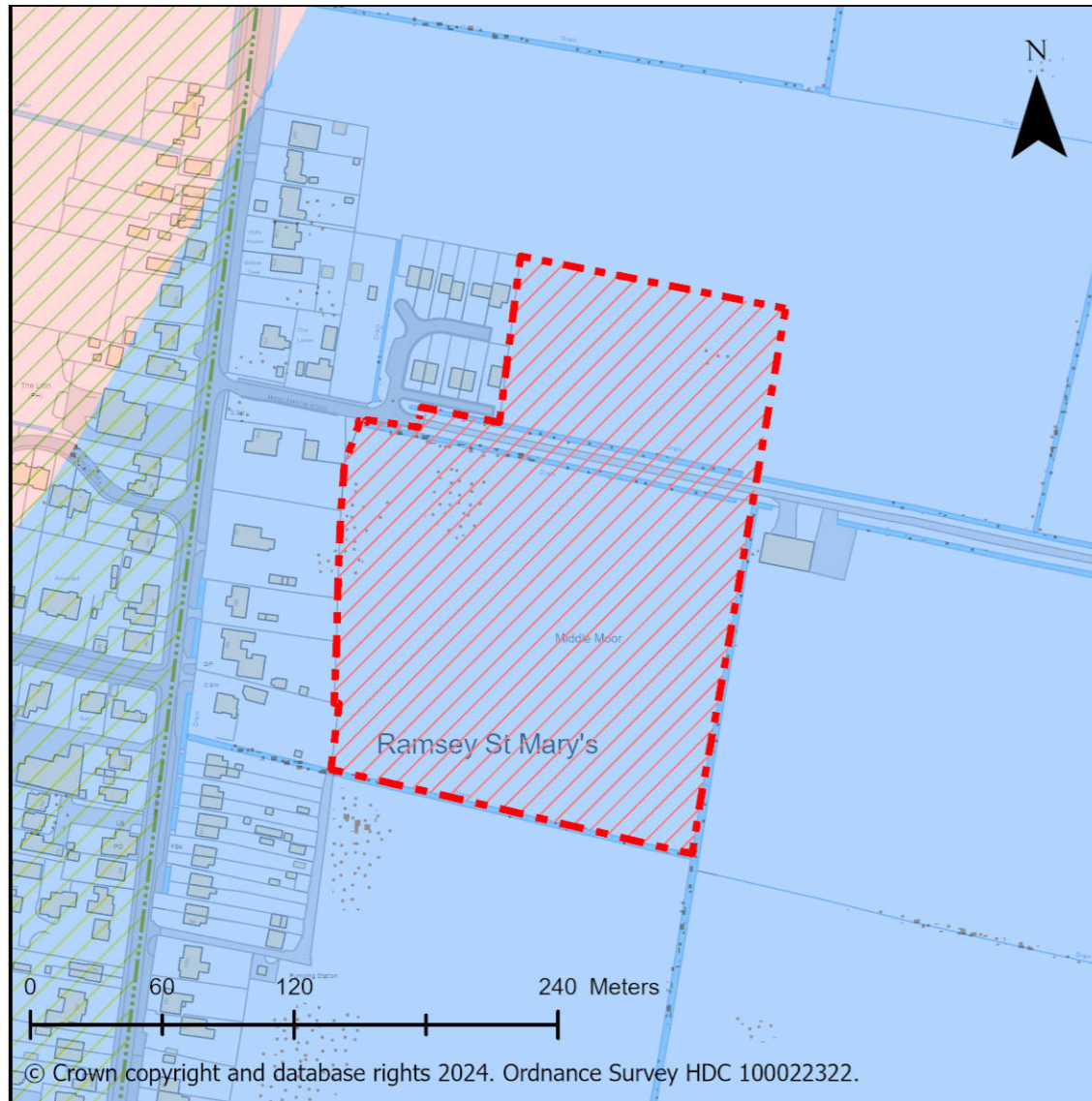
The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of the site is classified as grade 1 agricultural land and within flood zone 3a.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.
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**Ramsey 12: Chestnut Farm, Ramsey Mereside**

<b>Site reference</b>	Ramsey 12
<b>Site name</b>	Chestnut Farm, Ramsey Mereside

Site address	Parish(es)	Site area (ha)
Chestnut Farm, Ramsey Mereside	Ramsey	4.32

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: • Market and/or affordable housing	10 - 20 homes	Available 2024 - 2028 Build out over 1 - 2 years

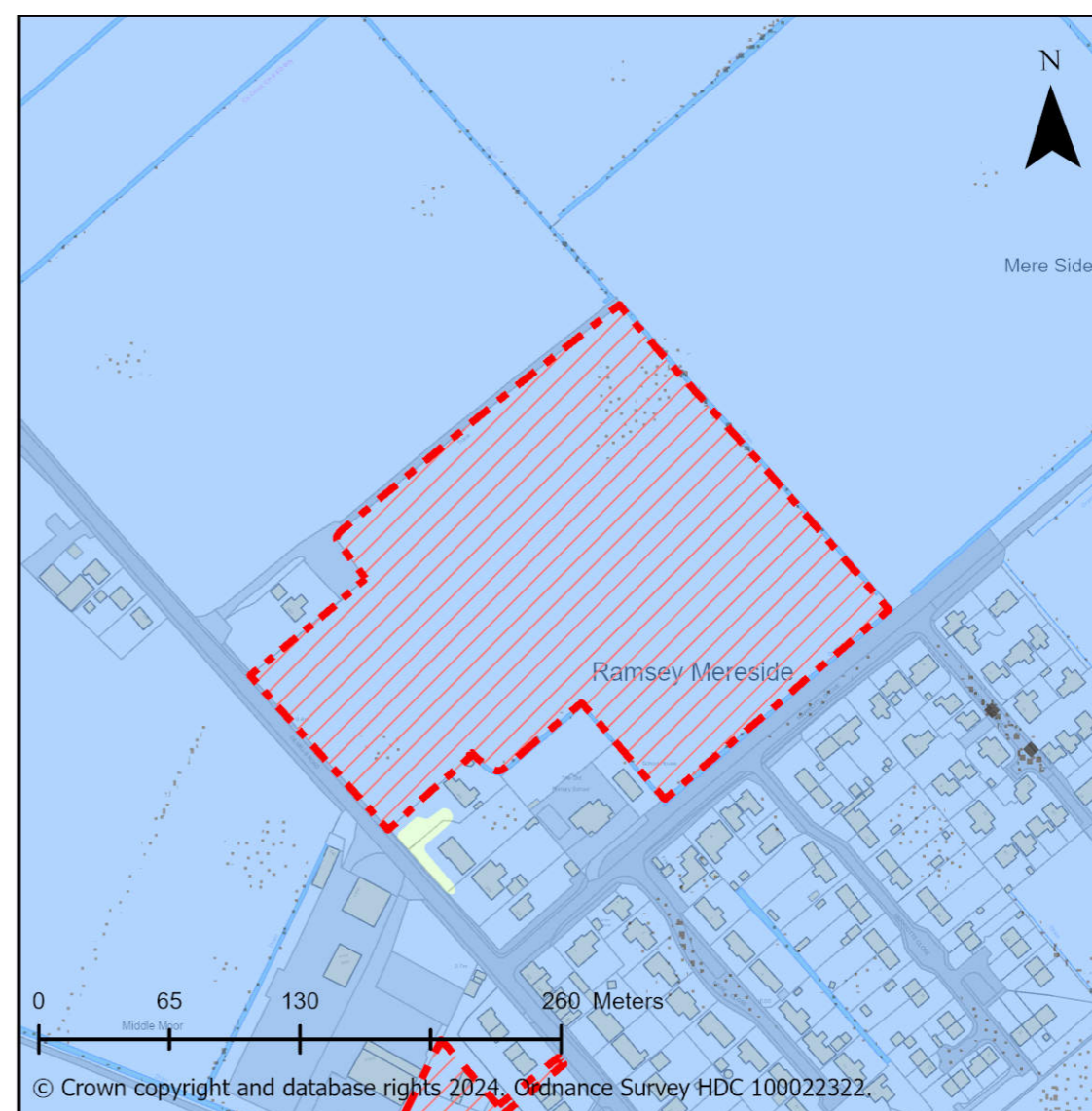
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:147
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The whole of the site is classified as grade 1 agricultural land	Fail
Flood zone 3b	None but the whole of the site is within flood zone 3a.	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of the site is classified as grade 1 agricultural land and within flood zone 3a.	N/A	N/A

**Updates after the Initial Assessment**

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**Ramsey 13: Land on Oillmills Road, Ramsey Mereside**

<b>Site reference</b>	Ramsey 13
<b>Site name</b>	Land on Oillmills Road, Ramsey Mereside

Site address	Parish(es)	Site area (ha)
Land on Oillmills Road, Ramsey Mereside	Ramsey	4.2

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	3 - 4 homes	Available 2023 Build out over 2 - 3 years

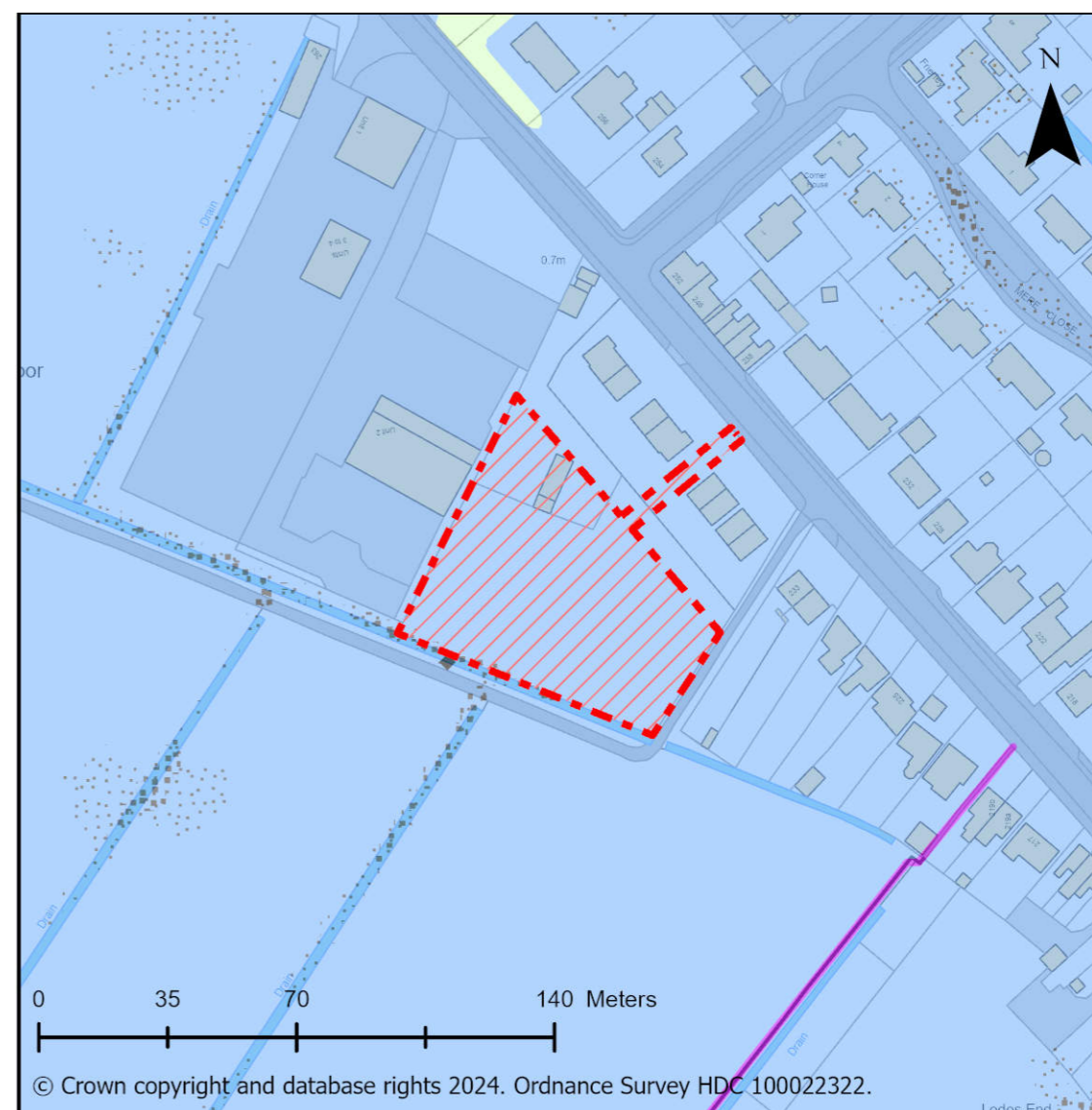
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:73
Relevant planning history	<ul style="list-style-type: none"> <li>1400144CLED - Application for lawful development certificate. Agricultural buildings used for domestic storage and parking in excess of 10 years. This was certified in February 2015.</li> </ul>
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land with storage buildings
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The whole of the site is classified as grade 1 agricultural land	Fail

Fundamental constraints	Status	Outcome
Flood zone 3b	None but the whole of the site is within flood zone 3a.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
Capacity calculation not undertaken as the entirety of the site is classified as grade 1 agricultural land and within flood zone 3a.	N/A	N/A

**Updates after the Initial Assessment**

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**Ramsey 14: Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot**

<b>Site reference</b>	Ramsey 14
<b>Site name</b>	Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot	Ramsey	1.4

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Land to safeguard against flooding</li> </ul>	No capacity provided	Available 2024 - 2028 Build out over 1 years

**Core information**

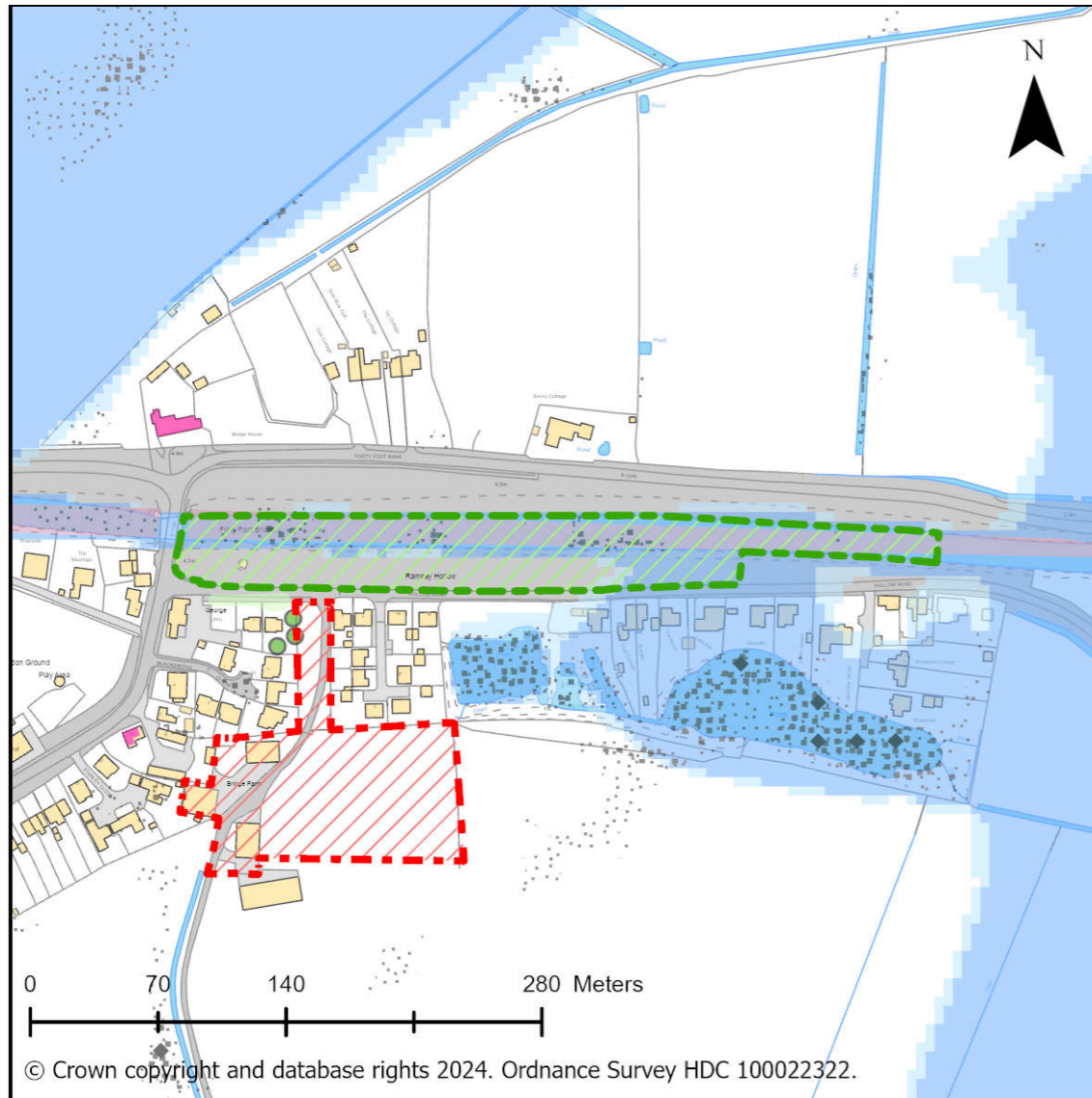
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:53
Relevant planning history	None relevant
Land type	Wholly greenfield land with Forty Foot/ Vermuden's Drain running through the site
Current use of the site	Community uses
Supporting information	None submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	38% of the site is within flood zone 3b, 28% in flood zone 3a, 3% in flood zone 2 and	Pass

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
	31% in flood zone 1. The proposed land use is water compatible development.	
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>38% of the site is within flood zone 3b, 28% in flood zone 3a, 3% in flood zone 2 and 31% in flood zone 1. There is also risk from surface water flooding. The proposed land use is water compatible development as it proposes moorings. The site consists of open land either side of the Forty Foot/ Vermuden's Drain located to the east of Forty Foot Bridge. It</p>	+
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<p>is classified as being grade 2 agricultural land. There are some trees found along the banks of the water course. The site gently slopes from its highest point on its western side eastwards where land levels are some 3m less. This provides the site with a transitional nature between the settlement and the fenland landscape in that direction. To the south of the site are residential properties along Hollow Road, there are some further properties to the west alongside Forty Foot Bridge. To the north of the site are a few intermittent houses along Forty Foot Bank but to the north east and east of the site is open countryside.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the site's northern edge along Forty Foot Bank. There are no nature conservation designations on site. There are no heritage designations on site but it is adjacent to Bridge House which is a grade II listed building. The site can be accessed from Hollow Road to the south and Forty Foot Bank to the north.</p> <p>The site is greenfield so its development will not contribute to the reuse of previously developed land or regeneration. Only the very eastern edge of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in individual organisation ownership and control who have promoted this site and supports its development. There are no known legal restrictions impacting the site. They wish to explore the possibility of installing permanent moorings, in collaboration with HDC. They anticipate delivering the site directly themselves and expect the site to be available between 2024 and 2028 and 1 year to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that electricity supply and the public highway are accessible from the site's boundary. Mains water supply is accessible within the site while gas supply and digital and telecommunications infrastructure are unknown. The potential achievability of the development will need to ensure that it does not overload the environmental, navigational or flood conveyance capacity of the watercourse or water body. Assessment will require engagement with the relevant water bodies and organisations to assess this.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no structures on site to clear. There are constraints on site that will need to be overcome such as flood risk, potential landscape impact and heritage impacts. The site promoter states that is intended to deliver development on site directly by the landowner (the Middle Level Commissioners) and that the site will available between 2024 and 2028. The site has however been promoted for moorings and land to safeguard against flooding,</p>	~

the quantum has not been specified but the land owner wishes to explore the possibility of installing permanent moorings, in collaboration with HDC. At this time development is categorised as being developable until further technical work has been carried out and further assessment of the feasibility of moorings in this location with other specialist water bodies and organisations have

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Consists of open land either side of the Forty Foot/ Vermuden's Drain located to the east of Forty Foot Bridge
- Is heavily constrained by fluvial flood risk with 38% of the site being flood zone 3b, it is being proposed for water compatible development
- Has good access to services within Ramsey Forty Foot and also those within Ramsey but due it is more likely that these will be accessed via private car due to the distance and limited public transport options
- Some accessibility to public transport via bus but remote from a train station
- Accessible to natural green space
- Not constrained by nature conservation designations
- There are no heritage designations within the site but it is within the setting a listed building which may be impacted by developing the site
- Is located on the northern edge of Ramsey Forty Foot such that it could be successfully integrated with the existing place and community to provide additional open space and leisure opportunities

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered to be potentially appropriate for development subject to masterplanning to ensure that development can be successfully integrated with the existing place and community and that flood risk can be mitigated within the site
- Further engagement with the Middle Level Commissioners will be required to develop potential proposals further

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The net developable area will need to be determined in collaboration with the relevant water management bodies to reflect the capacity of the river and the physical layout of open space and leisure moorings.	Open space uses and leisure moorings	Post 2028 Complete over 1 year

**Updates after the Initial Assessment**

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**Ramsey 15: Land at Bridge Farm, Ramsey Forty Foot**

<b>Site reference</b>	Ramsey 15
<b>Site name</b>	Land at Bridge Farm, Ramsey Forty Foot

Site address	Parish(es)	Site area (ha)
Land at Bridge Farm, Ramsey Forty Foot	Ramsey	1.17

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable homes</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul>	Approximately 30 homes  Open space uses to be confirmed as subject to masterplanning	Available 2024 - 2028  Build out over 2 years

**Core information**

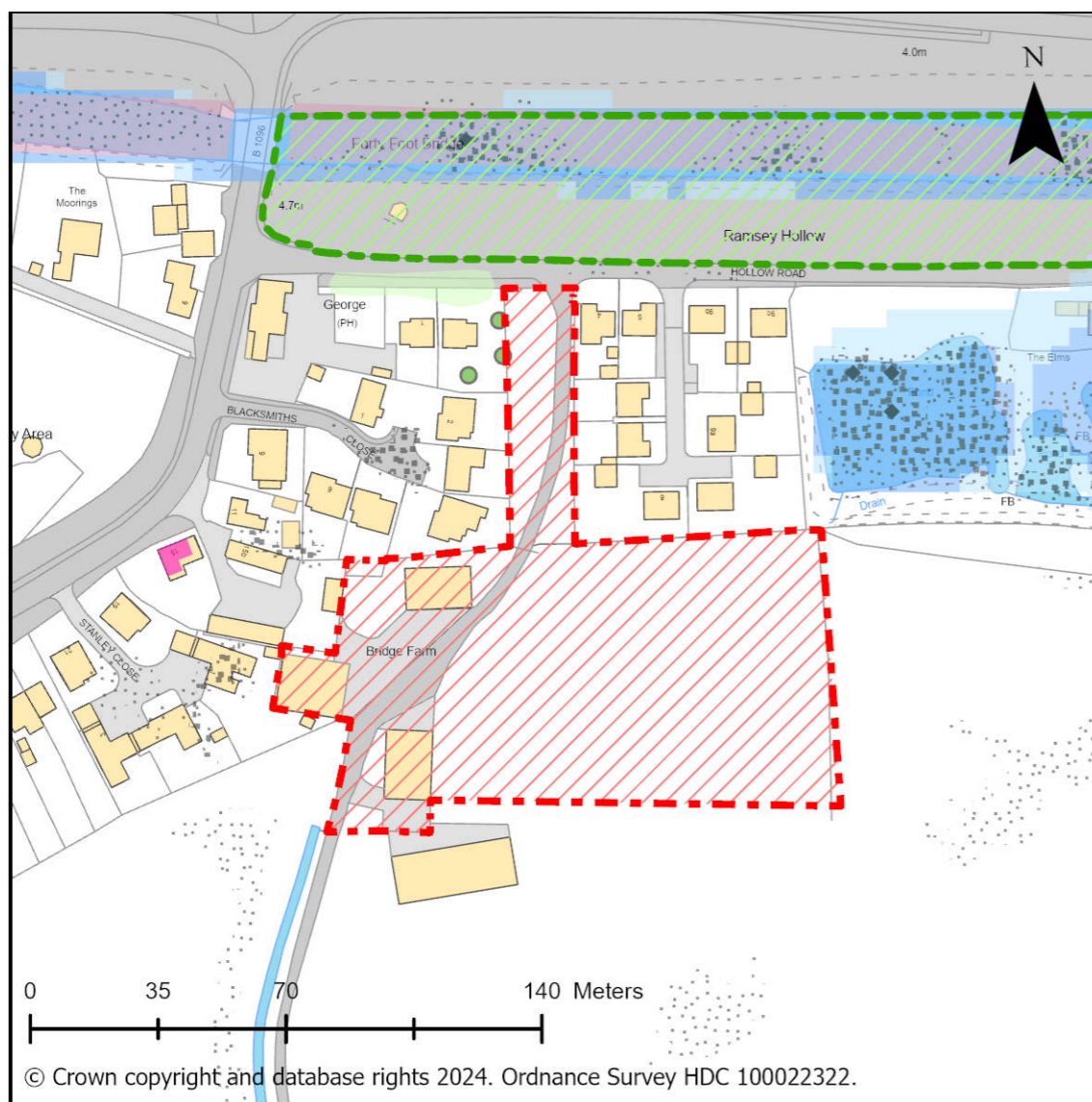
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:272
Relevant planning history	<ul style="list-style-type: none"> <li>23/00503/PMBPA for the proposed change of use of one agricultural building to provide three smaller dwellinghouses. This prior approval was granted in June 2023.</li> <li>23/00502/PMBPA for the proposed change of use of two agricultural buildings to provide two dwellinghouses. This prior approval was granted in June 2023.</li> <li>15/00192/OUT for the erection of dwelling land. This was located adjacent 2 Hollow Road to the west of the site's access. This was approved in July 2015 but has now lapsed.</li> </ul>

Land type	Wholly agricultural land
Current use of the site	Greenfield land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 with no recorded risk of surface water flooding. It is classified as being grade 2 agricultural land. The site is broadly level and is in agricultural use with agricultural barns located on the western side of the site. It is unclear at this stage if these will be retained or not as they benefit from prior approval for their conversion to</p>	+
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<p>residential properties. Its southern and eastern edges are clearly defined by hedgerows and a fence clearly marks the site's northern boundary. To the north and west of the site are residential properties and to the south and east is the open countryside.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Some 50m from the site's western boundary is 15 Ramsey Road which is a grade II listed building whose setting could be impacted by the development of this site. There is an existing access into the site from Hollow Road which could be utilised and enhanced to serve the proposed development.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that the site will be delivered in collaboration with the landowner and developer. This is because the landowner would like to keep some form of control with the developer, ensuring development aligns with community and Estate values. The site promoter states that the site will be available between 2024 and 2028 and will complete within 2 years.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There are minimal constraints impacting the site, there is a listed building within 50m of the site and built development could have an adverse impact. Masterplanning could potentially overcome these. The site contains several agricultural barns which benefit from prior approvals to convert them to a cumulative five new homes. There is an existing access into the site from Hollow Road and the potential land uses proposed are compatible with surrounding development.</p>	+
<p><b>Deliverability / developability</b></p> <p>The site is greenfield with potentially some agricultural structures to clear, although it is unclear from the call for site submission whether the existing structures are to be retained and converted in line with their prior approval or whether they will be removed to enable a comprehensive development.</p>	~

There are minimal constraints impacting the site and few topographical challenges. The site promoter states the site will be available between 2024 and 2028 and that the site owner is seeking to enter into an agreement with a developer and retain some interest in the land. Considering these factors and that a planning application has not yet been submitted, the site is categorised as being developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land classified as being grade 2 agricultural land
- Is not constrained by fluvial or surface water flood risk
- Has good access to services within Ramsey Forty Foot and also to shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey but due it is more likely that these will be accessed via private car due to the distance and limited public transport options
- Some accessibility to public transport via bus but remote from a train station
- Accessible to natural green space
- Not constrained by nature conservation designations
- There are no heritage designations within the site but it is within 50m of a listed building which may be impacted by developing the site
- Is located on the eastern edge of Ramsey Forty Foot such that it could be successfully integrated with the existing place and community

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered to be potentially appropriate for development subject to masterplanning to ensure that development can be successfully integrated with the existing place and community and reflective of local character.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 1.17ha	Residential - market and/or affordable houses	Available post 2028, subject to allocation status

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
80% net developable area to accommodate landscaping and open space uses  1.17 ha x standard proportion of 80% = <b>0.94ha</b>	Low density of 25 dph anticipated due to the site's location on the edge of Ramsey Forty Foot.  Capacity = 0.94 ha x 25 dph = <b>23 homes</b> (this number may include the conversion of the existing barns into five dwellings with 18 on the rest of the site, or a holistic development across the whole site of 23 dwellings)	Build out over 2 years

**Updates after the Initial Assessment**

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**Ramsey 16: Forty Foot Field, North of Mill Lane, Ramsey Forty Foot**

<b>Site reference</b>	Ramsey 16
<b>Site name</b>	Forty Foot Field, North of Mill Lane, Ramsey Forty Foot

Site address	Parish(es)	Site area (ha)
Forty Foot Field, North of Mill Lane, Ramsey Forty Foot	Ramsey	1.47

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	None provided	Available 2024 - 2028 Build out over 3 years

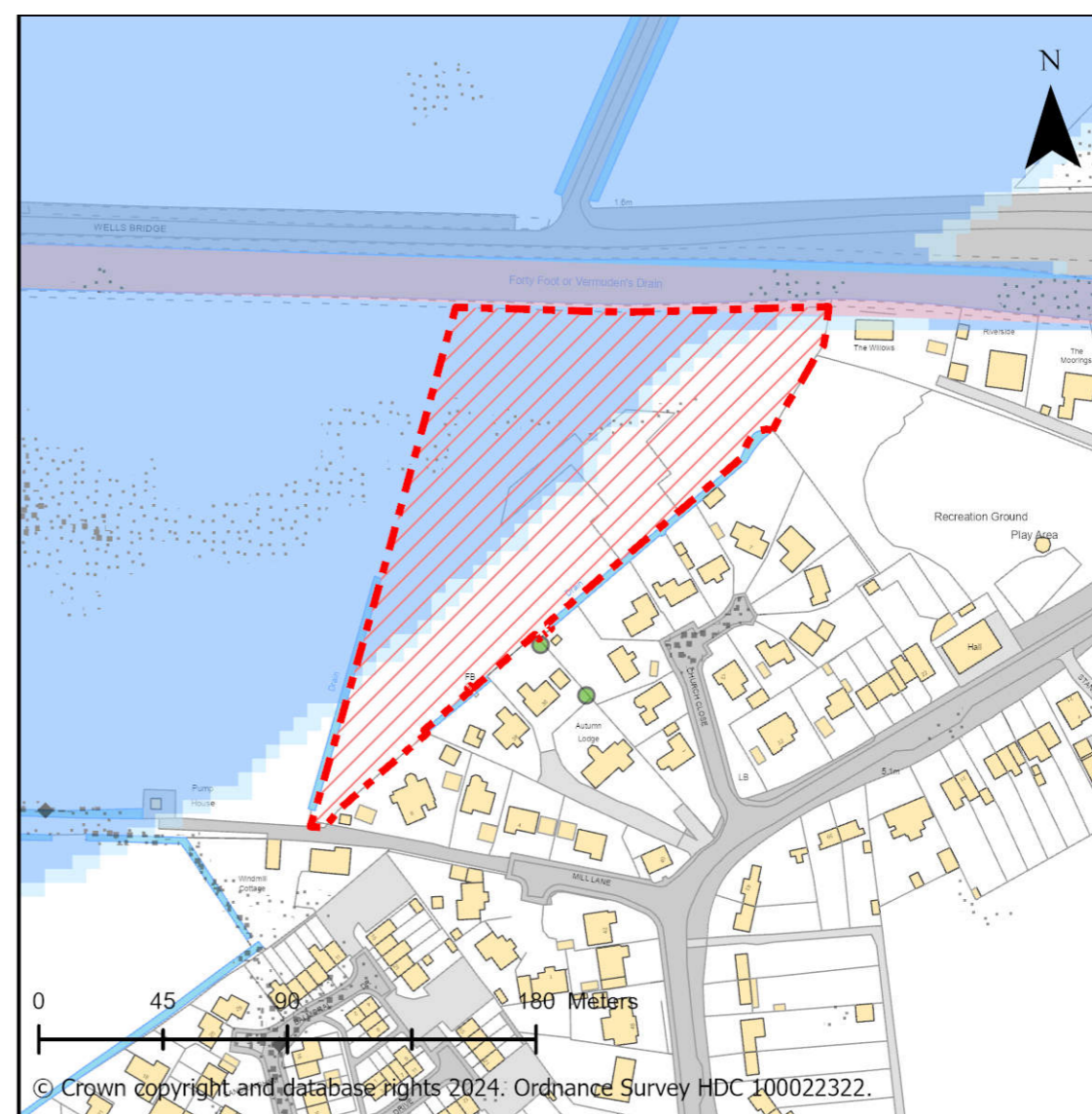
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:251
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	0.5% of the site is within flood zone 3b, 46.2% in 3a and 7.2% in flood zone 2.	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	-
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<p>The site is heavily constrained by fluvial flood risk with some 0.5% of the site is within flood zone 3b, 46.2% in 3a and 7.2% in flood zone 2. The remainder of the site within flood zone 1 forms a strip of land along its eastern edge immediately adjoining the built form. There is also risk from surface water flooding. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. The site is wholly classified as grade 2 agricultural land. The site gently rises upwards from west to east with the western edge of the site being at 0m and the eastern edge being between 3 and 4m. To the north there is the Forty Foot Drain, to the east and south are residential properties and to to the west is the open countryside. The sloping land levels towards the west and the very open nature of the countryside and lack of established boundary features means that development is likely to be more prominent on the landscape.</p> <p>There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. Access could potentially be achieved from Mill Lane.</p> <p>The site is mostly greenfield so its development will not contribute to the reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p> <p>Considering the very high flooding risk within the site and the more location of food zone 1 land being more challenging to develop as a result, the site is considered unsuitable for development.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single organisation with multiple control with legal agreement in place. Development is supported by all all owners. There are no known legal restrictions impacting the site. The site promoter states that it is intended to acquire an allocation status for the site and then sell it to a third party for obtaining planning permission and development. The promoter suggests the land will be available between 2024 and 2028 and could take up to 3 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that accessibility to all access and services are unknown and they are uncertain. There site is heavily constrained by fluvial flood risk with 54% of the site in flood zone 2, 3a and 3b. The site could be accessed from Mill Lane.</p>	-
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but there is very significant risk from flooding across 54% of the site and with the elements within flood zone 1 forming a narrow strip on the eastern/southern edge of the site makes it less practical to deliver good quality</p>	-

development on the land at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. An allocation status is sought for the site. The site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No due to the majority of the site being located within flood zones 2, 3a and 3b and the proposed residential uses being classed as a more vulnerable use.</p>
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**Impact of the Sustainability Appraisal on the assessment**

The site did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

## 4 Ramsey

### Ramsey 17: Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey

<b>Site reference</b>	Ramsey 17
<b>Site name</b>	Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey

Site address	Parish(es)	Site area (ha)
Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey	Ramsey	1.34

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable homes</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul>	Approximately 30 homes  Open space uses to be confirmed as subject to masterplanning	Available 2024 - 2028  Build out over 2 years

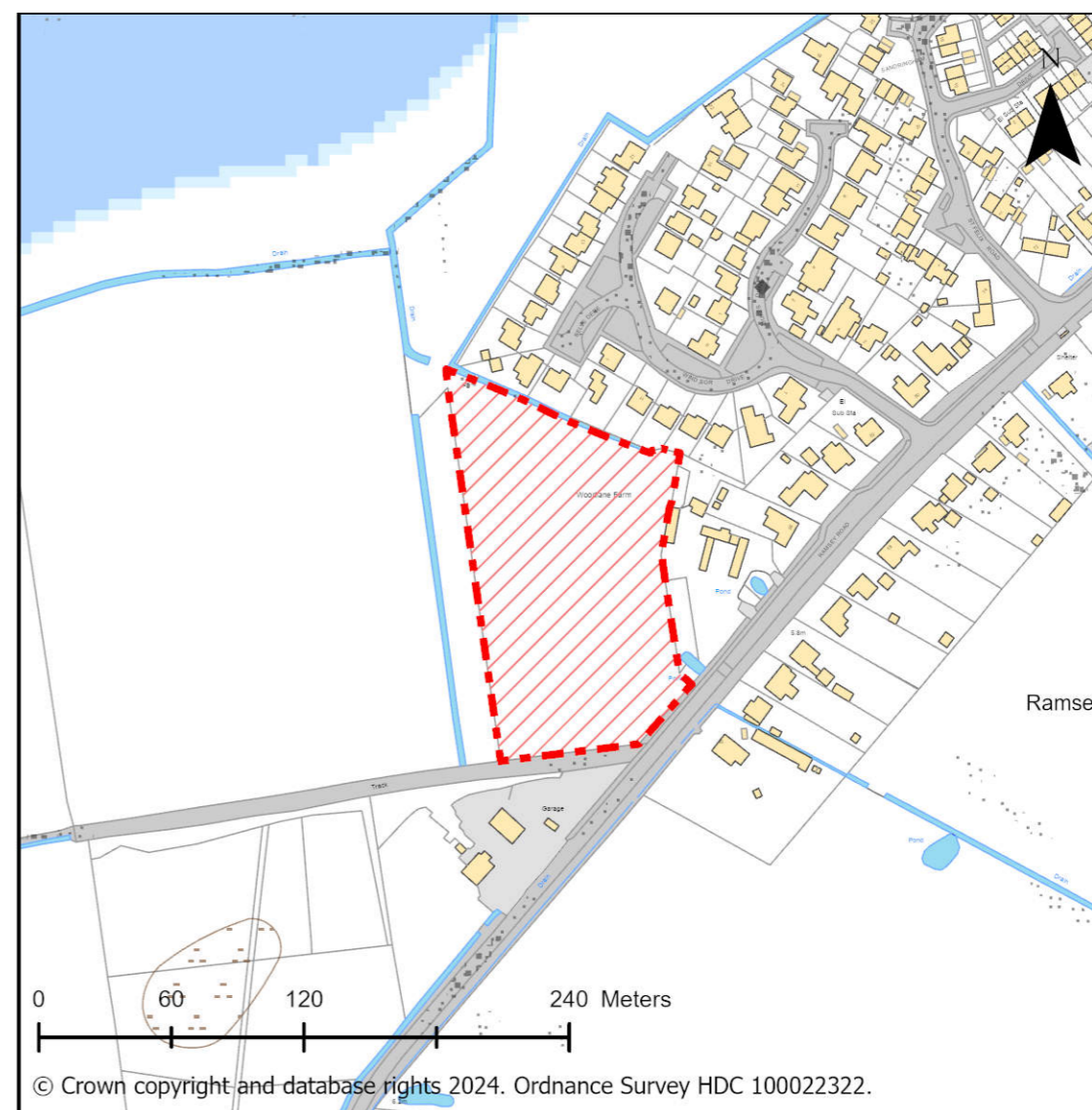
#### Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:271
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 with no recorded risk of surface water flooding. It is classified as being grade 2 agricultural land. The site is broadly level and in keeping with the elevation of the settlement itself but the surrounding topography gently falls away into the fenland landscape. The potential impact of built development on the edge of the settlement is softened by the presence of established trees and vegetation along its edges, most notably its western and southern edges. There are a few trees within the site near to its southern edge. To the north of the site, it adjoins residential development, to the east is a farm complex and to the south is a car dealership. To the west of the site is open countryside.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Access may be achieved from Ramsey Road (B1096).</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	+
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that the site will be delivered in collaboration with the landowner and developer. This is because the landowner would like to keep some form of control with the developer, ensuring development aligns with community and Estate values. The site promoter states that the site will be available between 2024 and 2028 and will complete within 2 years.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site is located in a sensitive location in landscape terms as the surrounding landscape gently falls and transitions into the fenland countryside but the existing established trees and vegetation provide screening already. These should largely be retained within the development to soften the impact of development. It is noted that some may need to be removed along the southern boundary of the site to enable access from Ramsey Road. The potential land uses proposed are compatible with surrounding development.</p>	+
<p><b>Deliverability / developability</b></p>	~

The site is greenfield with no structures to clear. There are minimal constraints impacting the site, it is in a sensitive location in terms of landscape even though the site itself is broadly flat, the surrounding landscape gently falls away. This will require masterplanning to soften the impact of development and overcome this. The site promoter states the site will be available between 2024 and 2028 and that the site owner is seeking to enter into an agreement with a developer and retain some interest in the land. Considering these factors and that a planning application has not yet been submitted, the site is categorised as being developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land classified as being grade 2 agricultural land
- Is not constrained by fluvial or surface water flood risk
- Has good access to services within Ramsey Forty Foot and also to shops, employment opportunities, primary education and leisure and cultural facilities within Ramsey but due it is more likely that these will be accessed via private car due to the distance and limited public transport options
- Some accessibility to public transport via bus but remote from a train station
- Not accessible to natural green space
- Not constrained by nature conservation or heritage designations
- Is located on the south western edge of Ramsey Forty Foot such that it could be successfully integrated with the existing place and community

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered to be potentially appropriate for development subject to masterplanning to ensure that development can be successfully integrated with the existing place and community and reflective of local character. The established tree belt on its western side can be utilised as part of a wider landscape and open space scheme within the site.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 1.34ha  80% net developable area to accommodate landscaping and open space uses  1.34 ha x standard proportion of 80% = <b>1ha</b>	Residential - market and/or affordable houses  Low density of 25 dph anticipated due to the site's location on the edge of Ramsey Forty Foot.  Capacity = 1 ha x 25 dph = <b>27 homes</b>	Available post 2028, subject to allocation status  Build out over 2 years

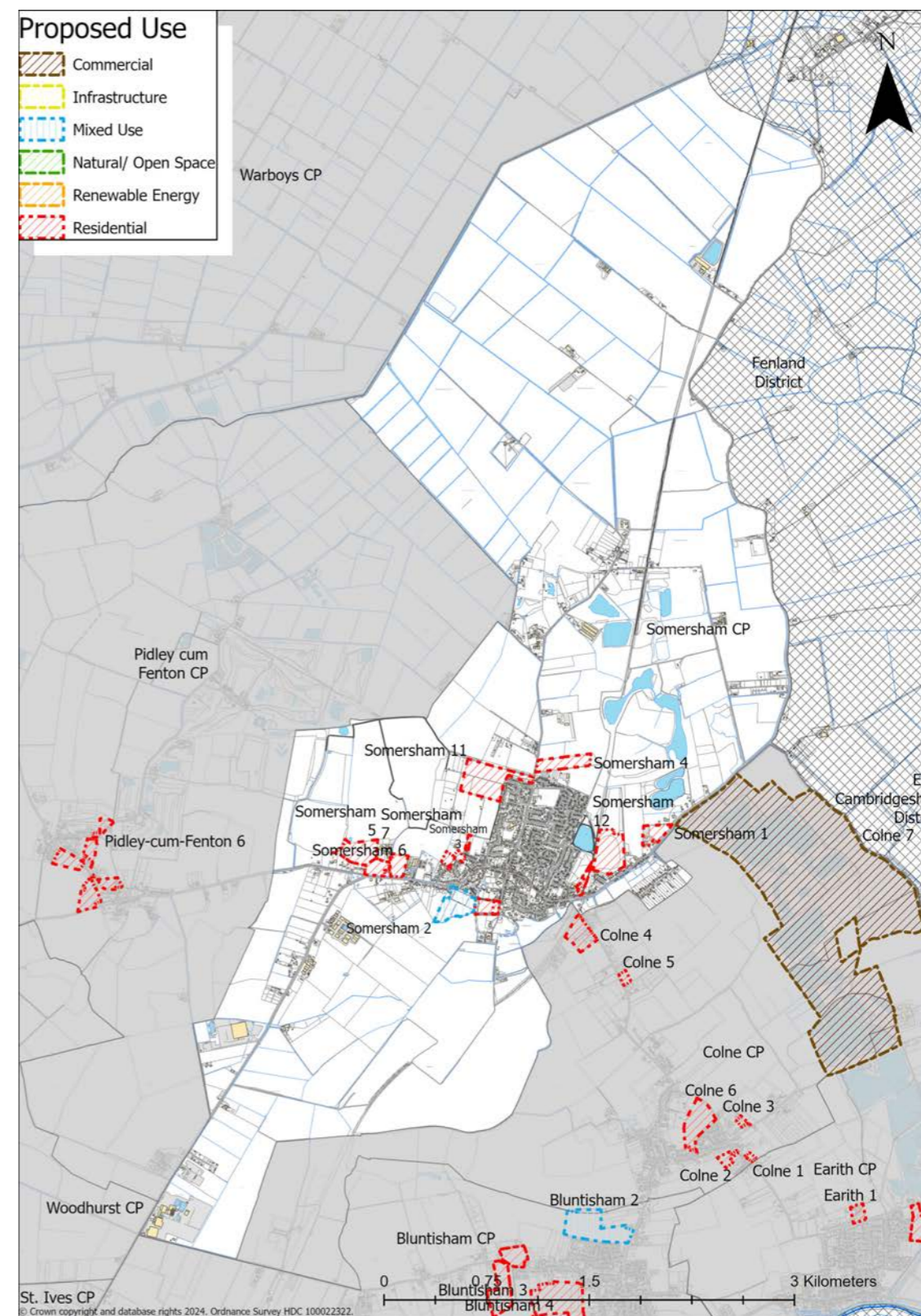
Updates after the Initial Assessment

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## 5 Somersham

5.1 A total of 14 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Somersham 1: Dews Bus and Coach Depot, Chatteris Road, Somersham
- Somersham 2: Somersham Town Football Club and land to the south of the Football Club, Somersham
- Somersham 3: Land North of The Pasture and South of Rectory Lane, Somersham
- Somersham 4: Land East of Parkhall Road, Somersham
- Somersham 5: Land to West of College Farm, Somersham
- Somersham 6: Land to South of College Farm, Somersham
- Somersham 7: Land to South-West of College Farm (larger site), Somersham
- Somersham 8: College Farm, West of Newlands Industrial Estate, Somersham
- Somersham 9: Land South of 35 Church Street (smaller site), Somersham
- Somersham 10: Land South of 35 Church Street (larger site), Somersham
- Somersham 11: College Farm, Somersham
- Somersham 12: Land North of Chatteris Road, Somersham
- Somersham 13: Land East of Chapel Field Lane, Somersham
- Somersham 14: Somersham Telephone Exchange





5.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Somersham 1: Dews Bus and Coach Depot, Chatteris Road, Somersham**

<b>Site reference</b>	Somersham 1
<b>Site name</b>	Dews Bus and Coach Depot, Chatteris Road, Somersham

Site address	Parish(es)	Site area (ha)
Dews Bus and Coach Depot, Chatteris Road, Somersham	Somersham	2.15ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	50 homes	Available 2024 to 2028 Build out 2 years.

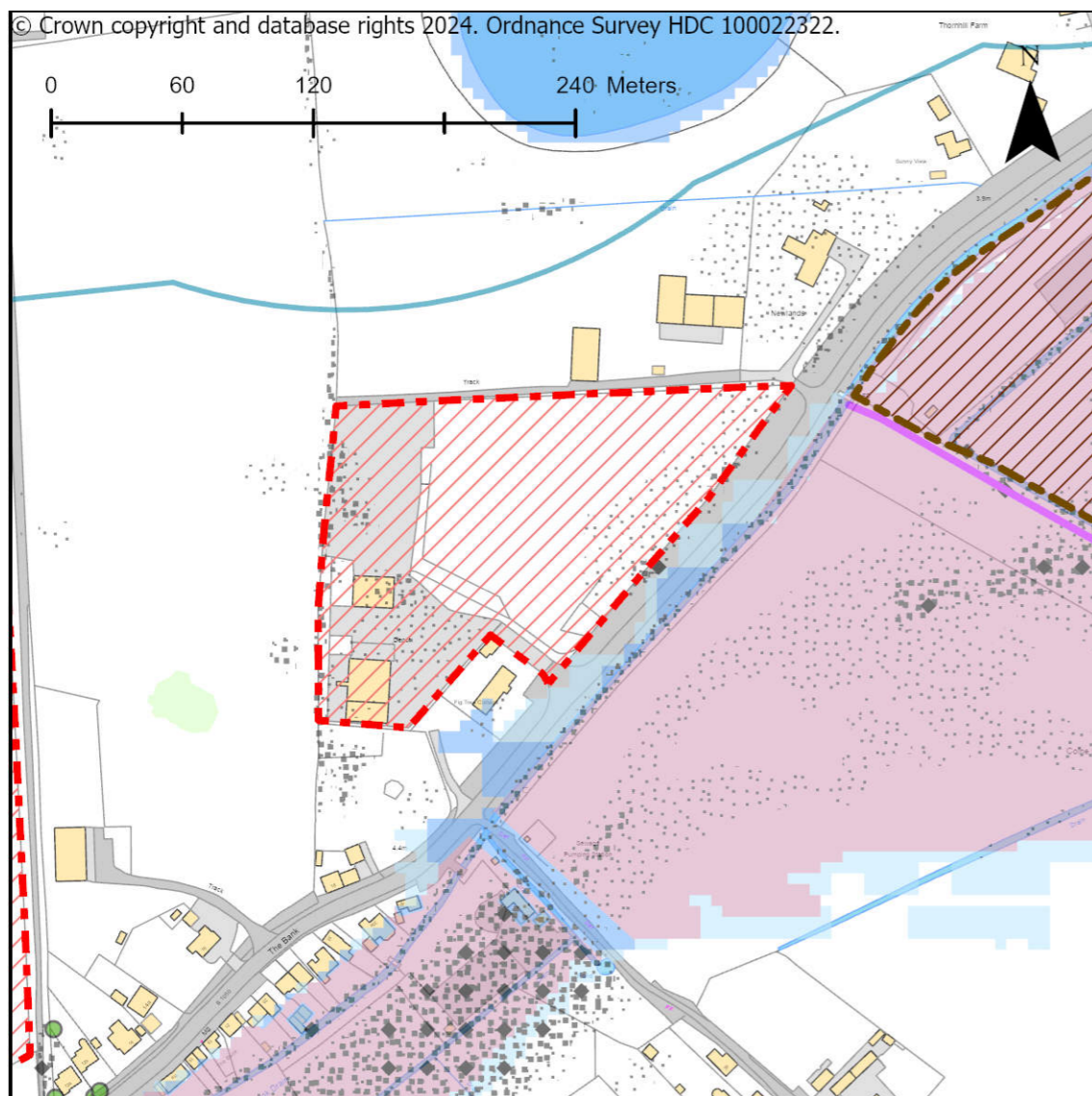
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 163
Relevant planning history	<p>Application number: 19/00458/PIP Proposed development: Permission in Principle Application for erection of up to two dwellinghouses Outcome: Refused</p> <p>Application number: 16/01327/FUL Proposed development: Extension of existing offices Outcome: Approved</p> <p>Application number: 15/01444/HHFUL Proposed development: Garage and garden store Outcome: Approved</p> <p>Application number: 0901170FUL Proposed development: Erection of steel framed building Outcome: Approved</p> <p>Application number: 0800770OUT Proposed development: Erection of steel framed building Outcome: Approved</p> <p>Application number: 0401606FUL Proposed development: Extension to dwelling including provision of ancillary residential accommodation Outcome: Approved</p>

Land type	Part previously developed land and part greenfield
Current use of the site	Commercial
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is predominantly within flood zone 1 99.96%, flood zone 2 is present on less than 0.001ha of the site. The site is part previously developed land and part greenfield land and classified as grade 2 agricultural land.</p> <p>The land is flat and in keeping with the surrounding area. The site fronts Chatteris Road with existing access associated with the site's current use as a bus and coach depot. The southern boundary is mostly screened from Chatteris Road by trees and hedgerow, as is the western and northern boundaries. The site is well contained. Within the site, the western third is dominated by hardstanding and buildings in association with the operation of the</p>	+
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<p>site. The eastern portion is greenfield. on the south western corner sits a residential building. The site is well screened and would have negligible impact on the surrounding countryside if trees and hedgerow were retained. The site would need to consider the integration of the existing residential building on the south west corner.</p> <p>currently used as a bus and coach depot.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is part previously developed and part greenfield land and therefore offers some opportunities to contribute to regeneration. The site is currently in use as a coach and bus depot and therefore there is the potential for contamination on site which may require resolution. The site is within a sand and gravel mineral safeguarding area, but not within or a water recycling area or buffer zone.</p>	~
<p><b>Availability</b></p> <p>The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 2 years. The redevelopment of the site will requires the relocation of an existing depot, the landowners are actively working to secure a suitable replacement site and would be looking to relocate as soon as this land is secured.</p>	~
<p><b>Achievability</b></p> <p>Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Access to gas supply is unknown.</p> <p>Contamination has been identified as an issue which would require resolution. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines.</p> <p>The landowner notes that the site is well managed, that there is no known significant contamination present and that contamination is not expected to be a significant constraint. A desk study ground investigation report and risk assessment would be prepared to support any planning application for residential development on the site assisting with investigation and remediation.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no known legal restrictions. There are minimal constraints. The site is available from 2024 to 2028, but would require relocation of the existing use which may delay development. The site is therefore as developable.</p>	~



**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The majority of the site is not constrained by fluvial flood risk (99.96%). Flood zone 2 is present on 0.038% of the site, with some surface water flood risk
- The site is wholly greenfield grade 2 agricultural land.
- The site has no immediate access to services, facilities, primary school or employment opportunities, although there is a primary school within the village.
- The site is part previously developed land and is well screened from the surrounding countryside meaning landscape impact would be minimal.
- The site is somewhat removed from the main residential centre of Somersham, however has the opportunity to be integrated with the community once housing allocation 'SM5 North of the Bank, Somersham' has been completed or is underway.
- The proposed density of the development would be in keeping with the density approved for allocation SM5.
- No footpaths are present on the site frontage.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to be integrated with the existing community once housing allocation 'SM5 North of the Bank, Somersham' has been completed or is underway
- Proposes 50 homes which would contribute to the housing needs of the district.
- Would require pedestrian footpaths to facilitate safe active travel routes into the centre of Somersham to access services and facilities.
- Would require retention of trees and hedgerows where possible.
- Requires flood mitigation.
- Is part previously developed and part greenfield land and therefore offers some opportunities to contribute to regeneration.
- Will requires the relocation of an existing depot, before redevelopment could commence.
- Would require relocation of the existing use which may delay development.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 2.15ha  70% net developable area to allow for retention of trees and hedgerow and flood mitigation.  $2.15\text{ha} \times 70\% = 1.505\text{ha}$	Net developable area of 1.505ha  Residential - Market and/or affordable housing  Low density of 35dph to reflect site's location within a larger village and the lower density context of the surrounding housing.  Capacity = $1.505\text{ha} \times 35\text{dph} = 53 \text{ homes}$	Available post 2027 to allow for allocation of site and commencement of adjacent housing allocation SM5.  Build out 2 to 3 years

**Updates after the Initial Assessment**

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**Somersham 2: Somersham Town Football Club and land to the south of the Football Club, Somersham**

<b>Site reference</b>	Somersham 2
<b>Site name</b>	Somersham Town Football Club and land to the south of the Football Club, Somersham

Site address	Parish(es)	Site area (ha)
Somersham Town Football Club and land to the south of the Football Club, Somersham	Somersham	4.4

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> </ul>	70 - 80 homes  Two football pitches	Available 2024 - 2028  1 year to establish the new football pitch and 2 to 3 years to build out

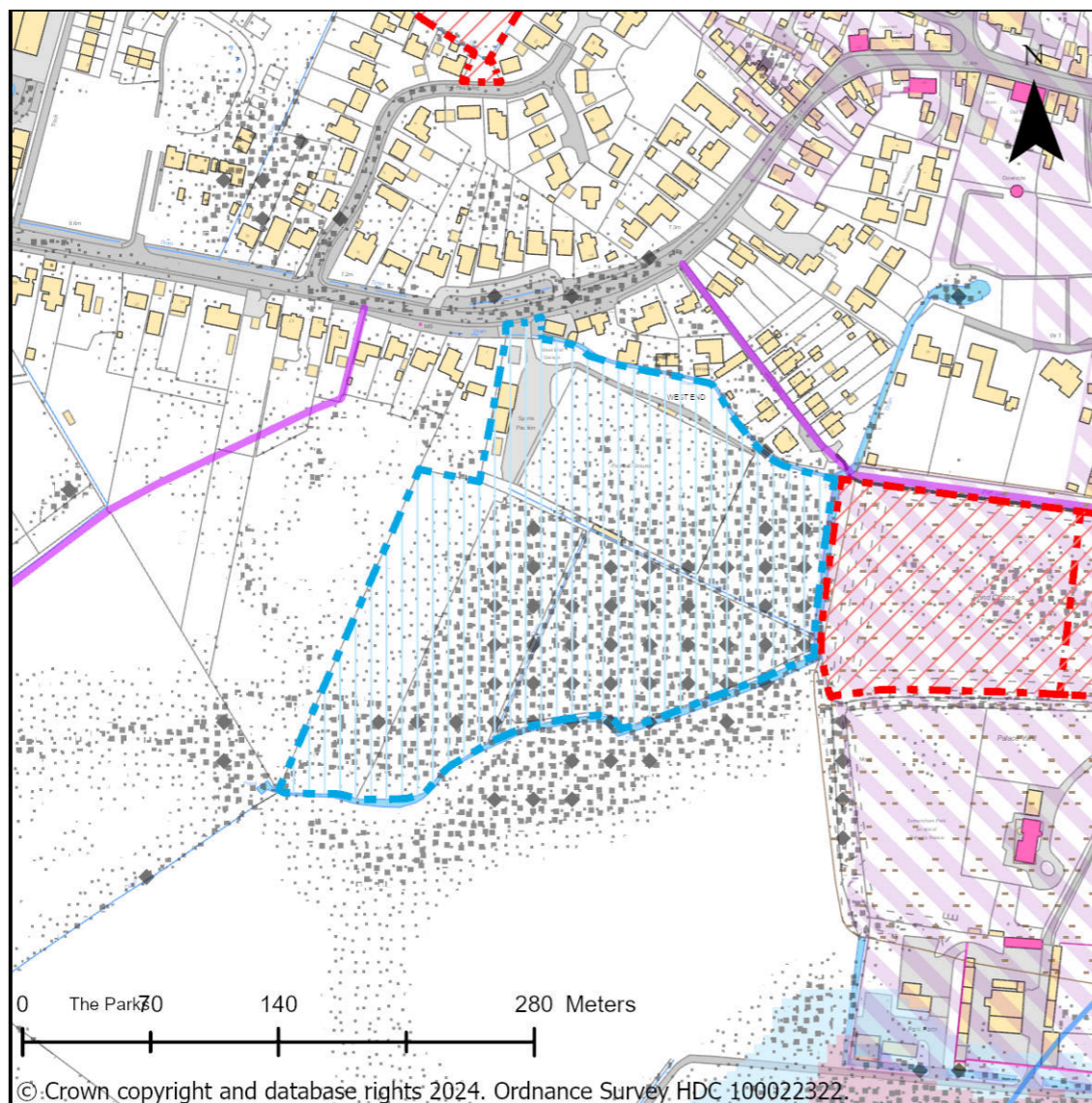
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:55
Relevant planning history	<ul style="list-style-type: none"> <li>None relevant</li> <li>Part of the site was assessed in the HELAA (2017) (site reference: Somersham Town Football Ground). The site was taken forward as an allocation in the Huntingdonshire Local Plan to 2036 under policy SM4 and allocated for 45 homes.</li> </ul>
Land type	Greenfield land
Current use of the site	Agricultural land and football pitch
Supporting information	<ul style="list-style-type: none"> <li>Planning Statement (June 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 with substantial risk from surface water flood risk across the whole of the site. The whole of the site is classified as grade 3 agricultural land. The site is not considered to be previously developed land as it is in recreational use. It is broadly level with hedgerows and vegetation clearly defining its edges and enclosing</p>	~
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<p>the site, there are also tree lines running through the site. Development on the site could have a significant impact on the landscape particularly long views from the south unless appropriately mitigated. To the north of the site is High Street and residential development, to the west of the site is an area of established dense trees providing a rural character to the area, to the east is Pond Closes and to the south is the open countryside. Several drains run through the site and also along its southern boundary.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph and electricity poles run through the site. There are no nature conservation designations on site. There are no heritage designations on site, it is however in a very sensitive location in terms of heritage assets as it is adjacent to the conservation area to the east and also adjacent to a scheduled monument Pond Closes, the site of the former residence of the Bishop of Ely's Palace with fishponds and a later moated site. Therefore, impact on these heritage assets is a development constraint but the existing established vegetation provides some mitigation to potential impact already which should be utilised in a future masterplan for the site. The site promoter has submitted within their planning statement an illustrative masterplan for the site which shows that the eastern edge of the site will be left undeveloped to address concerns regarding impact on heritage assets, it also shows that existing tree belts will be retained along the site's edges as well as within the site. There is an existing access into the site from High Street which serves the current football club.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. Only the eastern edge of the site is located within an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will be required to determine if this is a viable resource. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is owned by multiple individuals, there is a legal agreement in place on the site though between these owners. The development of the site is supported by all land owners. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site directly by a housebuilder who is now involved with the site. It is stated that the site will be available between 2024 and 2028 and it will take 1 year to establish the new football pitch and 2-3 year build.</p>	+
<p><b>Achievability</b></p> <p>The site promoter identifies that all access and services are accessible from the site boundary. They also identify that a gas main easement located along the northern site boundary. The site is in a sensitive location in terms of its relationship with the landscape setting and also regarding heritage assets. As highlighted, the site promoter has submitted an illustrative masterplan which seeks to address these constraints. Surface water flooding</p>	~



<p>is another key constraint which needs to be overcome, the outcomes of the level 2 SFRA and engagement with the LLFA will determine if this risk can successfully be overcome with the appropriate sustainable drainage solutions.</p>	
<p><b>Deliverability / developability</b></p> <p>Part of the site which contains the existing football club and grounds is allocated in the current Local Plan, the site promoter has highlighted that a constraint to the site's delivery has been the relocation of the football ground. This site submission includes additional land to the south of the football ground which is proposed as the relocation site for the football club as well as providing an second pitch. The site promoter anticipates this to overcome the relocation constraint to delivering the site and a housebuilder is now involved with the site. No planning application has yet been submitted. Considering these factors, the site is categorised as being developable.</p>	~

- Development will need to retain and incorporate appropriate landscaping and mitigation against adversely impacting heritage assets and their setting as well as minimise the sense of encroachment into the countryside.
- Masterplan may be impacted by the presence of overhead electricity cables.
- Incorporate appropriate sustainable drainage solutions to address surface water flood risk and ensure homes are resilient and resistant to flooding.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 4.4ha</p> <p>50% net developable area to allow land for the football pitches, sufficient landscaping and sustainable drainage.</p> <p>4.4 ha x standard proportion of 50% = <b>2.2 ha</b></p>	<p>Residential - market and/or affordable houses</p> <p>Very low density of 35 dph anticipated in keeping with surrounding densities within the village.</p> <p>Capacity = 2.2 ha x 35 dph = <b>77 homes.</b></p>	<p>Available post 2028, subject to allocation status</p> <p>Build out over 3 years</p>

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**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land consisting of grade 3 agricultural land but part of the site is in use as a football ground</li> <li>• Within flood zone 1 but there is substantial risk from surface water flooding across the site</li> <li>• In walking distance to several local leisure and cultural facilities, a local shop and primary education</li> <li>• Limited accessibility to a range of employment opportunities</li> <li>• Proposal includes relocating the existing football pitch within the site and provision of an additional pitch alongside residential development</li> <li>• Not constrained by nature conservation designations</li> <li>• It is adjacent to the conservation area and scheduled monument</li> <li>• Located on the western edge of Somersham accessible via a footpath connection into the village. The site does extend into the countryside to the south but it is largely enclosed by existing hedgrows and vegetation.</li> <li>• The proposed uses are compatible with surrounding land uses</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for a mixed use development of new homes alongside enhanced sports provision utilising the existing access into the site from High Street.</li> </ul>
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**Updates after the Initial Assessment**

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**Somersham 3: Land North of The Pasture and South of Rectory Lane, Somersham**

<b>Site reference</b>	Somersham 3
<b>Site name</b>	Land North of The Pasture and South of Rectory Lane, Somersham

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land North of The Pasture and South of Rectory Lane, Somersham	Somersham	0.95

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	13 homes	Available 2023 Build out over 1 year

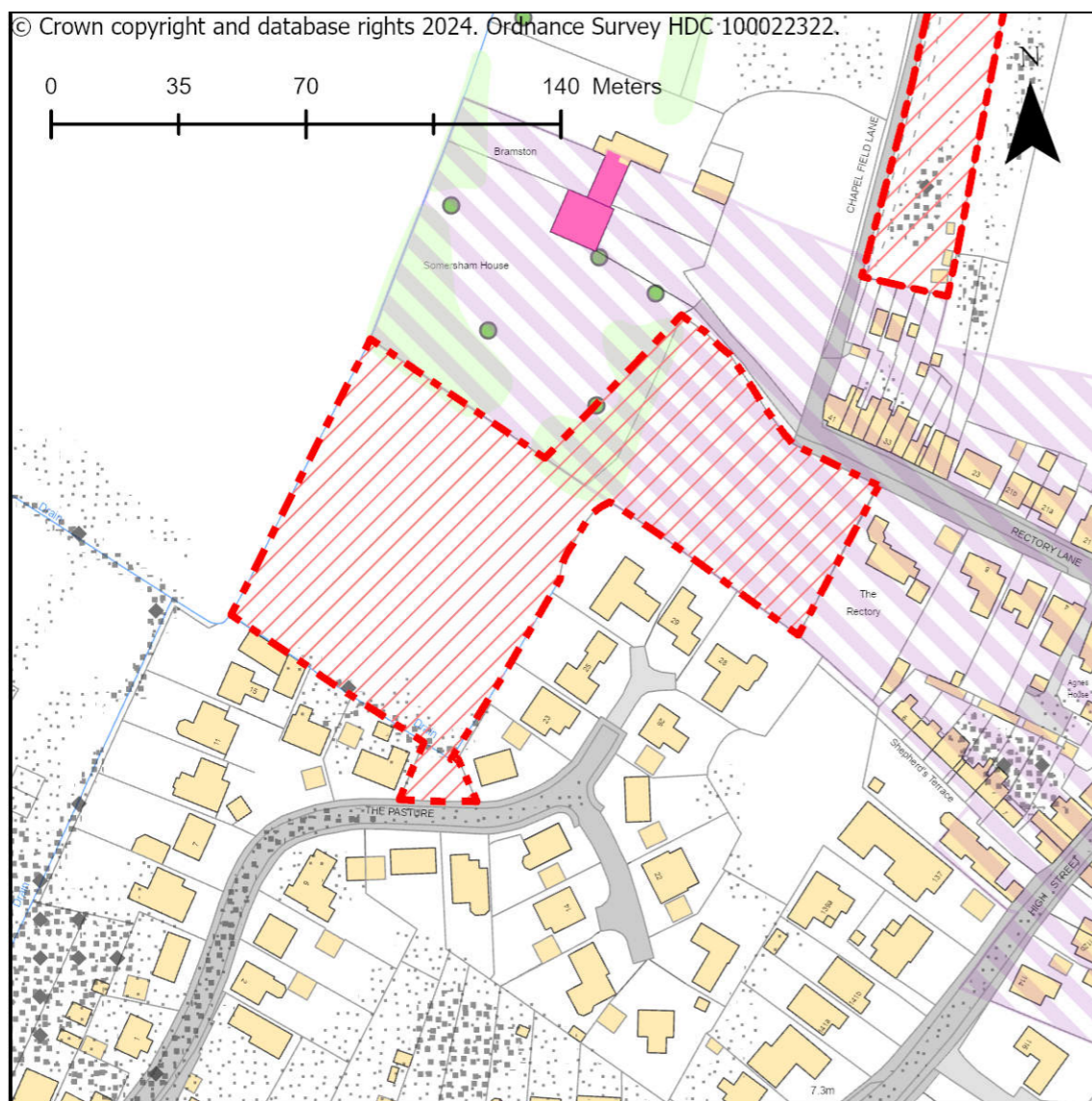
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:107
Relevant planning history	<ul style="list-style-type: none"> <li>21/02111/OUT for outline planning permission for 11 dwellings and associated works (all matters reserved) was approved in December 2022.</li> <li>The site was assessed in the HELAA (2017) (site reference: The Pasture). Part of the site was taken forward as an allocation in the Huntingdonshire Local Plan to 2036 under policy SM3 and allocated for 15 homes.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

Context, constraints and potential suitability	
The site is wholly located within flood zone 1 with some risk from surface water flooding along its southern edge near to The Pasture. It is wholly classified as grade 2 agricultural land. The site is broadly level but rises gently up towards the northern boundary by some 2m. There is existing established hedging along each boundary. Some of the trees on its	~

<p>northern edge are protected by an area Tree Preservation Order, a Tree Preservation Area is also present where access may be required to connect the two sites. This has the potential to impact on biodiversity and ecology and prevent integration of the two parcels. To the south and east of the site are residential properties, to the north is Somersham House and its large grounds (some of the development site includes land within this building's curtilage), and to the west is open countryside.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph and electricity poles run through the site. There are no nature conservation designations on site. The eastern parcel of the site is within the conservation area. To the north is the grade II listed Somersham House, development could have a significant impact on heritage assets by, removing some of the historic setting of the house and by virtue of obstructing views through or physically detracting from the character of the conservation area. Access to the site may be achieved from The Pasture as demonstrated through the approved outline permission. However access to the eastern parcel is more challenging as Rectory Lane is a very narrow road and may require upgrading which would require further investigation. It is unclear if masterplanning could successfully integrate the parcels to provide a comprehensive development or provide access running through the site from western parcel to the eastern parcel. As previously mentioned impact on the tree preservation areas and setting of Somersham House could be significant.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within a mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is owned by multiple individuals, there is a legal agreement in place on the site though between these owners. The development of the site is supported by all land owners. There are no known legal restrictions impacting the site. The site promoter states that it is intended to acquire planning permission and then sell the site to a third party for development. It is stated that the site is available now and will take 1 year to build.</p>	+
<p><b>Achievability</b></p> <p>The site promoter identifies that all access and services are accessible from the site boundary. The site is sensitively located in terms of heritage assets with the proposed site removing part of the historic setting of Somersham house a grade II listed building. The presence of protected trees is also a constraint, removal of which has the potential to impact on biodiversity and ecology and may prevent integration of the two parcels. Access from Rectory Lane may be a restriction due to its narrow nature and may require upgrading which would require further investigation. It is unclear whether masterplanning could</p>	~



<p>successfully integrate the parcels to provide a comprehensive development and may need to be developed in isolation. Further evidence would be required. There is also some surface water flood risk which would require mitigation.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is greenfield with no structures to clear. The western parcel is already allocated in the current Local Plan for residential development and benefits from outline planning approval. The additional eastern parcel is not allocated and poses additional design challenges because of constraints relating to heritage impact, access and protected trees. The site is also in multiple ownership but there is a legal agreement in place. The site promoter intends to acquire planning permission and then sell the site to a third party for development. Considering these factors, and even though part of the site is allocated for development in the current Local Plan and for the whole of the site to be comprehensively masterplanned and brought forward beyond an outline planning approval, the site is categorised as being developable.</p>	

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land consisting of grade 2 agricultural land</li> <li>• Within flood zone 1 with some risk from surface water flooding</li> <li>• In walking distance to several local leisure and cultural facilities, a local shop and primary education</li> <li>• Limited accessibility to a range of employment opportunities and natural greenspace</li> <li>• Connection between the two parcels of land is impeded by impact on the setting of a listed building and tree preservation areas</li> <li>• The eastern parcel is within the conservation area and within the setting of a listed building</li> <li>• The eastern parcel presents issues relating to access, especially from Rectory Lane which is very narrow with substantial parking impeding movement.</li> <li>• Located on the western edge of Somersham accessible via a footpath connection from The Pasture</li> <li>• There are protected trees which will need to be retained</li> <li>• Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- Is significantly constrained by the presence of protected trees which have the potential to impact on biodiversity and ecology and impact on the curtilage and setting of a grade II listed building preventing integration of the two parcels.
- Would require access from The Pasture and Rectory Lane for the respective parcels of land to prevent significant impact on heritage assets and tree preservation orders.
- The western parcel is potentially appropriate for residential development subject to appropriate masterplanning to overcome heritage, landscaping, and tree constraints.
- The eastern parcel presents issues relating to access, especially from Rectory Lane which is very narrow with substantial parking impeding movement. This and would require significant consideration of the impact on transport movements, the conservation area, tree preservation areas and the setting of the grade II listed building. Additional parking for residents on Rectory lane within the western parcel has the opportunity to alleviate some pressure on the Lane.
- Requires flood mitigation

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 0.95ha</p> <p>Development of the whole site as one parcel is not considered achievable due to the impact on tree preservation orders and listed building.</p> <p>The proposed site has been split as follows:</p> <ul style="list-style-type: none"> <li>• Western parcel - Gross site area 0.6ha</li> <li>• Eastern Parcel - Gross site area 0.35ha</li> </ul>		<p>Available post 2028, subject to allocation status</p> <p>Build out over 2 to 3 years</p>
<p><b>Western Parcel</b></p> <p>Gross site area 0.6ha</p> <p>70% net developable area to allow land for mitigation on heritage, trees and flooding.</p> <p>0.6 ha x 70% = <b>0.42 ha</b></p>	<p>Net developable area of 0.42ha</p> <p>Residential - market and/or affordable houses</p> <p>Very low density of 25 dph anticipated in keeping with surrounding densities within</p>	<p>Available now - outline planning permission approved</p> <p>Build out over 2 to 3 years</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	the village and minimise impact on hertiage and protected trees.  Capacity = 0.42 ha x 25 dph = <b>11 homes.</b>	
<b>Eastern Parcel</b>  Gross site area 0.35ha  Removal of 0.10ha to allow for provision of 5-6 parking spaces for residents of Rectory Lane to alleviate congestion (subject to confirmation)  Remaining site area = 0.25ha  70% net developable area to allow land for mitigation on heritage, trees and flooding.  0.25 ha x 70% = <b>0.175 ha</b>	Net developable area of 0.175ha  Residential - market and/or affordable houses  Very low density of 25 dph anticipated in keeping with surrounding densities within the village and minimise impact on heritage and landscape.  Capacity = 0.175 ha x 25 dph = <b>4 homes</b>	Available post 2028  Build out over 2 to 3 years  However the site capacity is below 5 homes and therefore may not meet the criteria for allocation.

**Updates after the Initial Assessment**

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**Somersham 4: Land East of Parkhall Road, Somersham**

<b>Site reference</b>	Somersham 4
<b>Site name</b>	Land East of Parkhall Road, Somersham

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land East of Parkhall Road, Somersham	Somersham	3.34

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul>	60 homes	Available 2023  Build out over 2 years

**Core information**

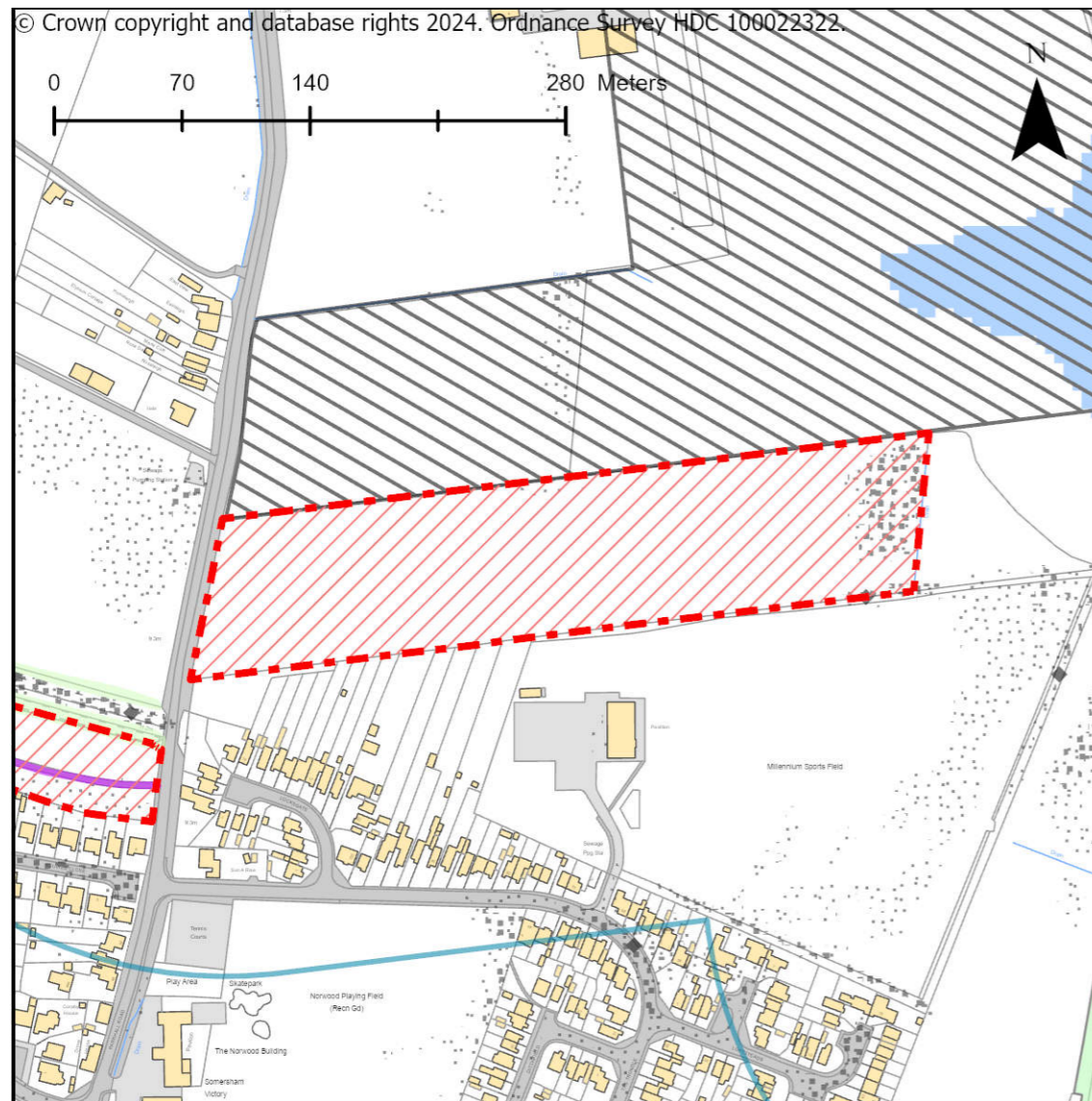
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:102
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Access Appraisal (May 2023)</li> <li>Constraints and Opportunities Plan (drawing number: SKO1, revision A) (May 2023)</li> <li>Ecological Appraisal (June 2023)</li> <li>Flood Risk and Drainage Scoping Report (April 2023)</li> <li>Illustrative Masterplan (drawing number: SKO2, revision A) (May 2023)</li> <li>Landscape and Visual Appraisal (June 2023)</li> <li>Promotional Document (May 2023)</li> <li>Topographical (drawing number: 23225-23-01) (April 2023)</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site adjoins a Mineral Development Area. No assessment has been made by the site promoter on the impact of the proposed development on the MWA.	Fail



Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site adjoins a Mineral Development Area.	N/A	N/A

**Updates after the Initial Assessment**

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No as the whole site falls within the consultation area for a Mineral Development Area. No assessment has been made by the site promoter on the impact of the proposed development on the MWA.
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**Somersham 5: Land to West of College Farm, Somersham**

<b>Site reference</b>	Somersham 5
<b>Site name</b>	Land to the West College Farm, Somersham

Site address	Parish(es)	Site area (ha)
Land to the West College Farm, Somersham	Somersham	3.92ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	85 homes	Available 2024 to 2028 Build out 2 to 3 years

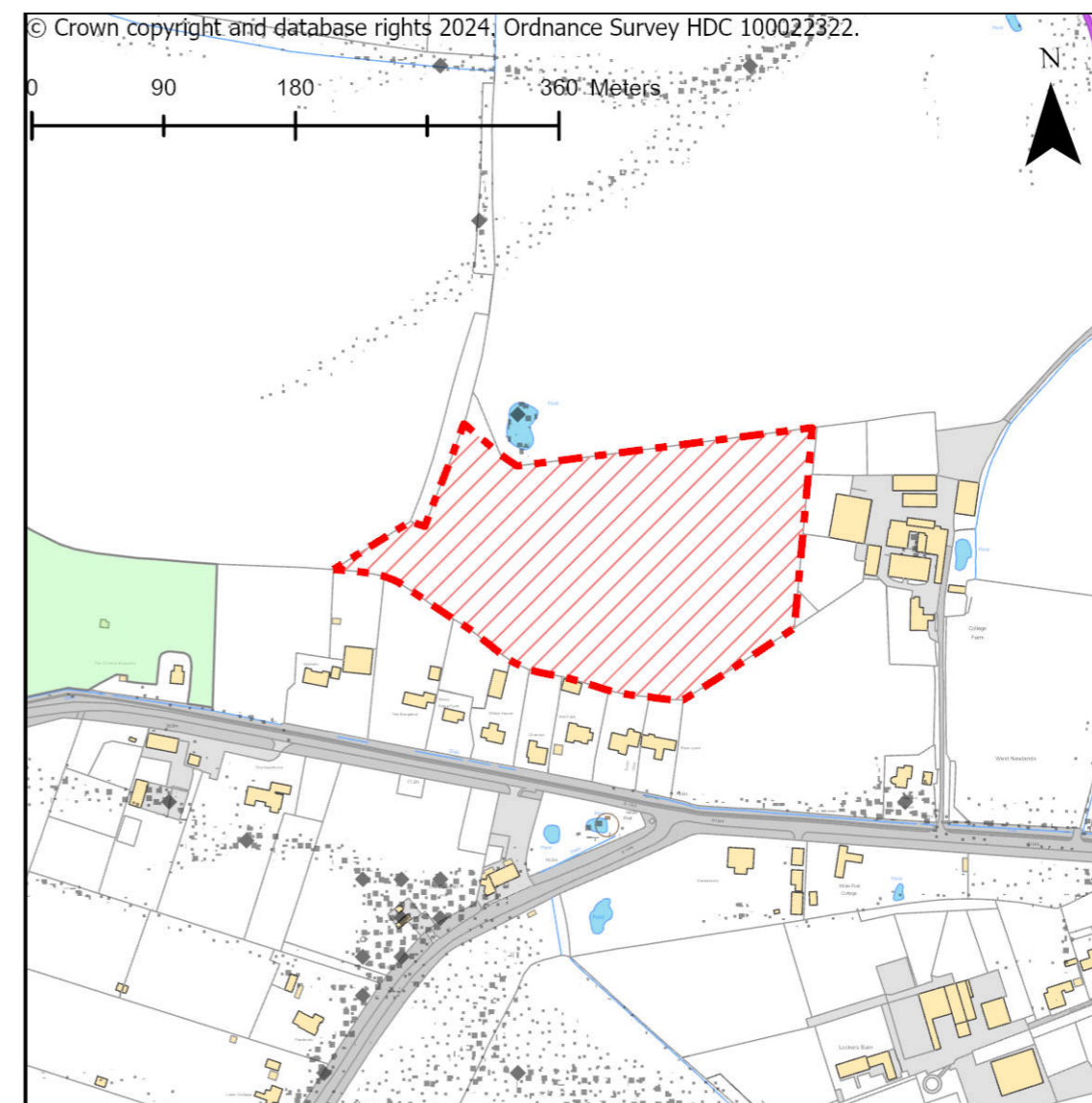
**Core information**

How was the site identified?	Call for sites 2023 site submission: site reference - CfS: 57
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	-
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<p>The site is not constrained by fluvial or surface water flood risk. The site is wholly greenfield grade 2 agricultural land.</p> <p>The site is flat agricultural land. The site is north of the B1089 and set back from the road with residential properties bounding the southern edge, employment uses the western edge and greenspace the south eastern corner. The northern boundary of the site is exposed to the wider countryside and landscaping may be required to mitigate the impact on the landscape. Development would be required to demonstrate how it can integrate with the surrounding uses. There is no access to the proposed site and it is detached from the B1089 by a field.</p> <p>There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in individual/ individual company ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 2 to 3 years. It is intended that allocation status is acquired before selling to a third party for obtaining planning permission and development.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. No access has been identified for the site. Access would be required through adjacent land which could cause issues with ransom strips and viability of the site, thus affecting delivery. The site is detached from the B1089 by a field. Further information would be required to establish the deliverability of the site.</p> <p>The site promoter notes that access from the nearest public highway (St. Ives Road) would be required to go through the adjacent parcel of land to the south-east. The aforementioned land has also been submitted for consideration as part of this Call for Sites consultation.</p>	-
<p><b>Deliverability / developability</b></p>	-

There are no known legal restrictions. The site is available from 2024 to 2028, but would require relocation of the existing use which may delay development. Access is a significant constraint and would be required through adjacent land which could cause issues with ransom strips and viability of the site, thus affecting delivery, meaning further information would be required to establish the deliverability of the site. The site is classified as undeliverable.

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No, due to constraints to the site regarding access and the detached nature of the site.</p> <p>An alternative development proposal including this site is set out in Somersham 7: Land to the West of College Farm (larger site), Somersham.</p>
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**Impact of the Sustainability Appraisal on the assessment**

The site did not progress to Sustainability Appraisal

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site was considered inappropriate for development due to constraints to the site regarding access and the detached nature of the site.	N/A	N/A

**Updates after the Initial Assessment**



**Somersham 6: Land to South of College Farm, Somersham (smaller site)**

<b>Site reference</b>	Somersham 6
<b>Site name</b>	Land to the South of College Farm, Somersham (smaller site)

Site address	Parish(es)	Site area (ha)
Land to the South of College Farm, Somersham	Somersham	1.70ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	42 homes	Available 2024 to 2028 Build out 2 to 3 years

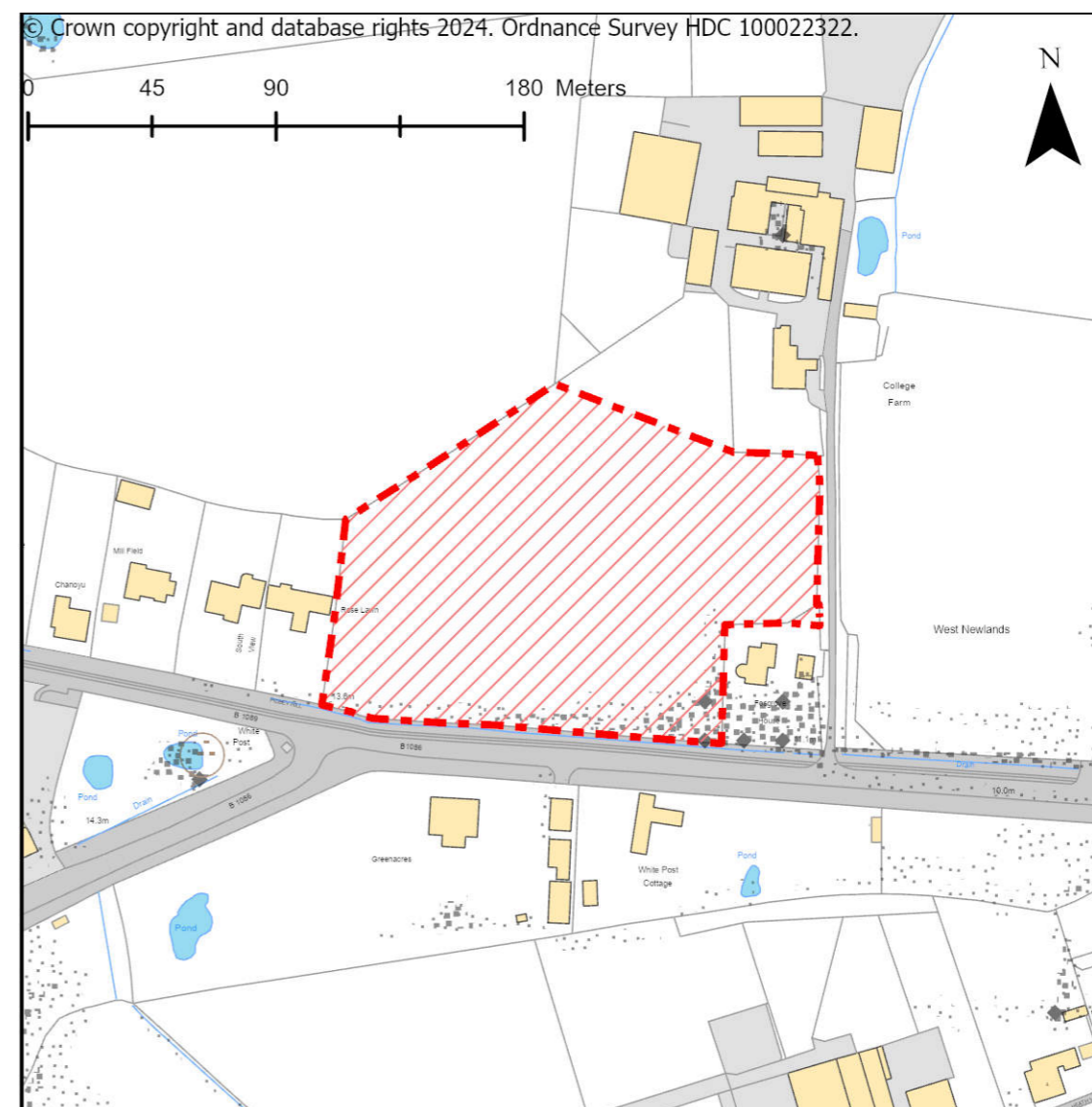
**Core information**

How was the site identified?	Call for sites 2023 site submission: site reference - Cfs: 233
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
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<p>The site is not constrained by fluvial flood risk, some surface water flood risk is present on the southern edge of the site. The site is wholly greenfield grade 2 agricultural land.</p> <p>The site is flat and the southern boundary sits on the B1089, allowing for potential access to the site. Residential properties bound the western edge of the site and the south eastern corner, a residential property sits outside the north eastern corner with employment uses to the north east. Low hedgerow and some trees bounds the southern edge and a footpath. Trees and hedgerow bound the north western edge with some tree planting within the site. Landscape impact may be minimal if hedgerow is to be retained, consideration of retention of existing trees should be considered. Development would be required to demonstrate how it can integrate with the surrounding uses.</p> <p>There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in individual/ individual company ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 2 to 3 years. It is intended that allocation status is acquired before selling to a third party for obtaining planning permission and development. The site promoter notes that interest has been shown from a national house builder.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site sits on the B1089 which would assist with the logistics of construction, access would be required from here. There are no known issues of significance to be resolved.</p> <p>The site promoter states that the site would be directly accessed off St Ives Road.</p>	+
<p><b>Deliverability / developability</b></p>	~

<p>There are no known legal restrictions or known significant issues to be resolved. The site is available from 2024 to 2028 and build out is expect to take 2 to 3 years. It is intended that allocation status is acquired before selling to a third party for obtaining planning permission and development. The site is therefore classified as developable.</p>	
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p>
<ul style="list-style-type: none"> <li>• Is not constrained by fluvial flood risk, some surface water flood risk is present</li> <li>• The site is wholly greenfield grade 2 agricultural land.</li> <li>• The site has limited access to services, facilities and employment opportunities with a public house and football ground within 800m. The site is within 300m of West Newlands Industrial Estate, which could provide some limited employment opportunities.</li> <li>• A scheduled monument is within 40m of the site</li> <li>• The location of the proposed site is somewhat remote and has no substantial community with which to integrate with.</li> <li>• Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home.</li> <li>• The site links to the village of Somersham via a footpath.</li> <li>• Trees and hedgerow bound the north western boundary meaning that landscape impact would be minimal if they were to be retained.</li> </ul>
<p>In combination the outcomes of the LAA and SA indicate that the site:</p>
<ul style="list-style-type: none"> <li>• Is well connected via active travel but currently remote from the main residential area of Somersham, which could present disadvantages when considering sustainable locations for development.</li> <li>• Could contribute to the housing needs of the district.</li> <li>• Would require retention of trees and hedgerows where possible.</li> <li>• Requires flood mitigation.</li> <li>• Is wholly greenfield and offers no opportunity for the redevelopment of previously developed land.</li> </ul>

- The proposed density is very low which would reflect the site's location.
- May require heritage impact assessment.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.70ha  70% net developable area to allow for retention of trees and hedgerow and flood mitigation.  $1.70 \times 70\% = 1.19\text{ha}$	Net developable area 1.19ha  Residential - Market and/or affordable housing  Low density of 35dph to reflect site's location within a larger village and the lower density context of such areas.  Capacity = $1.19\text{ha} \times 35\text{dph}$ = <b>42 homes</b>	Available post 2027 to allow for allocation of site and build out of nearby housing allocation SM2. With reassessment of sustainability at this stage.  Build out 2 to 3 years

**Updates after the Initial Assessment**



**Somersham 7: Land to the South of College Farm (larger site), Somersham**

<b>Site reference</b>	Somersham 7
<b>Site name</b>	Land to the South of College Farm (larger site), Somersham

Site address	Parish(es)	Site area (ha)
Land to the South of College Farm (larger site), Somersham	Somersham	5.62ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	125 homes	Available 2024 to 2028 Build out 3 to 4 years

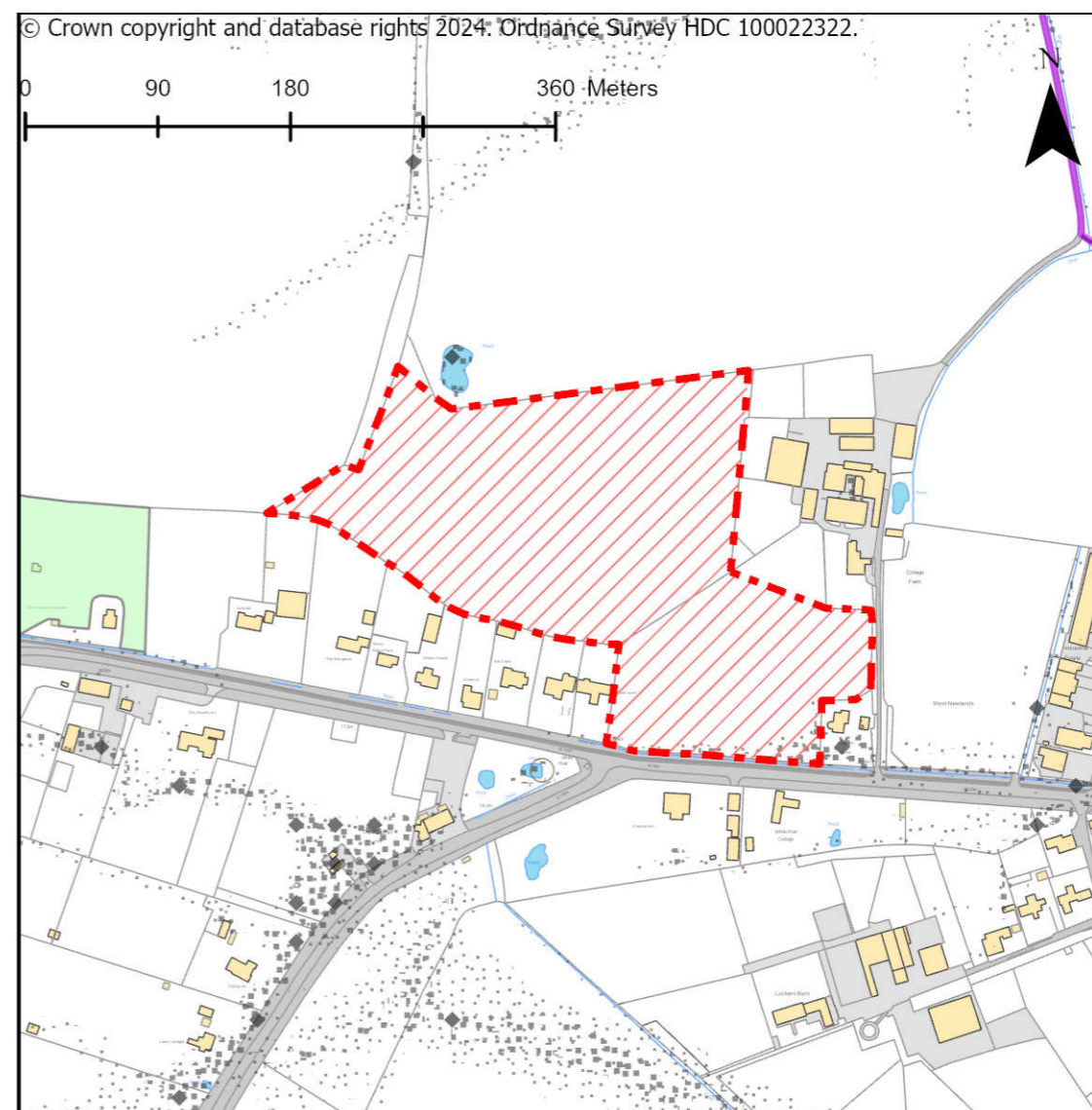
**Core information**

How was the site identified?	Call for sites 2023 site submission: site reference - CfS: 213
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
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<p>The site is not constrained by fluvial flood risk, some surface water flood risk is present on the southern edge of the site. The site is wholly greenfield grade 2 agricultural land.</p> <p>The site is flat and the southern boundary sits on the B1089, allowing for potential access to the site. Residential properties bound the south western edge of the site and the south eastern corner, a residential property and employment uses sit outside the north eastern corner. Low hedgerow and some trees bound the southern edge and a footpath. Trees and hedgerow dissect the site with some tree planting within the southern half of the site. The northern boundary of the site is exposed to the wider countryside and landscaping may be required to mitigate the impact on the landscape. Consideration of retention of existing trees should be considered. Development would be required to demonstrate how it can integrate with the surrounding uses.</p> <p>There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in individual/ individual company ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 2 to 3 years. It is intended that allocation status is acquired before selling to a third party for obtaining planning permission and development.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site sits on the B1089 which would assist with the logistics of construction, access would be required from here. There are no known issues of significance to be resolved.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no known legal restrictions or known significant issues to be resolved. The site is available from 2024 to 2028 and build out is expect to take 2 to 3 years. It is intended that allocation status is acquired before selling to a third party for obtaining planning permission and development. The site is therefore classified as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is not constrained by fluvial flood risk, some surface water flood risk is present</li> <li>• The site is wholly greenfield grade 2 agricultural land.</li> <li>• The site has limited access to services, facilities and employment opportunities with a public house and football ground within 800m. The site is within 300m of West Newlands Industrial Estate, which could provide some limited employment opportunities.</li> <li>• A scheduled monument is within 40m of the site</li> <li>• The location of the proposed site is somewhat remote and has no substantial community with which to integrate with.</li> <li>• Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home.</li> <li>• The site links to the village of Somersham via a footpath.</li> <li>• The northern boundary of the site is exposed to the wider countryside.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is well connected via active travel but currently remote from the main residential area of Somersham, which could present disadvantages when considering sustainable locations for development.</li> <li>• Is of a size which could include a wide range of types, sizes and tenures</li> <li>• Would require retention of trees and hedgerows where possible.</li> <li>• Requires flood mitigation.</li> <li>• Is wholly greenfield and offers no opportunity for the redevelopment of previously developed land.</li> <li>• The proposed density is very low which would reflect the site's location.</li> <li>• May require mitigation measures to minimise the impact on the landscape.</li> <li>• May require heritage impact assessment.</li> </ul>
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 5.62ha</p> <p>70% net developable area to allow for retention of trees and hedgerow, landscape and flood mitigation.</p> <p>5.62ha x 70% = 3.934ha</p>	<p>Net developable area 3.934ha</p> <p>Residential - Market and/or affordable housing</p> <p>Low density of 35dph to reflect site's location within a larger village and the lower density context of such areas.</p> <p>Capacity = 3.934ha x 35dph = <b>138 homes</b></p>	<p>Available post 2027 to allow for allocation of site and build out of nearby housing allocation SM2. With reassessment of sustainability at this stage.</p> <p>Build out 3 to 5 years</p>

Updates after the Initial Assessment

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**Somersham 8: College Farm, West of Newlands Industrial Estate, Somersham**

<b>Site reference</b>	Somersham 8
<b>Site name</b>	College Farm, West of Newlands Industrial Estate, Somersham

Site address	Parish(es)	Site area (ha)
College Farm, West of Newlands Industrial Estate, Somersham	Somersham	1.80ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	55 homes	Available 2024 to 2028 Build out 2 to 3 years

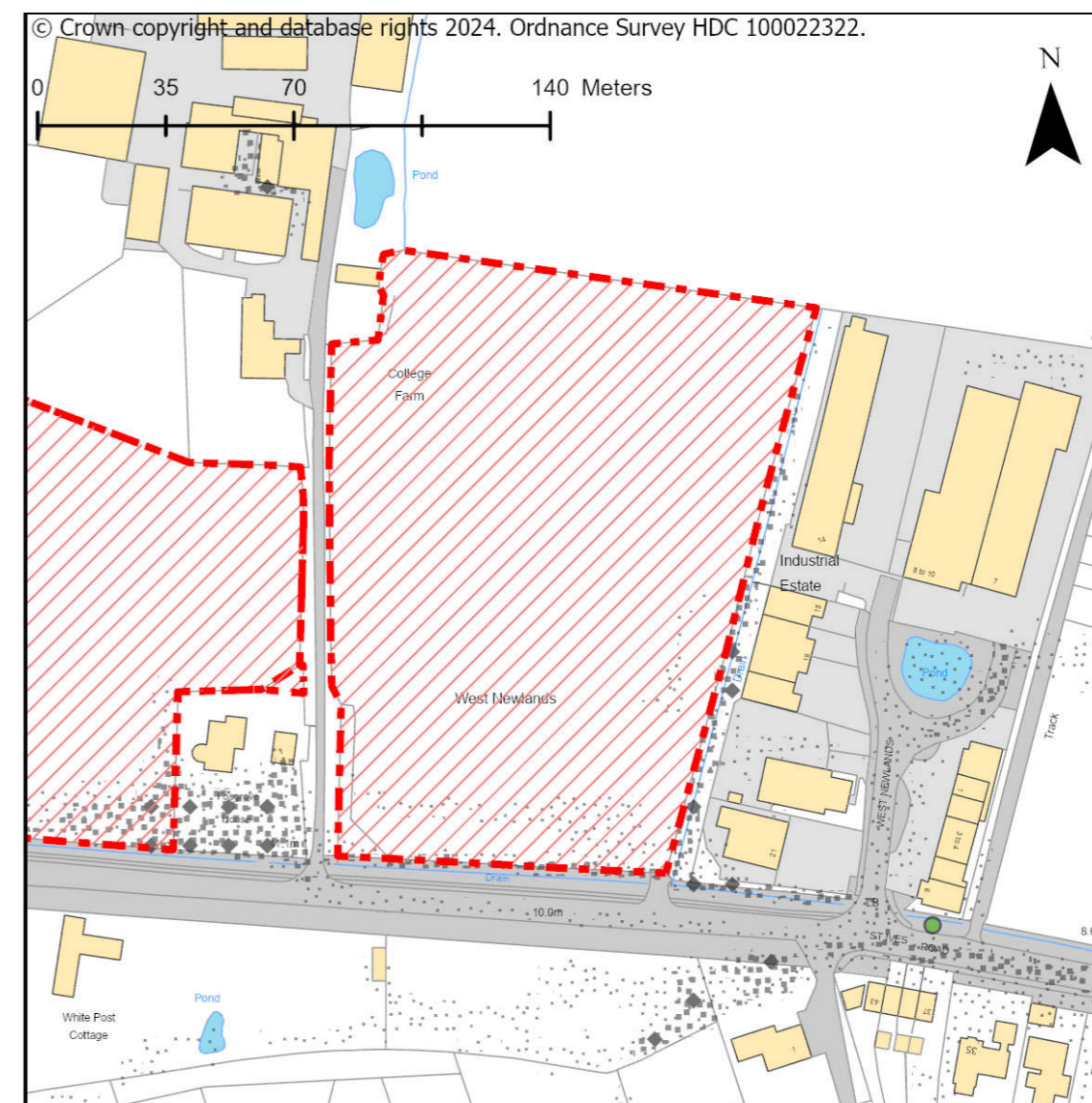
**Core information**

How was the site identified?	Call for sites 2023 site submission: site reference - CfS: 270
Relevant planning history	HLP2036 site allocation: SM1 College Farm, West of Newlands Industrial Estate HELAA (December 2017): College Farm, West of Newlands industrial estate, Somersham (171)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, some surface water flood risk is present in the southern and eastern extents of the site. The site is wholly greenfield grade 2 agricultural land.</p> <p>The site is flat and the southern boundary sits on the B1089, allowing for potential access to the site. A residential property sits outside the south western corner and residential property and employment uses outside the north western corner. Newlands Industrial Estate bounds the eastern edge. The southern boundary is interspersed with trees and some hedgerow line the northern boundary, however there are clear views into the open countryside to the north. The site can also be seen from a public footpath further north. Some trees line parts of the eastern and western boundaries. Some landscaping may be required to the north to minimise impact on the countryside, this could also be minimised through the retention of existing trees and hedgerow. Development is well related to the built area but would be required to demonstrate how it can integrate with the surrounding uses. Development would be required to demonstrate how it can integrate and be compatible with the surrounding uses, especially in relation to the industrial estate to the east. The impact on noise air and light pollution to potential future occupiers of the site as a result of the operational use of the industrial estate would require assessment.</p> <p>There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.</p>	+
<p><b>Availability</b></p> <p>The site is in individual/ individual company ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 2 to 3 years. The site is allocated in the current local plan as housing allocation SM1 College Farm, West of Newlands Industrial Estate for 55 homes. It is intended that allocation status is acquired/retained before selling to a third party for obtaining planning permission and development.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site sits on the B1089 which would assist with</p>	+

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<p>the logistics of construction, access would be required from here. There are no known issues of significance to be resolved and the site is currently allocated within the local plan meaning that upon the approval of planning permission, development could commence.</p> <p>The site promoter notes that although no planning application has been submitted on the site since its original allocation, the site is still available and deliverable. The landowners are currently negotiating with a national housebuilder for the purchase of the land to bring about its delivery. This submission of the land by the landowners is to demonstrate the continued intention to develop the site, justifying its continued allocation.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no known legal restrictions or known significant issues to be resolved. The site is available from 2024 to 2028 and build out is expect to take 2 to 3 years. The site is currently allocated within the local plan meaning that upon the approval of planning permission, development could commence. The site is therefore classified as deliverable.</p>	+

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is not constrained by fluvial flood risk, some surface water flood risk is present</li> <li>● The site is wholly greenfield grade 2 agricultural land.</li> <li>● The site has limited access to services, facilities and employment opportunities with a public house and football ground within 800m. The site is adjacent to West Newlands Industrial Estate, which could provide some employment opportunities.</li> <li>● A scheduled monument is within 250m of the site</li> <li>● The eastern edge of the site is adjacent to Newlands Industrial Estate, housing allocation SM2, St Ives Road Somersham is within 200m</li> <li>● The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution, but may be impacted by the adjacent industrial estate.</li> <li>● The site links to the village of Somersham via a footpath.</li> <li>● Clear views into the site from the open countryside and existing public rights of way</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- Has the potential to be integrated into the existing community to the east. To enable the development to be effectively masterplanned the development would have to consider Newlands Industrial Estate and the impact of this would have on future occupiers of the site including mitigation where necessary.
- Would contribute to the housing needs of the district
- Requires flood mitigation.
- Is wholly greenfield and offers no opportunity for the redevelopment of previously developed land.
- The proposed density is very low which would reflect its relationship with the countryside to the north
- May require mitigation measures to minimise the impact on the landscape and transition to open countryside and consider retention of existing trees and hedgerow
- May require heritage impact assessment.

**HDC's Delivery Calculations**

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HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.80ha  70% net developable area to allow for retention of trees and hedgerow, landscape and flood mitigation and impact from industrial estate.  1.80ha x 70% = 1.44ha	Net developable area 1.26ha  Residential - Market and/or affordable housing  Low density of 35dph to reflect site's location within a larger village and the lower density context of such areas.  Capacity = 1.26ha x 35dph = <b>44 homes</b>	Available post 2027 to allow for allocation of site.  Build out 2 to 3 years

**Updates after the Initial Assessment**

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**Somersham 9: Land South of 35 Church Street (smaller site), Somersham**

<b>Site reference</b>	Somersham 9
<b>Site name</b>	Land South of 35 Church Street (smaller site), Somersham

Site address	Parish(es)	Site area (ha)
Land South of 35 Church Street (smaller site), Somersham	Somersham	0.44

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	14 affordable/ starter homes	Available 2024 - 2028 Build out over 3 years

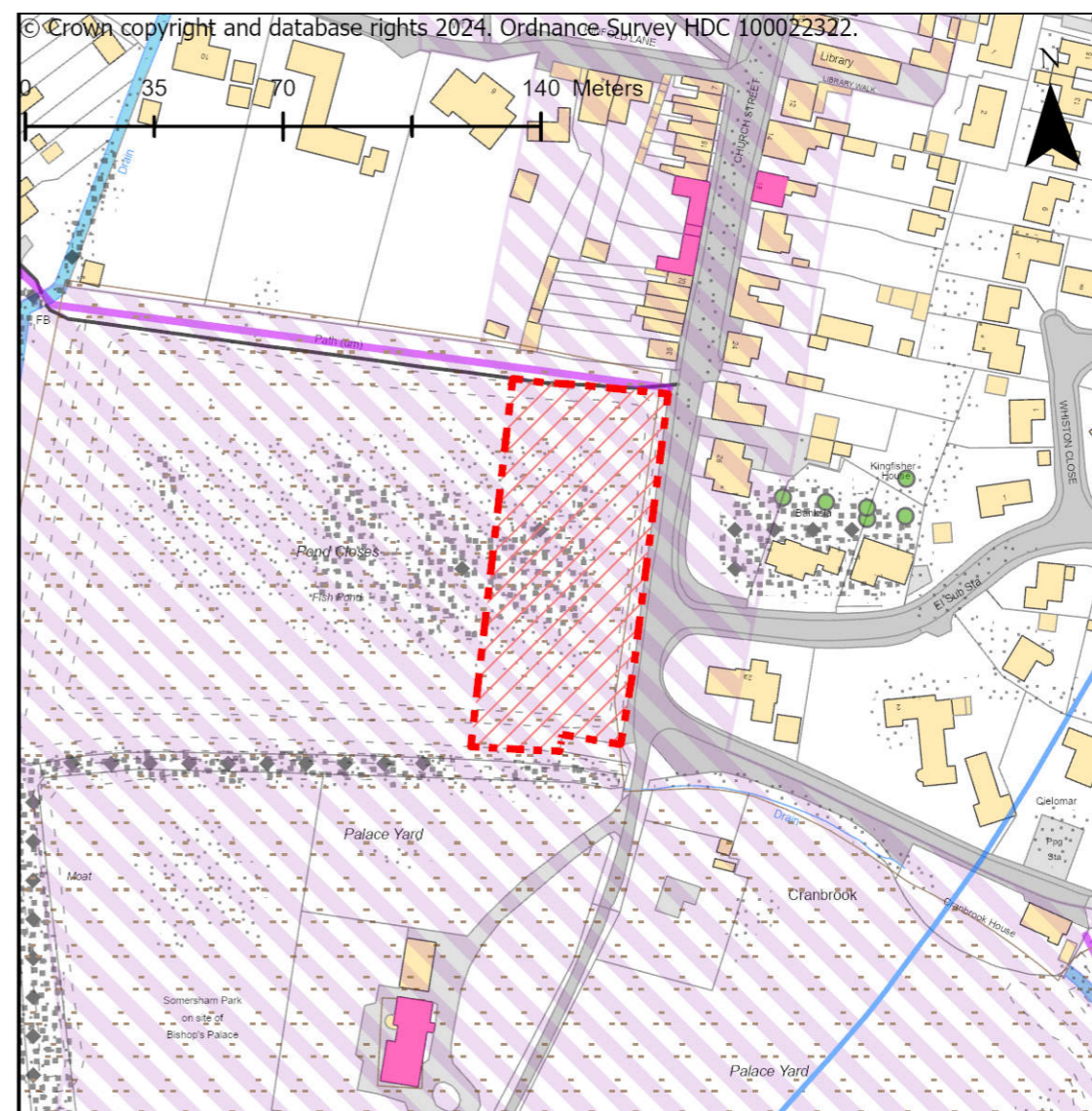
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:173
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site has also been submitted as part of a larger development proposal assessed under Somersham 10 (CfS: 184).</p> <p>The site is wholly located within flood zone 1, there is risk from surface water flooding across the site with this risk being focused towards the centre of the site. It is wholly classified as grade 3 agricultural land. The site is broadly level with established hedging along all of the site's boundaries part form its western edge. This largely serves to enclose the site, retention of this vegetation would minimise the impact of built development. However considering the form of neighbouring development and the size of the site, a frontage style development could result in the loss of a large number of trees along its frontage which could disrupt the character of the area. To the north and east is residential development, to the south is Park Farm and to the west is the larger field parcel and beyond that the open countryside.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run across the site. There are no nature conservation designations on site. The southern edge of the site is within a designated scheduled monument called Pond Closes (this forms land historically used as the home of the Bishop of Ely) and the whole of the site is within a conservation area. There are also several listed buildings to the north and south of the site. While heritage is a constraint, given the enclosed nature of the site, development of the land is less less likely have a significant impact on the setting of heritage assets, particularly if large amounts of the existing vegetation is retained, however as highlighted this may not be possible if a frontage development is pursued. The site can be accessed from Church Street.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is located within an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will be required to determine if this is a viable resource. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in single ownership who supports development. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the landowner and that the site will be available between 2024 and 2028. The site promoter anticipates that the site could take about 3 years to build.</p>	+
<p><b>Achievability</b></p> <p>The site promoter identifies that all access and servicing are accessible from the site's boundary. The site is constrained, most notably by heritage, landscaping and surface water flooding. Masterplanning and careful design as well as engagement with necessary</p>	~

<p>specialists will be required to ensure these can be adequately overcome. As highlighted the proposed mix of uses could potentially assist in overcoming these constraints by locating built development in areas of the site less at risk.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is greenfield with some constraints to overcome. The site promoter identifies that it is intended to deliver the site directly by the landowner and that the site will be available between 2024 and 2028. Considering that no planning application has yet been received, the site is categorised as being developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is greenfield land consisting of grade 3 agricultural land</li> <li>● Within flood zone 1 but there is risk from surface water flooding across the site</li> <li>● In walking distance to several local leisure and cultural facilities, a local shop and primary education</li> <li>● Limited accessibility to a range of employment opportunities</li> <li>● Accessible to natural greenspace</li> <li>● Not constrained by nature conservation designations</li> <li>● It is within the conservation area, the southern edge of the site includes a scheduled monument and there are listed buildings to the north</li> <li>● Located on the southern edge of Somersham accessible via a footpath connection into the village. The site has a more rural feel as the village transitions into the countryside to the south, it is largely enclosed by existing hedgerows and vegetation apart form its western edge.</li> <li>● Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● Is potentially appropriate for development accessed from Church Street. The site promoter seeks to provide affordable/ starter homes on the site.</li> <li>● Development will need to retain and incorporate appropriate landscaping and mitigation against adversely impacting heritage assets and their setting as well as minimise the sense of encroachment into the countryside.</li> </ul>
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- Land included within the scheduled monument designation should not be built.
- Incorporate appropriate sustainable drainage solutions to address surface water flood risk and ensure homes are resilient and resistant to flooding.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.44ha 90% net developable area to allow for sufficient landscaping on its western side and sustainable drainage. 0.44 ha x standard proportion of 90% = <b>0.37 ha</b>	Residential - market and/or affordable houses Very low density of 35 dph anticipated in keeping with surrounding densities within the village. Capacity = 0.37 ha x 35 dph = <b>14 homes.</b>	Available post 2028, subject to allocation status Build out over 3 years

**Updates after the Initial Assessment**

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**Somersham 10: Land South of 35 Church Street (larger site), Somersham**

<b>Site reference</b>	Somersham 10
<b>Site name</b>	Land South of 35 Church Street (larger site), Somersham

Site address	Parish(es)	Site area (ha)
Land South of 35 Church Street (larger site), Somersham	Somersham	1.65

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural green or open space uses</li> <li>Biodiversity net gain opportunities</li> </ul>	30+ starter/ affordable homes  0.8ha of the site to be used for public open space and biodiversity net gain	Available 2024 - 2028  Build out over 3 - 4 years

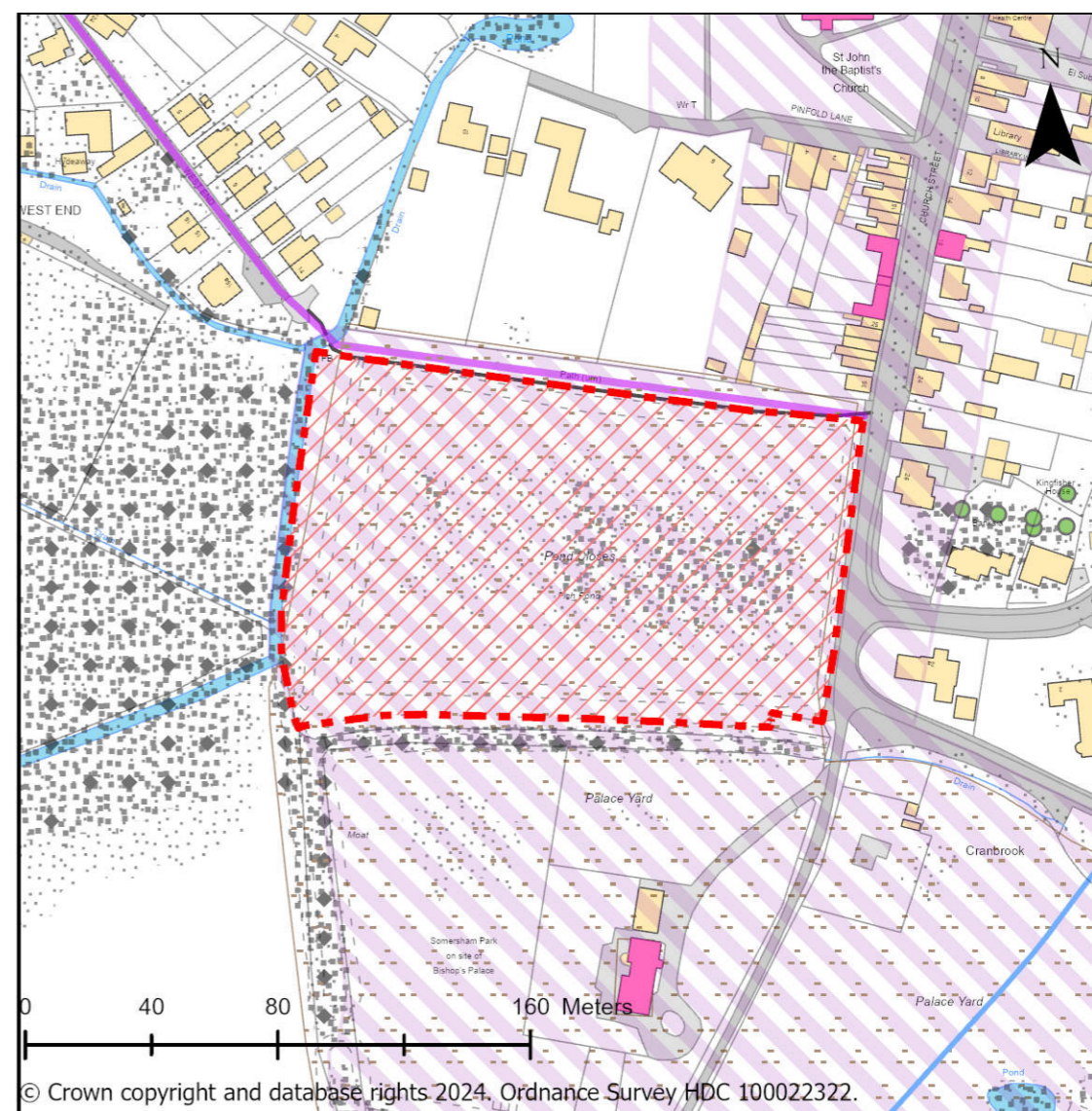
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:184
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The eastern edge of the site has also been submitted under Somersham 9 (CfS: 173).</p> <p>The site is wholly located within flood zone 1, there is risk from surface water flooding across the site with this risk being focused towards the centre of the site. It is wholly classified as grade 3 agricultural land. The site is broadly level with established hedging along each of the site's boundary which clearly enclose the site, retention of this vegetation would minimise the impact of built development. To the north and east is residential development, to the south is Park Farm and to the west is the open countryside.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run across the site. There are no nature conservation designations on site. The southern edge of the site is within a designated scheduled monument called Pond Closes (this forms land historically used as the home of the Bishop of Ely) and the whole of the site is within a conservation area. There are also several listed buildings to the north east and south of the site. While heritage is a constraint, given the enclosed nature of the site, development of the land is less less likely have a significant impact on the setting of heritage assets, particularly if large amounts of the existing vegetation is retained. Additionally, the site promoter seeks about half of the site to be used for natural open space which could be masterplanned to include the land protected for it archaeological value. The site can be accessed from Church Street.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is located within an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will be required to determine if this is a viable resource. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is in single ownership who supports development. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the landowner and that the site will be available between 2024 and 2028. The site promoter anticipates that the site could take between 3 and 4 years to build.</p>	+
<p><b>Achievability</b></p> <p>The site promoter identifies that gas supply and mains water supply are accessible within the site, whereas electricity supply, public highway and digital and telecommunications infrastructure are accessible from the site's boundary. The site is constrained, most notably by heritage, landscaping and surface water flooding. Masterplanning and careful design</p>	~

<p>as well as engagement with necessary specialists will be required to ensure these can be adequately overcome. As highlighted the proposed mix of uses could potentially assist in overcoming these constraints by locating built development in areas of the site less at risk.</p>	~
<p><b>Deliverability / developability</b></p> <p>The site is greenfield with some constraints to overcome. The site promoter identifies that it is intended to deliver the site directly by the landowner and that the site will be available between 2024 and 2028. Considering that no planning application has yet been received, the site is categorised as being developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is greenfield land consisting of grade 3 agricultural land</li> <li>● Within flood zone 1 but there is risk from surface water flooding across the site</li> <li>● In walking distance to several local leisure and cultural facilities, a local shop and primary education</li> <li>● Limited accessibility to a range of employment opportunities</li> <li>● Accessible to natural greenspace</li> <li>● Not constrained by nature conservation designations</li> <li>● It is within the conservation area, the southern edge of the site includes a scheduled monument and there are listed buildings to the north</li> <li>● Located on the southern edge of Somersham accessible via a footpath connection into the village. The site has a more rural feel as the village transitions into the countryside to the south, it is largely enclosed by existing hedgrows and vegetation.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● Is potentially appropriate for development accessed from Church Street. The site promoter seeks to provide affordable/ starter homes on the site.</li> <li>● Development will need to retain and incorporate appropriate landscaping and mitigation against adversely impacting heritage assets and their setting as well as minimise the sense of encroachment into the countryside.</li> </ul>
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- Land included within the scheduled monument designation should not be built upon but could be included within the open space provision on the site
- Incorporate appropriate sustainable drainage solutions to address surface water flood risk and ensure homes are resilient and resistant to flooding.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 1.65ha</p> <p>Remove 0.8ha of land for open space provision in accordance with the intention of the site promoter. This leaves 0.85 ha. Of this, 90% net developable area to allow for sufficient landscaping and sustainable drainage.</p> <p>0.85 ha x standard proportion of 90% = <b>0.77 ha</b></p>	<p>Residential - market and/or affordable houses</p> <p>Very low density of 35 dph anticipated in keeping with surrounding densities within the village.</p> <p>Capacity = 0.77 ha x 35 dph = <b>27 homes.</b></p>	<p>Available post 2028, subject to allocation status</p> <p>Build out over 3 to 4 years</p>

**Updates after the Initial Assessment**

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**Somersham 11: Land to the west of Parkhall Road, College Farm, Somersham**

<b>Site reference</b>	Somersham 11
<b>Site name</b>	Land to the west of Parkhall Road, College Farm, Somersham

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land to the west of Parkhall Road, College Farm, Somersham	Somersham	6.33ha

**Promoter's Intentions**

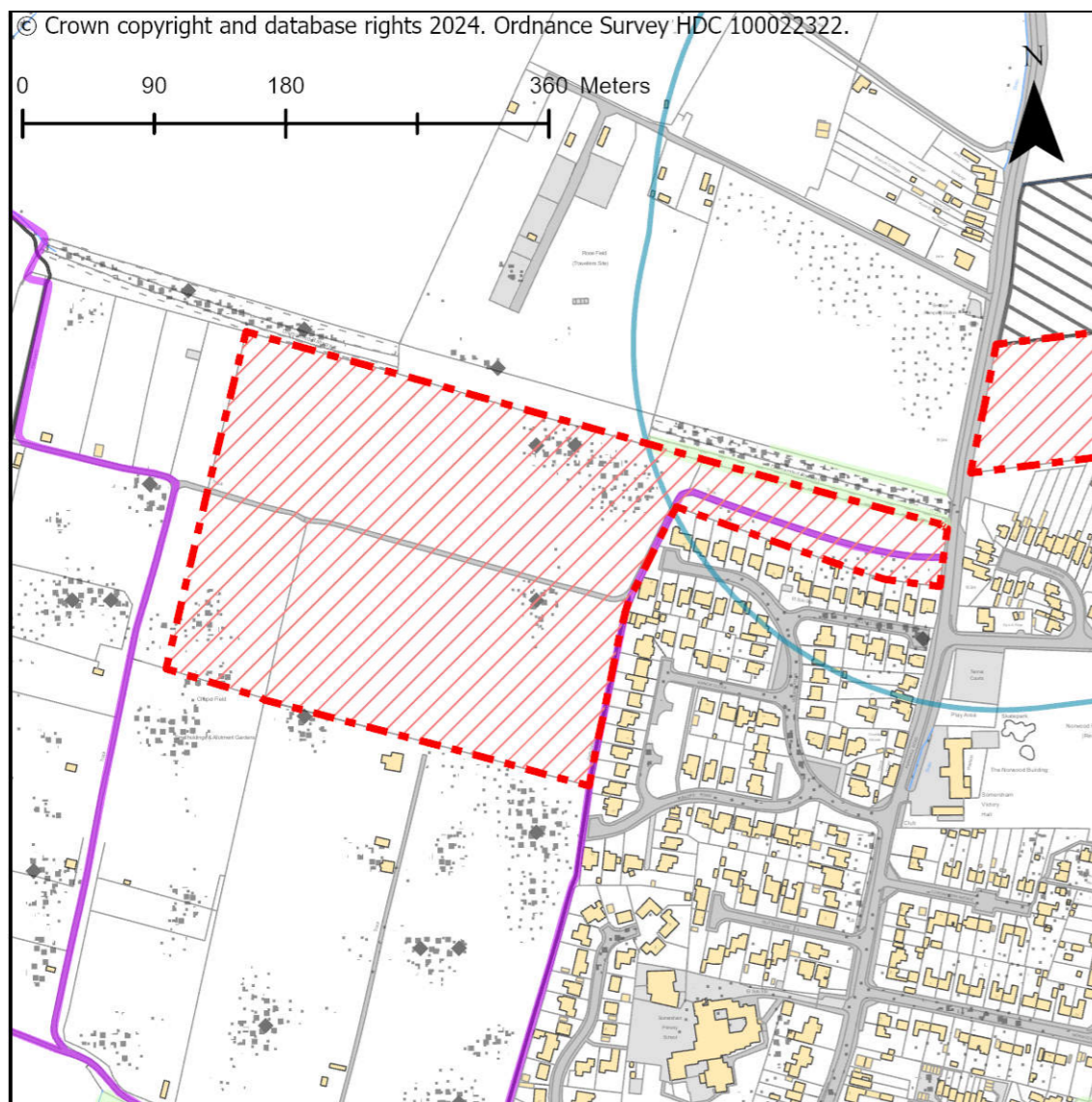
<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing Open Space: Natural, green or open spaces Biodiversity net gain opportunities	112 homes 2.93ha open spaces	Available 2024 to 2028 Build out 3 to 4 years

**Core information**

How was the site identified?	Call for sites 2023 site submission: site reference - CfS: 339
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Concept Plan Location plan

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, some surface water flood risk is present within the site. The site is wholly greenfield grade 2 agricultural land.</p> <p>The site is relatively flat greenfield land. Access to the site is via Parkhall Road. The site is lined on the northern boundary by trees and a disused railway line, screening the site from the northern approach. Residential properties back onto the eastern boundary and the southern aspect of the entrance way. To the south is Somersham and District smallholdings and allotments which wrap around the site to the west. A public footpath runs from the entrance into the site before heading south along the eastern edge. A network</p>	+
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<p>of footpaths are present west of the site. A tree preservation order spans the north eastern boundary. Development of the site would have limited landscape impact but integration with residential properties and existing allotments and smallholdings should be considered. The entrance and main approach to the site may only be sufficient space for vehicle movements.</p> <p>There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. Part of the eastern entrance of the site is within a sand and gravel mineral safeguarding area and water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in individual organisational ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 3 to 4 years. It is intended that Planning permission is acquired and then the land sold to a third party for development</p>	+
<p><b>Achievability</b></p> <p>Access to gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being unknown. This would require resolution. There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is located on Parkhall Road which could assist with the logistics of construction, a traffic impact assessment may be required to assess the impact of the development on the local road network.</p> <p>The site promoter proposes a new footpath to link up the site with the wider footpath network to the west, vehicle access from Parkhall Road, a LAP/LEAP facility, some attenuation ponds and open space. They note that Greater Cambridge Partnership has sustainable transport projects that are relevant to Somersham, the Making Connections/Future Bus Strategy Project proposes a bus corridor between Somersham and St Ives.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no known legal restrictions. There are no significant issues, however access to gas, mains water and electricity supply and digital telecommunications infrastructure would require resolution. The site is available from 2024 to 2028 and build out is expect to take 3 to 4 years. It is intended that planning permission is acquired and then the land sold to a third party for development. The site is therefore classified as developable</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is not constrained by fluvial flood risk, some surface water flood risk is present</li> <li>• The site is wholly greenfield grade 2 agricultural land.</li> <li>• The site is well located with access to a number of services and facilities including a primary school and multiple convenience stores.</li> <li>• The site within 1.5km of West Newlands Industrial Estate, which could provide some employment opportunities.</li> <li>• The site is with 200m of 0.5ha of greenspace according to Natural England's 'Access to Natural Greenspace Standards. There are no heritage within or in the nearby vicinity of the site.</li> <li>• Development of the site would have limited landscape impact, but a tree preservation order is located on the northern aspect of the site.</li> <li>• Has no footpath to access the site, but includes public rights of way within it.</li> <li>• To the south is Somersham and District smallholdings and allotments which wrap around the site to the west.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is well related to the existing settlement with housing to the south and east of the site and a park, sports pitch and Victory Hall and school nearby.</li> <li>• The site is located as such that it has the potential to be effectively masterplanned to become part of the existing community, the site would require careful consideration of integration of existing uses and assessment of impact and mitigation where necessary.</li> <li>• Is of a size that could include a wide range of types, sizes and tenures</li> <li>• Requires flood mitigation.</li> <li>• The entrance and main approach to the site may only be sufficient space for vehicle movements.</li> <li>• Is wholly greenfield and offers no opportunity for the redevelopment of previously developed land.</li> <li>• The density proposed is in keeping with the surrounding area.</li> <li>• May require mitigation measures to minimise the impact tree preservation order.</li> <li>• Provides opportunities exist to link to existing public rights of way to enhance active travel opportunities.</li> </ul>
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- Would require extension of the footpath link to the site to assist with safe pedestrian access to the proposed development.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 6.33ha</p> <p>Removal of 0.70ha of land to be reserved for vehicular approach to main body of the site.</p> <p>6.33ha - 0.70ha = Gross site area of 5.63ha</p> <p>60% net developable area to allow for careful masterplanning to integrate existing uses with the site, retention of footpath, opportunities to link public rights of way and flood mitigation.</p> <p>5.63ha x 60% = 3.378ha</p>	<p>Net developable area 3.378ha</p> <p>Residential - Market and/or affordable housing</p> <p>Low density of 35dph to reflect site's location within a larger village and the lower density context provided by nearby residential development.</p> <p>Capacity = 3.378ha x 35dph = <b>118 homes</b></p>	<p>Available 2024 to 2028</p> <p>Build out 3 to 5 years</p>

**Updates after the Initial Assessment**

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**Somersham 12: Land North of Chatteris Road, Somersham**

<b>Site reference</b>	Somersham 12
<b>Site name</b>	Land North of Chatteris Road, Somersham

Site address	Parish(es)	Site area (ha)
Land North of Chatteris Road, Somersham	Somersham	3.78ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Spaces: Natural, green or open spaces Biodiversity net gain	60 to 75 homes  Open space to be decided	Available 2024 to 2028  Build out 3 years.

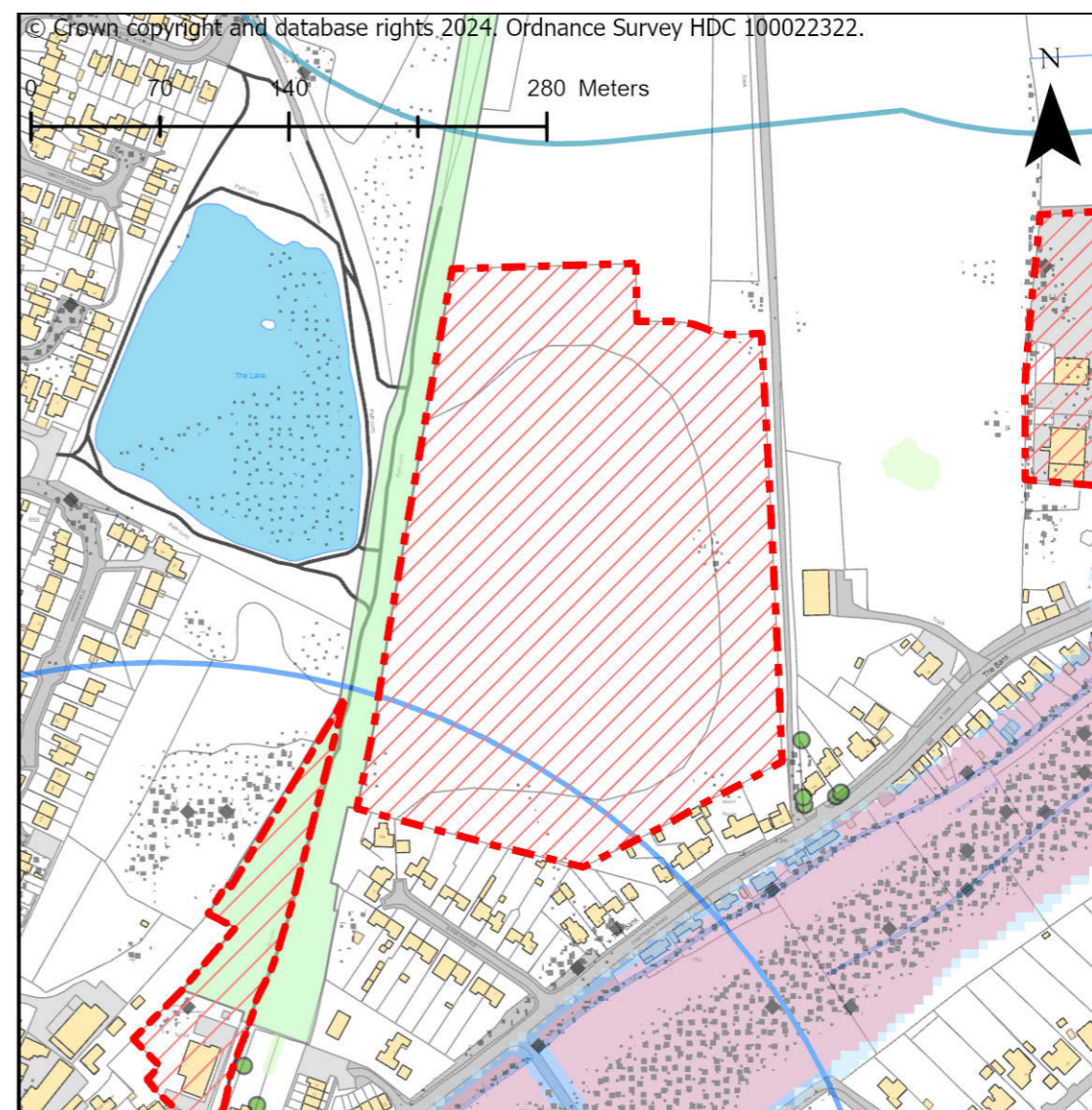
**Core information**

How was the site identified?	Call for sites 2023 site submission: site reference - Cfs: 350
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, some surface water flood risk is present, but this is minimal. The site is predominantly grade 2 agricultural land with an extremely small portion of site grade three in south.</p> <p>The site is relatively flat. The site is wholly greenfield and surrounded by mature trees. Residential properties and back gardens bound the southern edge. Residential housing allocation SM5 North of The Bank, Somersham sits east of the site with access proposed off Chatteris Road. To the immediate west sits Somersham Local Nature Reserve a species rich site which is also used for local recreation. St Ives - March Disused Railway (Somersham) County Wildlife Site also runs along the western boundary. Development in this area has the potential to significantly negatively impact the ecology and biodiversity of the area.</p> <p>The Bank (a narrow track) runs from Chatteris Road along the eastern edge of the site towards the Somersham Community Orchard and forms part of a wider network of active travel leisure routes connected to the Local Nature Reserve. Pedestrian access is provided to the Local Nature Reserve from Station Approach, with this route continuing along the western edge of the site. Potential access to the site has not been provided.</p> <p>There is no known pollution or contamination and no known oil or gas pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site, three tree preservation orders are located on the approach to the site on The Bank. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and the south western corner is within a water recycling area.</p>	-
<p><b>Availability</b></p> <p>The site is in individual organisational ownership and control, the development of the site is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028 and build out expected to take 3 years. It is intended that Planning permission is acquired and then the land sold to a third party for development</p>	+
<p><b>Achievability</b></p> <p>Access to gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being unknown. This would require resolution. Potential access to the site has not been provided. Access may be required through adjacent land or land not within ownership of the landowner which could cause issues with ransom strips and viability of the site, thus affecting delivery. The Bank (a narrow track) runs from Chatteris Road along the eastern edge of the site, however this is flanked by residential properties</p>	-

<p>and tree preservation orders, meaning substantial access for motorised vehicles may prove unachievable. A traffic impact assessment may be required to assess the impact of the development on the access proposals and local road network. Alternative potential access could be from Station Approach, currently used as pedestrian access to Somersham Local Nature Reserve, vehicular access from this approach could have a significant detrimental impact on the ecology and biodiversity of the site. Both access options has the potential to restrict pedestrian movement and active travel opportunities within the locality and impact on the safety of users. No evidence has been provided to address this issue. Residential development and the potential removal of some trees surrounding the site also have the potential to detrimentally impact the ecology and biodiversity of the site and disturb the wider ecological corridor formed with the Local Nature Reserve.</p> <p>The site promoter notes that an ecological assessment would be carried out with relevant surveys undertaken to ensure there is no harm incurred upon the existing habitats and wildlife that may be present in the site, with any recommended mitigation measures to be undertaken if required. They note that Greater Cambridge Partnership has sustainable transport projects that are relevant to Somersham, the Making Connections/Future Bus Strategy Project proposes a bus corridor between Somersham and St Ives.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal restrictions. Significant constraints include access to the site, impact on active travel routes, the Local Nature Reserve and ecology and biodiversity within the wider green network/corridor. Access to gas, mains water and electricity supply and digital telecommunications infrastructure are noted as being unknown. This would require resolution. The site is classified as not developable.</p>	-

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No, due to significant constraints including access, impact on active travel routes, the Local Nature Reserve and ecology and biodiversity within the wider green network/corridor, lack of access to gas, mains water and electricity supply and digital telecommunications.</p>
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**Impact of the Sustainability Appraisal on the assessment**

The site did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site was considered inappropriate for development due to significant constraints including access, impact on active travel routes, the Local Nature Reserve and ecology and biodiversity within the wider green network/corridor, lack of access to gas, mains water and electricity supply and digital telecommunications.	N/A	N/A

**Updates after the Initial Assessment**

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**Somersham 13: Land East of Chapel Field Lane, Somersham**

<b>Site reference</b>	Somersham 13	
<b>Site name</b>	Land East of Chapel Field Lane, Somersham	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land East of Chapel Field Lane, Somersham	Somersham	0.2

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Between 2 and 8 homes	Available 2024 - 2028 Build out over 1 year

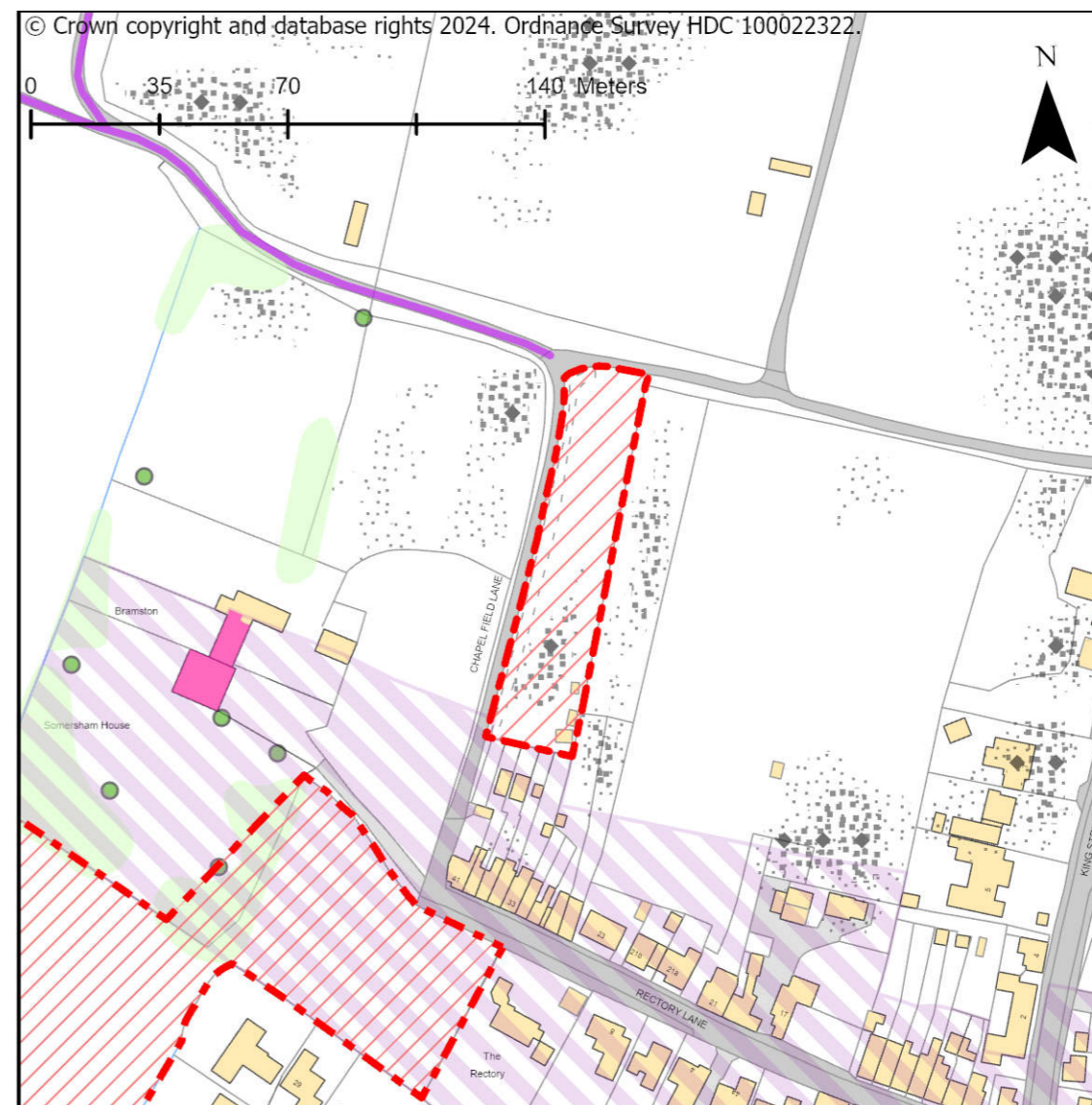
**Core information**

How was the site identified?	Ongoing Call for Sites 2023 submission - site reference - CfS:23-2417
Relevant planning history	<ul style="list-style-type: none"> <li>None relevant</li> <li>Part of the site was assessed in the HELAA (2017) (site reference: 032 - East of Chapel Field Lane, Somersham). The site was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Garden land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	While the site is below 0.25ha, the site promoter states that between 2 and 8 homes could be accommodated on the site.	Pass



**Assessment of Site Potential**

<p><b>Suitability and constraints</b></p> <p>The site is wholly located within flood zone 1 with some risk from surface water flooding in the southern part of the site. It is wholly classified as grade 2 agricultural land. The site is broadly level</p> <p>There is established hedging along each of the site's boundary which clearly enclose the site, retention of this vegetation would minimise the impact of built development. There are also trees within the site as well as some sheds. The site is located to the east of Chapel Field Lane on the western edge of Somersham. To the south is residential development and to the north is allotments. East of the site is a field, beyond which is residential development. To the west of the site is open countryside.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Its southern boundary does however adjoin the conservation area and it is some 70m east of the grade II listed Somersham House. While heritage is a constraint, given the enclosed nature of the site, development of the land is less likely have a significant impact on the setting of heritage assets, particularly if large amounts of the existing vegetation is retained. The site can be accessed from Chapel Field Lane, however this is a narrow single lane route with no footpath connection.</p> <p>The site is greenfield with some existing sheds on site, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site has multiple owners being within the ownership of a family. Development of the site is supported by all landowners. There are no known legal restrictions impacting the site. The site promoter states that is intended to acquire planning permission and then sell the site to a third party for development. They state the site will be available between 2024 and 2028 and take about 1 year to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter states that all access and services are accessible from the site boundary. As highlighted, constraints relating to heritage could largely be overcome by retaining the existing established vegetation on the site. Access is however a key constraint with Chapel Field Lane being a narrow lane. The site is also long and narrow which makes development in design terms more challenging.</p>	~
<p><b>Deliverability / developability</b></p>	~

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<p>The site is greenfield with some constraints to overcome relating to heritage, landscaping and access. The site promoter states that is intended to acquire planning permission and then sell the site to a third party for development with the site being available for development between 2024 and 2028. The site is categorised as being developable.</p>	
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land consisting of grade 2 agricultural land</li> <li>• Within flood zone 1 but there is some risk from surface water flooding</li> <li>• In walking distance to several local leisure and cultural facilities, a local shop and primary education</li> <li>• Limited accessibility to a range of employment opportunities and natural greenspace</li> <li>• Not constrained by nature conservation designations</li> <li>• It is adjacent to the conservation area and a listed building</li> <li>• Located on the western edge of Somersham with very limited accessibility via suitable vehicle and pedestrian routes into the village. The site has a more rural feel as the village transitions into the countryside to the west, it is largely enclosed by existing hedgrows and vegetation. The site is narrow making designing a scheme in keeping of local character challenging and likely to adversely impact the village character and erode the rural edge of the settlement.</li> <li>• Successful integration and effective integration of built development into the existing place and community is challenging</li> <li>• Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is considered not appropriate for development due to its potential harm to the character of the village and landscape.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken	N/A	N/A

**Updates after the Initial Assessment**

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**Somersham 14: Somersham Telephone Exchange**

<b>Site reference</b>	Somersham 4
<b>Site name</b>	Somersham Telephone Exchange

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Somersham Telephone Exchange, High Street, Somersham, PE28 2JD	Somersham	0.69

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	15 - 20 homes	Available 2-29 - 2034 Build out over 1 - 2 years

**Core information**

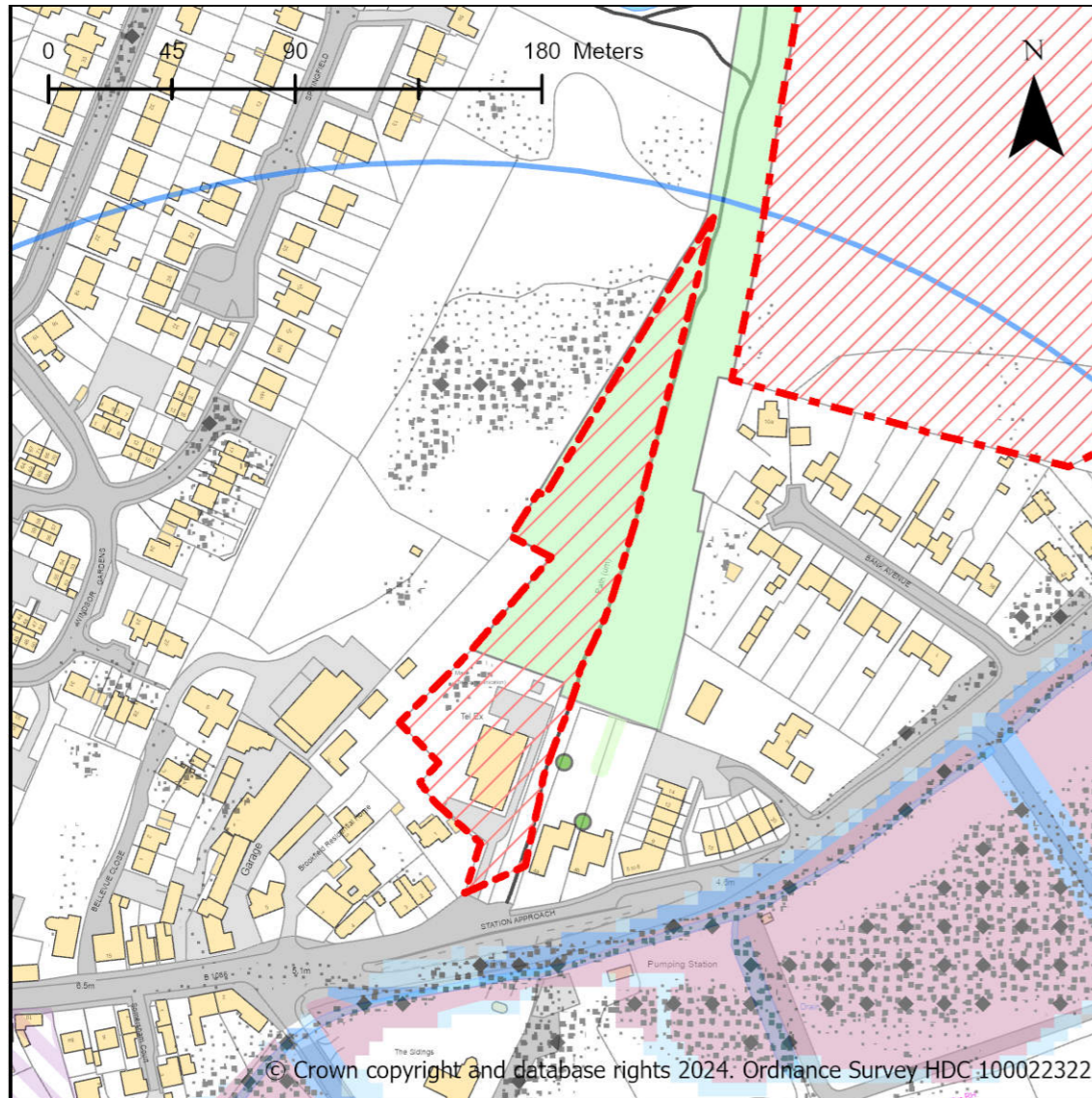
How was the site identified?	Ongoing Call for Sites 2023 submission - site reference - CfS:23-2418
Relevant planning history	None relevant
Land type	Partly previously developed and partly greenfield land
Current use of the site	Telephone Exchange and part CWS
Supporting information	None submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Nature conservation designation	Part of the site includes St Ives - March Disused Railway (Somersham) County Wildlife Sites.	Pass
Within mineral development area or water recycling area	All of the site is located within 400m of a water recycling area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment.	Fail

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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	and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of amenity.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the entirety of the site is located within 400m of a water recycling area. In addition, part of the site includes St Ives - March Disused Railway (Somersham) County Wildlife Sites.	N/A	N/A

**Updates after the Initial Assessment**

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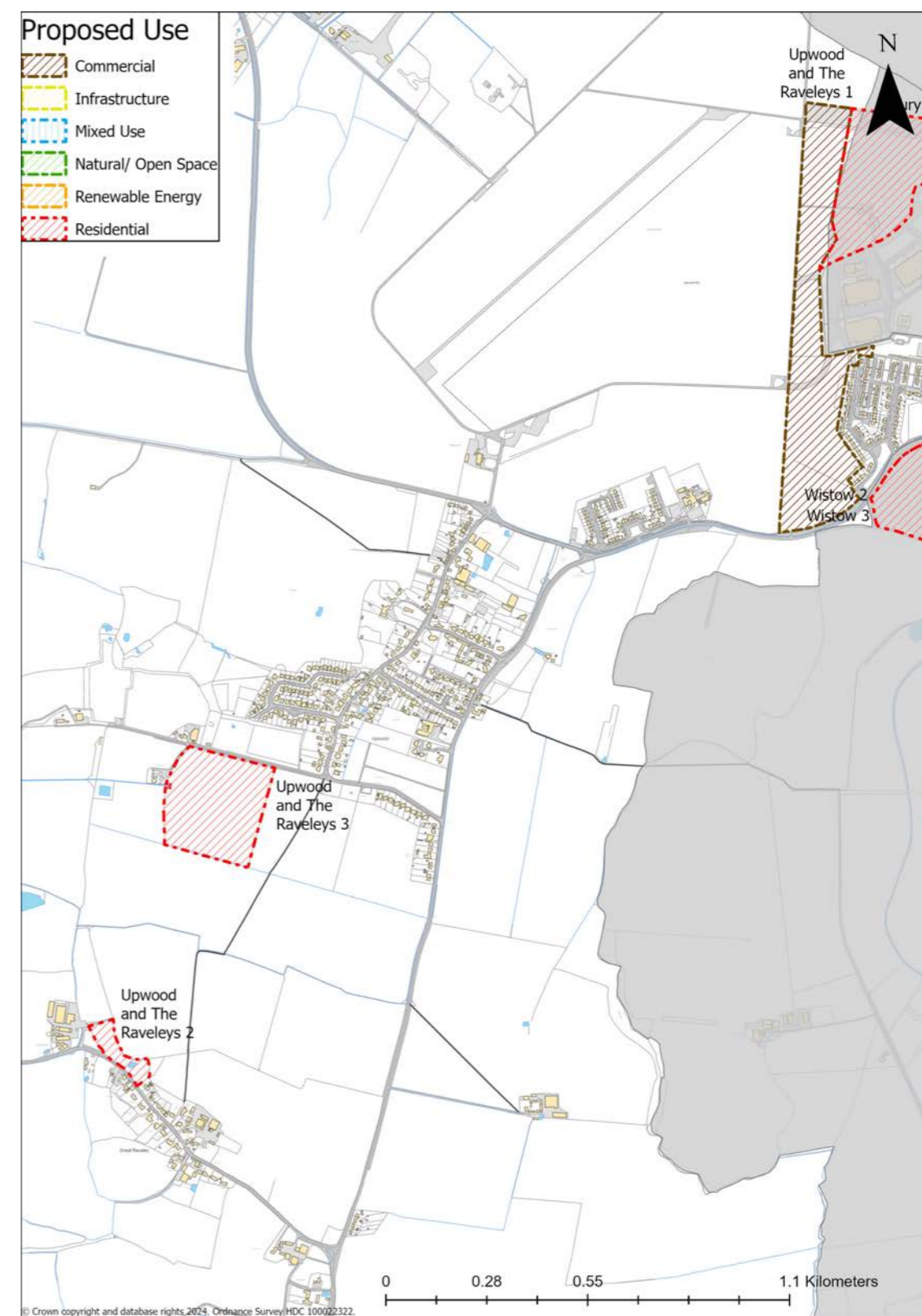
**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No because the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development
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## 6 Upwood and The Raveleys

6.1 A total of 3 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Upwood and The Raveleys 1: RAF Upwood - Phase 4, Upwood
- Upwood and The Raveleys 2: Village Field, Raveley Road, Great Raveley
- Upwood and The Raveleys 3: Upwood Field, Meadow Road, Upwood





6.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Upwood and The Raveleys 1: RAF Upwood - Phase 4, Upwood**

<b>Site reference</b>	Upwood and The Raveleys 1
<b>Site name</b>	RAF Upwood - Phase 4, Upwood

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
RAF Upwood - Phase 4, Upwood	Upwood and The Raveleys	14

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Commercial: <ul style="list-style-type: none"> <li>• Employment</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>• Natural, green or open spaces</li> </ul> The site promoter states that the site could also deliver residential development	Approximately 19,500 sqm  9.2ha of natural, green or open spaces	Available 2024 - 2028  Build out over 3 - 4 years

**Core information**

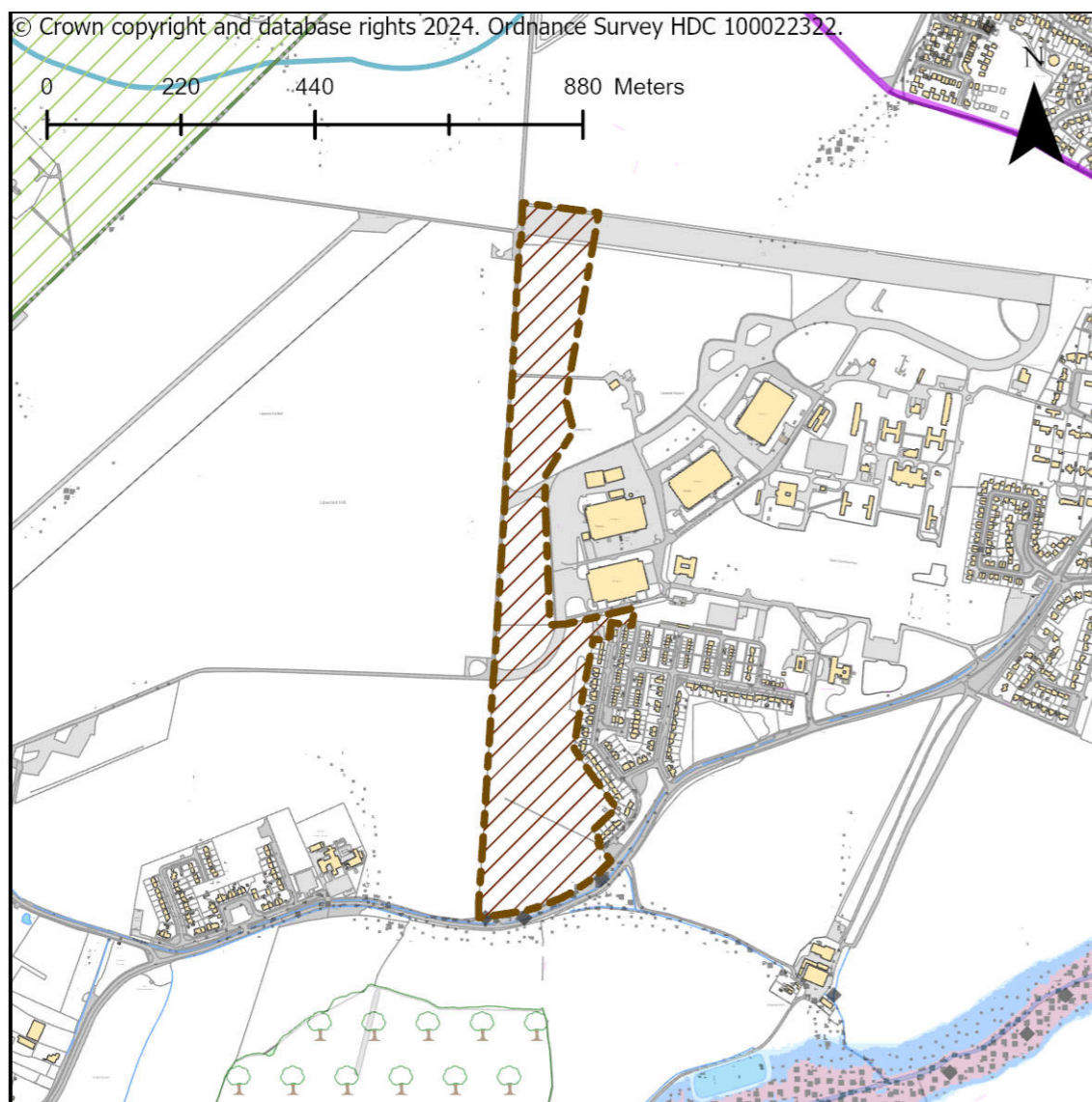
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 82
Relevant planning history	None relevant on the site but land adjoining the site has planning history: <ul style="list-style-type: none"> <li>• Phase One - 20/00161/REM for the development of 160 new dwellings. This was approved in September 2020</li> <li>• Phase Two - 21/00572/FUL for the demolition of existing redundant buildings and infrastructure, residential development of 317 dwellings, with associated highways, infrastructure and open space. As at June 2024, the application is pending consideration.</li> </ul>
Land type	Wholly greenfield land

Current use of the site	Former RAF airbase
Supporting information	<ul style="list-style-type: none"> <li>• Call for Sites Cover Letter (June 2023)</li> <li>• RAF Upwood Phase Four Vision Document</li> <li>• Proposed Access Arrangement Plan (drawing number: RU3-BWB-XX-XX-DR-TR-0002) (May 2023)</li> <li>• Transport Technical Note (document reference: RU3-BWB-GEN-XX-RP-TR-0001) (June 2023)</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>This site proposes a fourth phase to the current redevelopment of RAF Upwood. It is located to the west of Phases One and Two. A Phase Three site has also been submitted (see Bury 7 for the assessment of this site).</p>	+
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<p>The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding. It is wholly classified as non-agricultural land. The site forms the western edge of RAF Upwood and is fairly narrow north of Rose Lane which runs through the site and provides a vehicular connection to Upwood Air Park from Ramsey Road. Land levels within the site slope by some 10m from the highest points of the site in the north of the site to its lowest in the south along Ramsey Road. Development in the north of the site compared to the south would be much more visible in the landscape. There are existing trees and vegetation along the site's eastern edge and also a hedgerow that runs diagonally through the southern part of the site. There are intermittent trees along its southern edge on Ramsey Road as well as security fencing. The submitted Vision Document details how built development is not proposed in the north part of the site but will instead be concentrated to the south of Rose Street and that the existing vegetation will be retained. To the east of the site is Upwood Air Park an area of land in commercial use and which will remain so under the lease of the land, also east of the site is residential development. To the north and west is open countryside. To the south is Ramsey Road and beyond that further countryside.</p> <p>There is no known contamination on site, although this may require further investigation considering the current use of the site. No oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. The Vision Document details that access to the site is proposed from Ramsey Road with the access via Rose Lane retained as this serves Upwood Air Park. The site promoter has submitted an access arrangements plan detailing the connection from Ramsey Road into the site. This plan is supported by a Transport Technical Note for Phases Three and Four. Engagement with Cambridgeshire County Council will be required to assess this further and ensure effective integration of the site.</p> <p>While the site forms part of the former airfield, it is greenfield itself, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single developer company who supports its development. There are no known legal restrictions impacting the site. The site promoter intends the site to be delivered by a master developer. The site is expected to be available between 2024 and 2028 and take 3 to 4 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter identifies that all access and services are accessible from the site boundary apart from mains water supply which is unknown. The site has some topographical challenges to overcome but the submitted Vision Document shows how the site promoter</p>	+



<p>anticipates to overcome these. There are very few physical constraints to also overcome. The site promoter has submitted the site for a commercial use which would could be integrated to the Upwood Air Park utilising an existing access. It would also provide employment development that could be integrated with the wider redevelopment of the RAF site. However, the point of access is from Ramsey Road and it is not proposed to provide a link to the adjoining residential development to the east of the site. Opportunities to provide connections and therefore aid integration with the wider site should be explored further. It is noted that the site promoter also states that the site could provide residential development alongside employment development or instead of depending on 'the needs of the council'.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is greenfield with no structures to clear and there are few major constraints to overcome. The site promoter seeks to deliver the site via a master developer and anticipates that the site will be available between 2024 and 2028. It adjoins an existing site allocation in the Huntingdonshire Local Plan to 2036. Considering that there is no live planning application on the site and the need for further technical work and engagement, the site is categorised as being developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield consisting of land classified as being non-agricultural land</li> <li>• Is not constrained by flood risk</li> <li>• In walking distance to services, shops and employment opportunities within Upwood, Bury and Ramsey</li> <li>• Good accessibility to public transport via bus</li> <li>• Not accessible to natural green space</li> <li>• Not constrained by heritage designations but is about 200m from Rolts Wood CWS and about 1km from Upwood Meadows National Nature Reserve</li> <li>• Could provide local employment opportunities and support the vitality of Upwood Air Park and provide complimentary employment to the adjoining redevelopment of former RAF Upwood which is residential led</li> <li>• It can be effectively masterplanned to become part of the evolving place and community as part of the ongoing redevelopment and the growing community at the former RAF Upwood and is compatible with nearby uses.</li> </ul>
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<p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is considered to be potentially appropriate for development. This is dependent on successful integration and physical connections being made with the wider site including Upwood Air Park.</li> <li>• Development should be focused on its southern half with the site north of Rose Lane being used for green infrastructure and landscaping</li> <li>• Has its own access from Ramsey Road meaning that development is not dependent on other phases of the wider ongoing redevelopment</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Gross site area is 14ha but 9.2ha of the site is proposed for natural green or open space. This leaves 4.8ha of the site for employment uses.</p> <p>For solely employment developments, the gross site area is used as there is usually being minimal differences between net and gross site areas in schemes providing purely employment uses due to the need for large amounts of hardstanding for parking, manoeuvring and deliveries and more incidental landscaping.</p>	<p>Commercial - employment</p> <p>The site promoter has not specified the type of employment that could be delivered on the site, the 0.4 plot ratio is most appropriate to use to calculate an indicative capacity:</p> <p>0.40 plot ratio x 4.8 ha = 1.92 ha of land for employment uses</p> <p>equating to <b>19,200 sqm.</b></p>	<p>Available 2028, subject to allocation</p> <p>Build out over 3 - 4 years</p>

**Updates after the Initial Assessment**

<p> </p>
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## 6 Upwood and The Raveleys

### Upwood and The Raveleys 2: Village Field, Raveley Road, Great Raveley

<b>Site reference</b>	Upwood and The Raveleys 2
<b>Site name</b>	Village Field, Raveley Road, Great Raveley

Site address	Parish(es)	Site area (ha)
Village Field, Raveley Road, Upwood	Upwood and The Raveleys	0.99

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	5 - 7 homes	Available 2023 Build out over 1 year

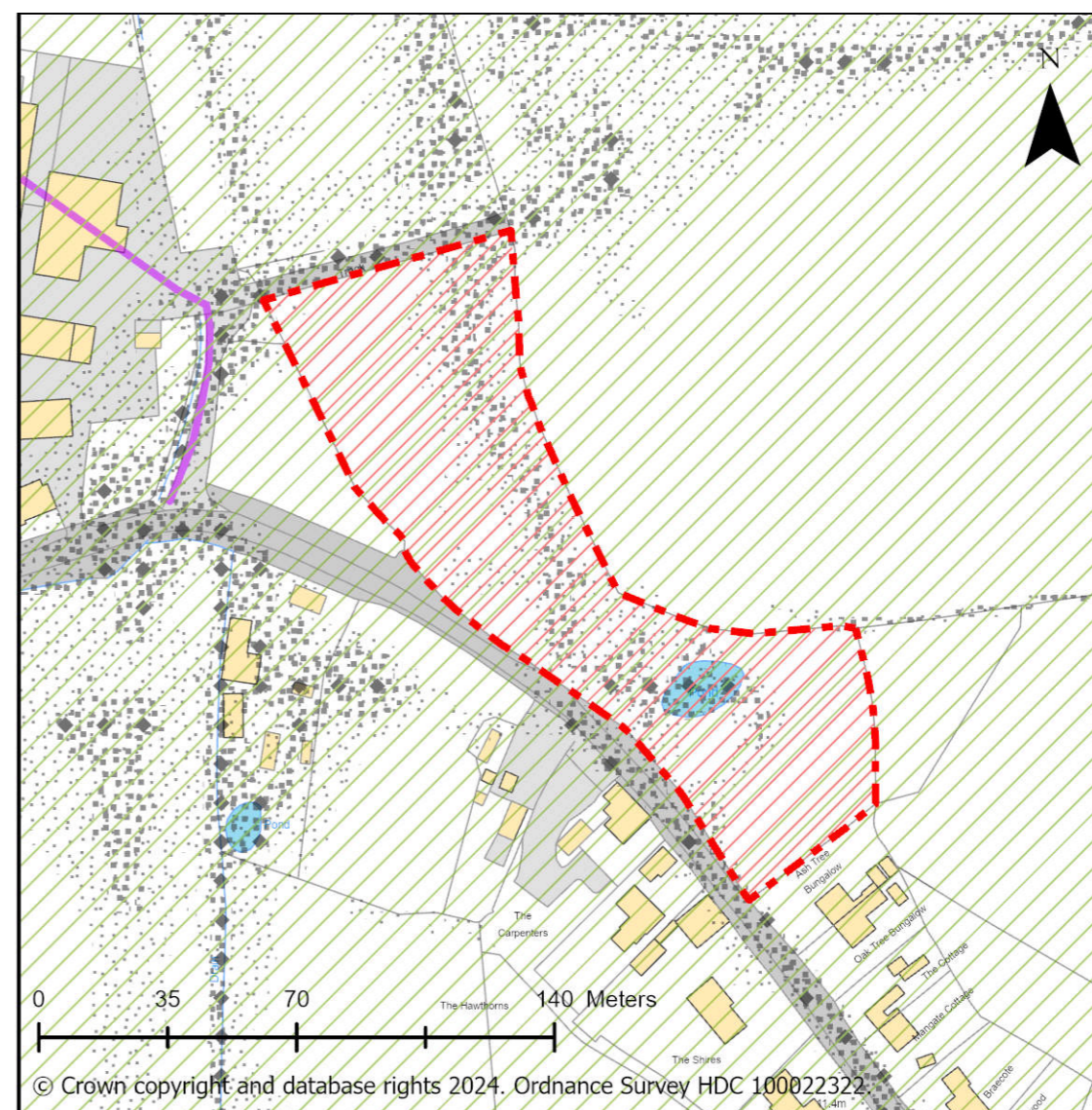
#### Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:287
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



#### Assessment of Site Potential

<b>Context, constraints and potential suitability</b>	~
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<p>The whole of the site is within flood zone 1, there is some surface water flood risk across the site. There is also a pond within the site. The site is wholly classified as grade 3 agricultural land. The site slopes gently down from its northern edge towards Raveley Road. The land slopes by approximately 5m across the site. Its lowest point is its north western edge which is some 5m or so lower than its south eastern edge. A low hedgerow runs along its northern edge and also along its frontage on Raveley Road, these provide clear boundaries to the site but as they are low there are still longer landscape views. There is a cluster of trees to the west of the site which adds to the rural nature of the site and also provides some screening to the adjacent farm. There is loosely knit residential development to the south and east of the site with the open countryside to the north and west.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are telegraph poles running along the site's frontage and also electricity poles running through the site. There are no nature conservation designations or heritage assets on site. It is however within the landscape and visual setting of the Great Fen. The site could be accessed from Raveley Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not located within an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions impacting the site. The site promoter seeks to planning permission for the site and then sell it to a third party for development. The site promoter suggests the land is available now and take 1 year to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter identifies that electricity supply, the public highway and digital and telecommunications infrastructure are accessible from the site boundary. They identify that mains water supply is accessible within the site but that gas supply unknown but considered to not be immediately accessible. There are telegraph poles running along the site's frontage and also electricity poles running through the site. This will impact the layout of development within the site but the site promoter states that the electricity supply could be put underground. It is unclear at this stage how viable this will be to do, engagement with utility providers will also be required on this aspect. There are some topographical considerations to consider relating to the slope of the land, relationship with the landscape and the Great Fen as well as surface water flood risk present. Masterplanning and careful design may be able to overcome these.</p>	~
<p><b>Deliverability / developability</b></p>	~

<p>The site is greenfield with no structures on site to clear however the presence of telegraph and electricity poles constrain development which may impact the viability of proposals to overcome. The site promoter seeks to planning permission for the site and then sell it to a third party for development. Even though the site promoter states the site is available now, the proposal being not a rural exceptions scheme is contrary to current policy so an allocation status would be required. Therefore, the site site is categorised as being developable.</p>	
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is greenfield land consisting of grade 3 agricultural land</li> <li>● Within flood zone 1 with some risk from surface water flooding</li> <li>● Very limited accessibility to local leisure and cultural facilities, shops and employment opportunities</li> <li>● Primary education is located within the neighbouring village of Upwood</li> <li>● Accessible to natural green space</li> <li>● Not constrained by heritage designations but it is about 1km from Upwood Meadows National Nature Reserve and is within the landscape and visual setting of the Great Fen</li> <li>● Located on the northern edge of the linear built form of Great Raveley, development along the frontage would be of a scale that would retain the character of the area. In depth development on the part of the site that starts to extend into the countryside would result in greater impact. It also has a close relationship to the countryside so landscaping will be required to soften to impact of development.</li> <li>● Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● Is potentially appropriate for development of a modest scale that reflects the surrounding residential form.</li> <li>● Development will need to incorporate appropriate landscaping.</li> <li>● There are telegraph poles running along the site's frontage and also electricity poles running through the site. This will impact the layout of development within the site but the site promoter states that the electricity supply could be put underground. It is will need to be further scoped if this is possible and viable to do.</li> </ul>
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 0.99ha</p> <p>50% net developable area to focus development along the frontage of Raveley Road and to allow sufficient landscaping and accommodating the pond and utilities within the site.</p> <p>0.99 ha x standard proportion of 75% = <b>0.495 ha</b></p>	<p>Residential - market and/or affordable houses</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Capacity = 0.74 ha x 25 dph = 12 homes but considering that development should be linear in form in order to reflect the existing character of the site's immediate environs, this brings the capacity down to <b>7 homes</b>.</p>	<p>Available post 2028, subject to allocation status</p> <p>Build out over 1 year</p>

Updates after the Initial Assessment

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**Upwood and The Raveleys 3: Upwood Field, Meadow Road, Upwood**

<b>Site reference</b>	Upwood and The Raveleys 3
<b>Site name</b>	Upwood Field, Meadow Road, Upwood

Site address	Parish(es)	Site area (ha)
Upwood Field, Meadow Road, Upwood	Upwood and The Raveleys	7.2

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	100 homes	Available 2023 Build out over 1 -3 years

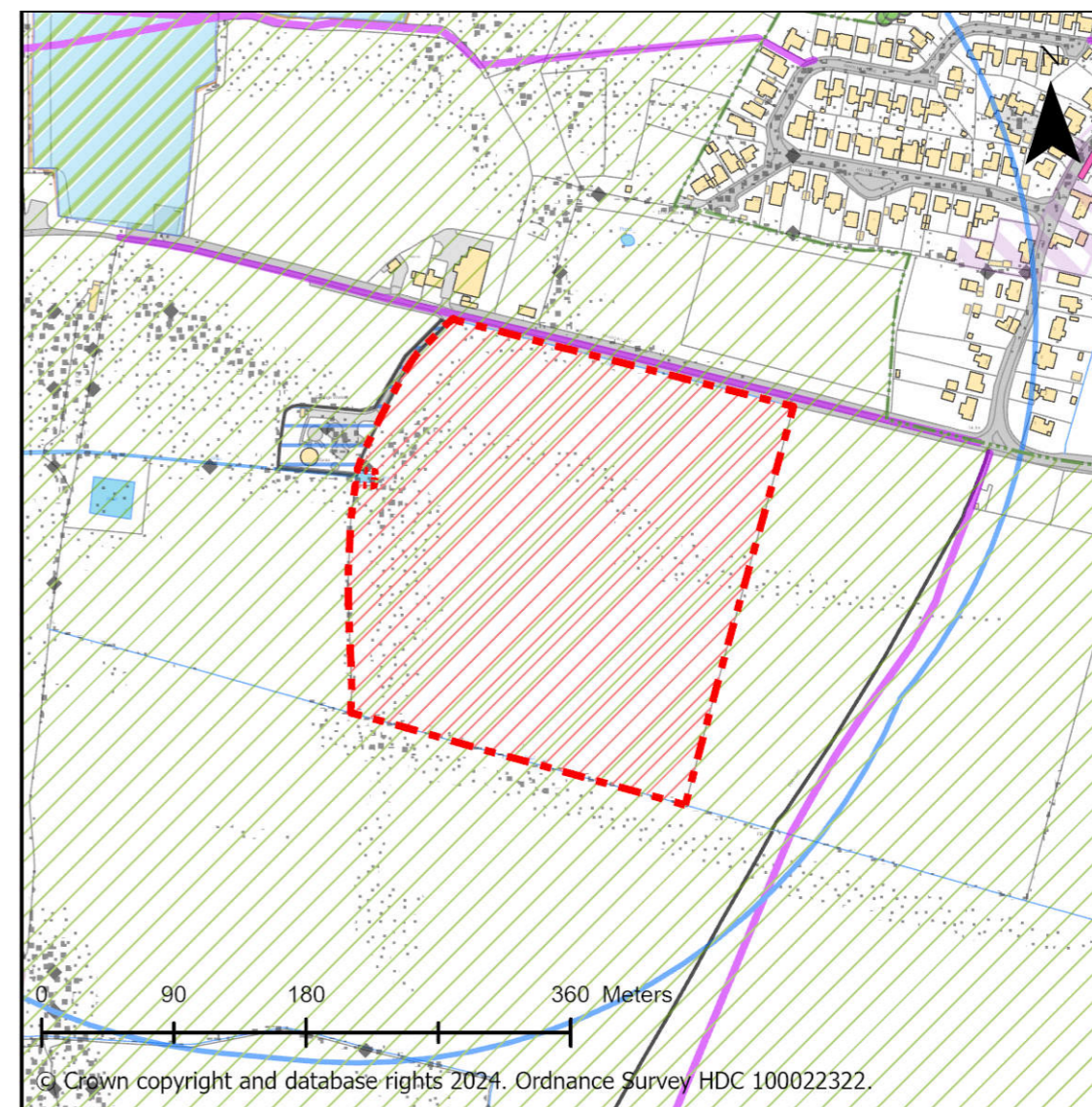
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:288
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	The site is adjacent to a water recycling area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No because the site is adjacent to a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of amenity.</p>
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is adjacent to a water recycling area.	N/A	N/A

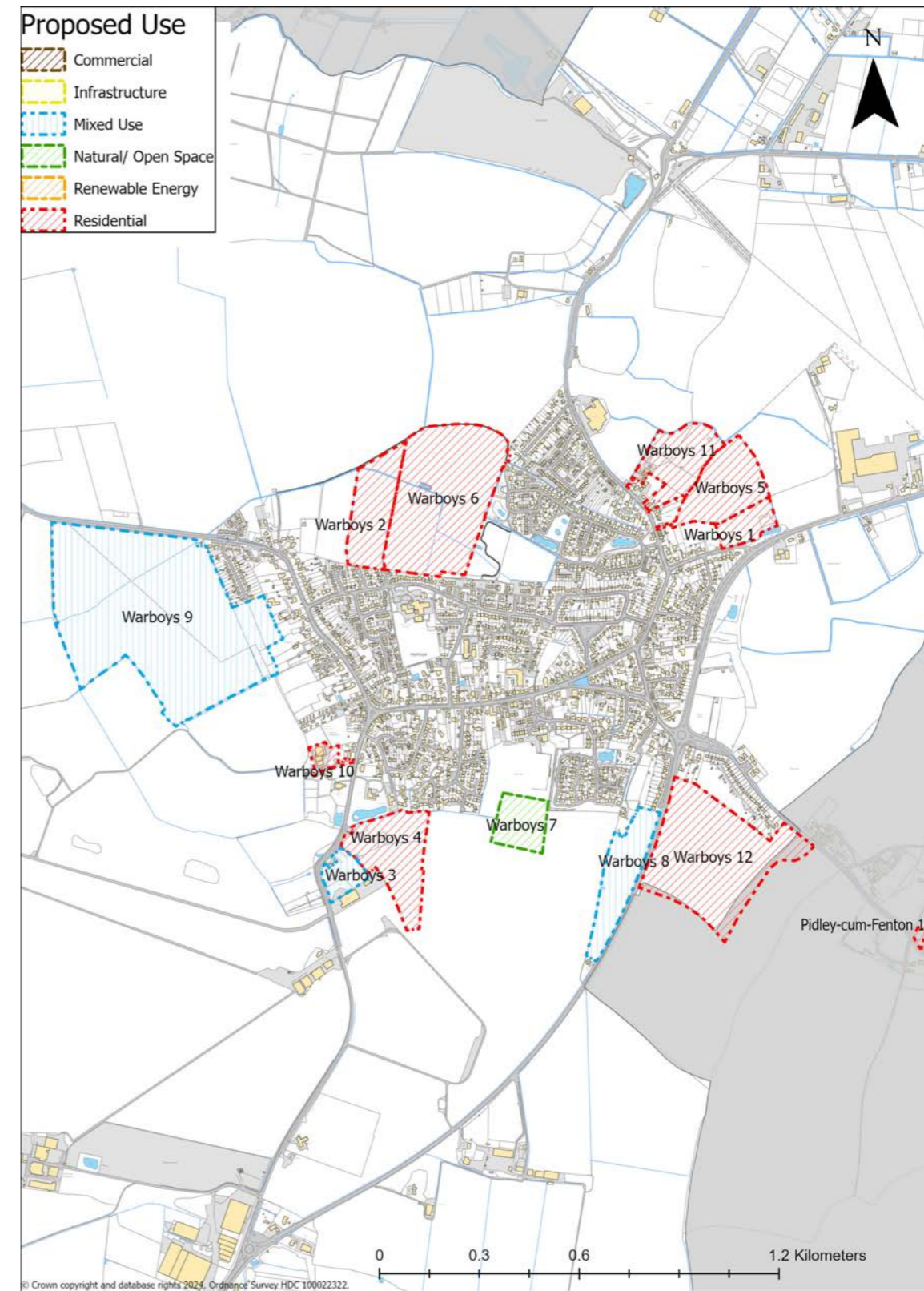
**Updates after the Initial Assessment**



## 7 Warboys

7.1 A total of 12 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Warboys 1: Land on Heath Road, Warboys
- Warboys 2: Land adjacent to Second and Third Avenue, Warboys
- Warboys 3: Land rear of 51 Church Road, Warboys
- Warboys 4: Land East of Church Road, Warboys
- Warboys 5: Little End, Station Road, Warboys
- Warboys 6: Land North of Humberdale Way, Warboys
- Warboys 7: Land South of Warboys Sports Field, Warboys
- Warboys 8: Land at New Road, Warboys
- Warboys 9: Land at Ramsey Road, Warboys
- Warboys 10: Manor Farm Buildings, Church Road, Warboys
- Warboys 11: Land to the rear of 70 - 84 Station Road, Warboys
- Warboys 12: Land off Fenton Road, Warboys - this site partially falls within Pidley-cum-Fenton parish. As the majority of the site falls within Warboys parish, the site has been assessed here instead.



7.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2



**Warboys 1: Land on Heath Road, Warboys**

<b>Site reference</b>	Warboys 1
<b>Site name</b>	Land on Heath Road, Warboys

Site address	Parish(es)	Site area (ha)
Land on Heath Road, Warboys PE28 2TQ	Warboys	1.5 ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	18-20 homes	Available from 2023 Build out 2-3 years

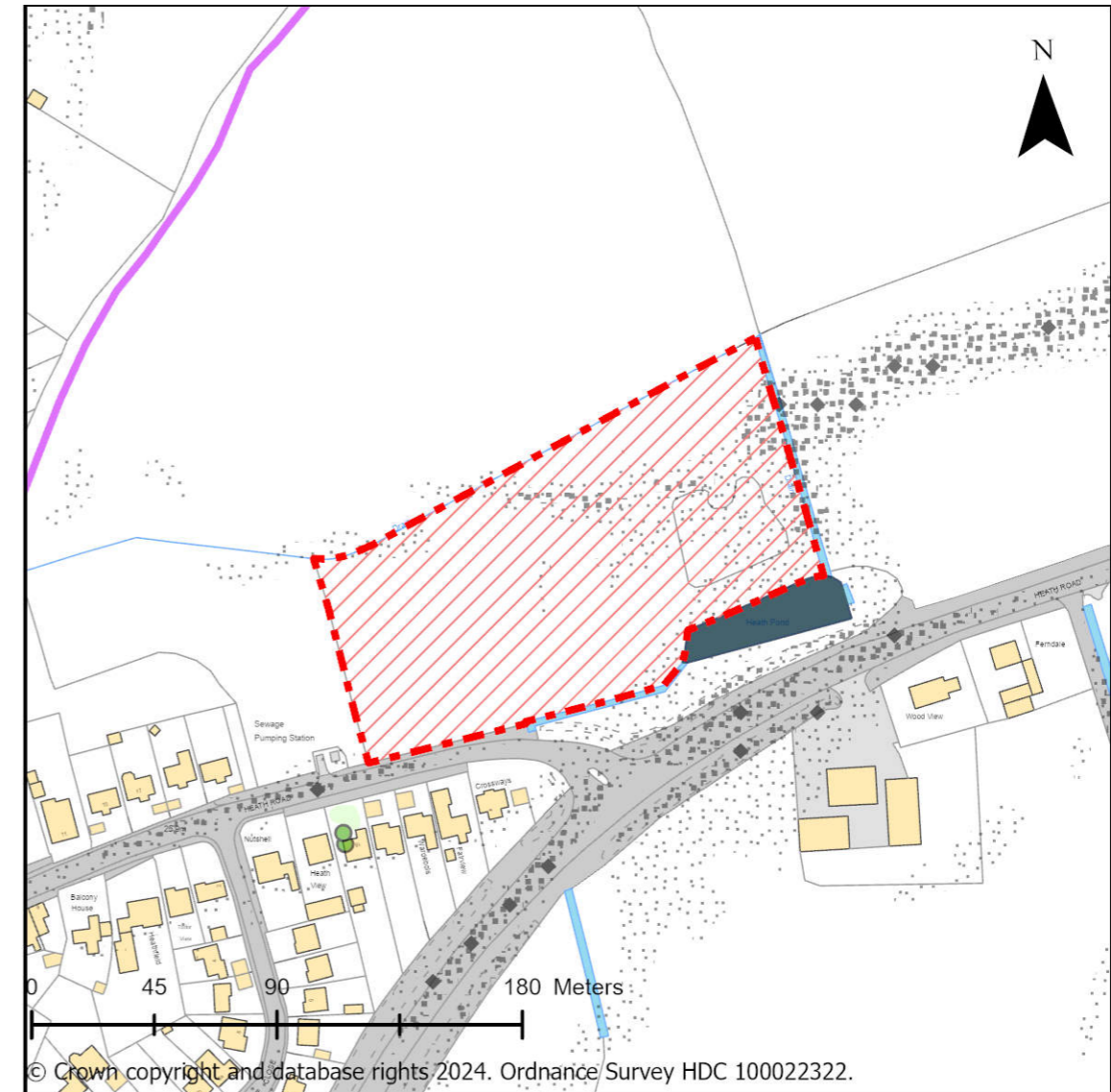
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 79
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
The site is wholly classified as grade 3 agricultural land. The site is wholly flood zone 1 with some risk of surface water flooding.	



<p>The site is located in the north-eastern edge of Warboys, with greenfield land immediately to the north and east, Heath Road along the southern boundary and a residential area in Warboys to the south west. Moving from west to east the land slopes down by approximately 6 metres and this decline continues beyond the eastern boundary. The western and southern boundary comprises of well-established trees and hedgerow but the northern boundary is completely open meaning the site would be clearly visible from the north, from multiple fields of arable farmland with a traversing public right of way. There is a dense patch of trees on the eastern side of the site partially filtering views into the site from the east. Therefore, considering the topography of the land and public vantage points, significant landscaping could be required particularly on the northern boundary to mitigate adverse landscape impact.</p> <p>The site is not impacted by oil/ gas pipelines but it is adjacent to the A141 meaning noise and air pollution could be an issue. There are no designated heritage or nature assets within the site. Highway access could be achieved from Heath Road, consultation with Cambridgeshire County Council will be required to ascertain the most feasible and safest access point. Neighbouring the site immediately to the south east is a dense patch of trees and a pond, which may be home to protected species and require assessment.</p> <p>In addition, there is a sewage pumping station adjoining the eastern boundary.</p> <p>The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration or reuse of previously developed land. The site is outside a mineral safeguarding area and water recycling buffer zone.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single company who support the proposal and is available for development now. The site promoter has stated there are no legal restrictions or issues to resolve prior to development.</p>	+
<p><b>Achievability</b></p> <p>The site promoter identifies that mains water supply, electricity and digital and telecommunications is available from the site boundary. Access to gas supply is unknown. A transport assessment will be required to demonstrate safe and appropriate access to the site could be achieved from Heath Road. The topography of the land could constrain development sloping downwards by 6 metres from western to eastern boundary potentially affecting the layout and capacity. An ecological survey should be undertake to avoid disrupting and mitigating the impact on habitats on the eastern side of the site. Retention of the woodland may impact the layout of the site which could be resolved through the design process. The location and topography of the site would cause significant landscape impact which would need to be mitigated through appropriate landscaping/ screening.</p>	

<p><b>Deliverability / developability</b></p> <p>The site is wholly greenfield with no built structures to clear. The site promoter has stated the site was available from 2023, would take 2-3 years to build and will be built directly by the landowner. There are constraints to overcome prior to development.</p>	~
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Wholly classified as grade agricultural land.</li> <li>• In flood zone with some, but low, risk of surface water flooding.</li> <li>• Shops, culture and leisure facilities, employment opportunities and a primary school are accessible from the site.</li> <li>• It is sufficiently remote from all of the designated nature and heritage assets.</li> <li>• The location of the site could arise difficulties with place and community integration.</li> <li>• It has some relationship with the built form but it has a close relationship with the countryside</li> <li>• Capacity would translate to a low density development but is in line with surrounding built form.</li> <li>• Substantial landscape buffering along the northern boundary would contribute to preserving the character of the wider landscape.</li> </ul> <p>In combination, the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is not appropriate for development as it would be out of context with the settlement/ built form.</li> <li>• There may be difficulties in terms of highway safety in a village location being a adjacent to a significant junction onto the A141 and with achievability given the sloping topography of the land within the site.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>The LAA and SA indicate that the site is not appropriate for development and therefore a capacity calculation has not been undertaken.</p>	<p>N/A</p>	<p>N/A</p>

**Updates after the Initial Assessment**

<p> </p>
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**Warboys 2: Land adjacent to Second and Third Avenue, Warboys**

<b>Site reference</b>	Warboys 2
<b>Site name</b>	Land adjacent to Second and Third Avenue, Warboys

Site address	Parish(es)	Site area (ha)
Site is located directly north of First, Second and Third avenues in Warboys	Warboys	4.036

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable housing	160 homes	Available from 2023 4-5 years

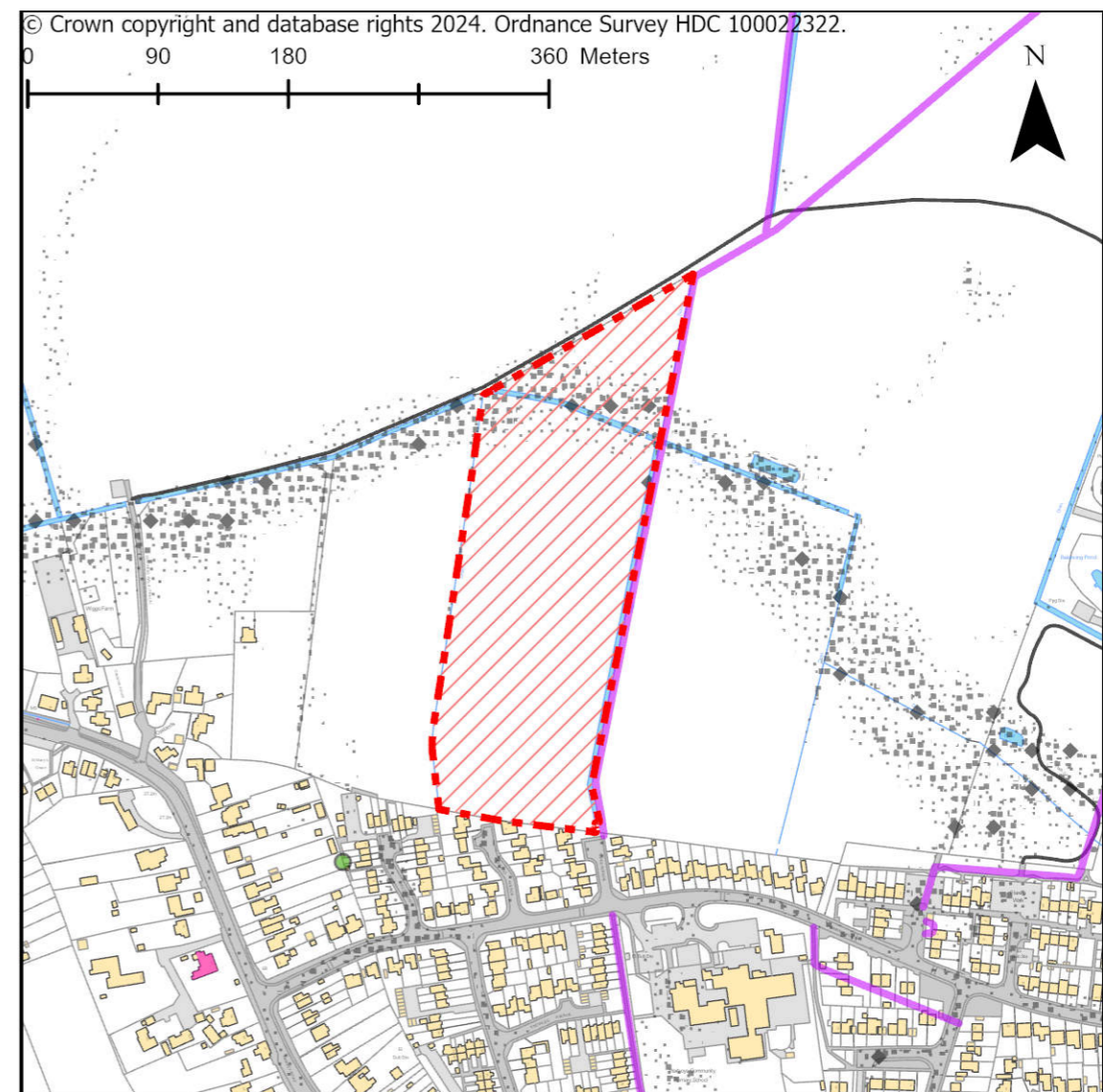
**Core information**

How was the site identified?	Call for Sites 2023 submission: site reference - CfS: 104
Relevant planning history	No known planning history
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is wholly classified as grade 2 agricultural land. The site is in flood zone 1 with some risk of surface water flooding. The site is located in the north of Warboys surrounded by agricultural fields to the north, east and west but adjoins a built up area to the south. The topography of this area of Warboys is broadly level, the land within the site sloping gently down from south to north. There would be adverse landscape impact due to the flat nature of the land and boundaries of the site being predominantly open meaning the development would be visible from the north for long distances and from public right of ways to the east and north east, particularly from a path which runs along the eastern boundary. Mitigation to screen the development and reduce adverse landscape impact will likely be required. The site is not impacted by oil/ gas pipelines. There are no designated nature or heritage assets within the site. The site fronts onto Second and Third Avenue which could provide potential road access to the site but achievability is unclear due to a strip of land between the site boundary and the road potentially constraining development. Consultation with Cambridgeshire County Council will be required to understand whether highway access is achievable to the site.</p> <p>The site is wholly greenfield and therefore offers no opportunities for the regeneration or reuse of previously developed land. The site is outside a mineral safeguarding area and water recycling buffer zone.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single company who support it's development and is available for development now. The site promoter has stated there are no legal restrictions or issues to resolve prior to development. How the site will be delivered is unknown but will take 4-5 years to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that utilities, digital infrastructure and highway access to the site are all accessible from the site boundary. However, as identified, there is a strip of land in between the site boundary and road access for both of the potential access points on Second and Third Avenue which may form a ransom strip and significantly constrain the achievability of access. In addition, Second and Third Avenue are small residential closes and which would require upgrading to accommodate the scale of development and it is uncertain if this is achievable. The land to the east of the site has been submitted by the same promoter and therefore the site may have potential to come forward as a cohesive scheme. The flat nature of the land would unlikely constrain the physical development of the proposal but there could be significant adverse landscape impact due to the existing boundaries adjoining agricultural fields being completely open, enhanced by existing public right of ways. Therefore, significant screening may be required to ensure mitigation and should be incorporated into the early stages of the design process.</p>	~
<p><b>Deliverability / developability</b></p>	~

The site is wholly greenfield with no built structures to clear. There are constraints to overcome relating to access and landscape impact which would need to be resolved. As stated by the site promoter, how the site will be delivered is unknown but the build out is expected to take 4-5 years. The proposal may be incorporated as a joint scheme with the land neighbouring the site to the east which may involve phased development over a longer period. As a result, the site is considered to be developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Within flood zone 1 with minimal recorded risk of surface water flooding
- Classified as grade 2 agricultural land
- Limited access to natural green space
- Within 1km of Warboys Wood SSSI but sufficiently remote from all of the designated nature assets
- Within 800m of a primary school, local convenience store and a regular bus service and is in close proximity to employment opportunities.
- The location of development would be completely out of context with the existing built form and has a very close relationship with the countryside with completely open boundaries and therefore there could be significant adverse landscape impact.
- It would be difficult to integrate the site with the existing place and community
- A capacity of 160 homes could provide a range of types, tenures and sizes.

In combination, the LAA and SA indicate that the site:

- Is deemed inappropriate for development due to the location of the site being out of context with the existing built form, potential for significant adverse landscape impact and highway access to the site being potentially unachievable as a result of the presence of ransom strips and ability of Second and Third avenue to accommodate the scale of development.
- However, it must be noted, in conjunction with the site submission to the east which has been put forward by the same site promoter, the site could come forward as a cohesive scheme.



**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is deemed inappropriate for development and therefore a capacity calculation has not been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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**Warboys 3: Land rear of 51 Church Road, Warboys**

<b>Site reference</b>	Warboys 3
<b>Site name</b>	Land rear of 51 Church Road, Warboys

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
51 Church Road Warboys PE28 2RL	Warboys	1.3

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/ or affordable housing Custom and self-build housing Nursing and care homes Commercial: Employment Commercial leisure Logistics, distribution Infrastructure: Health uses	Not stated	Land available 2023 Build out 2-3 years

**Core information**

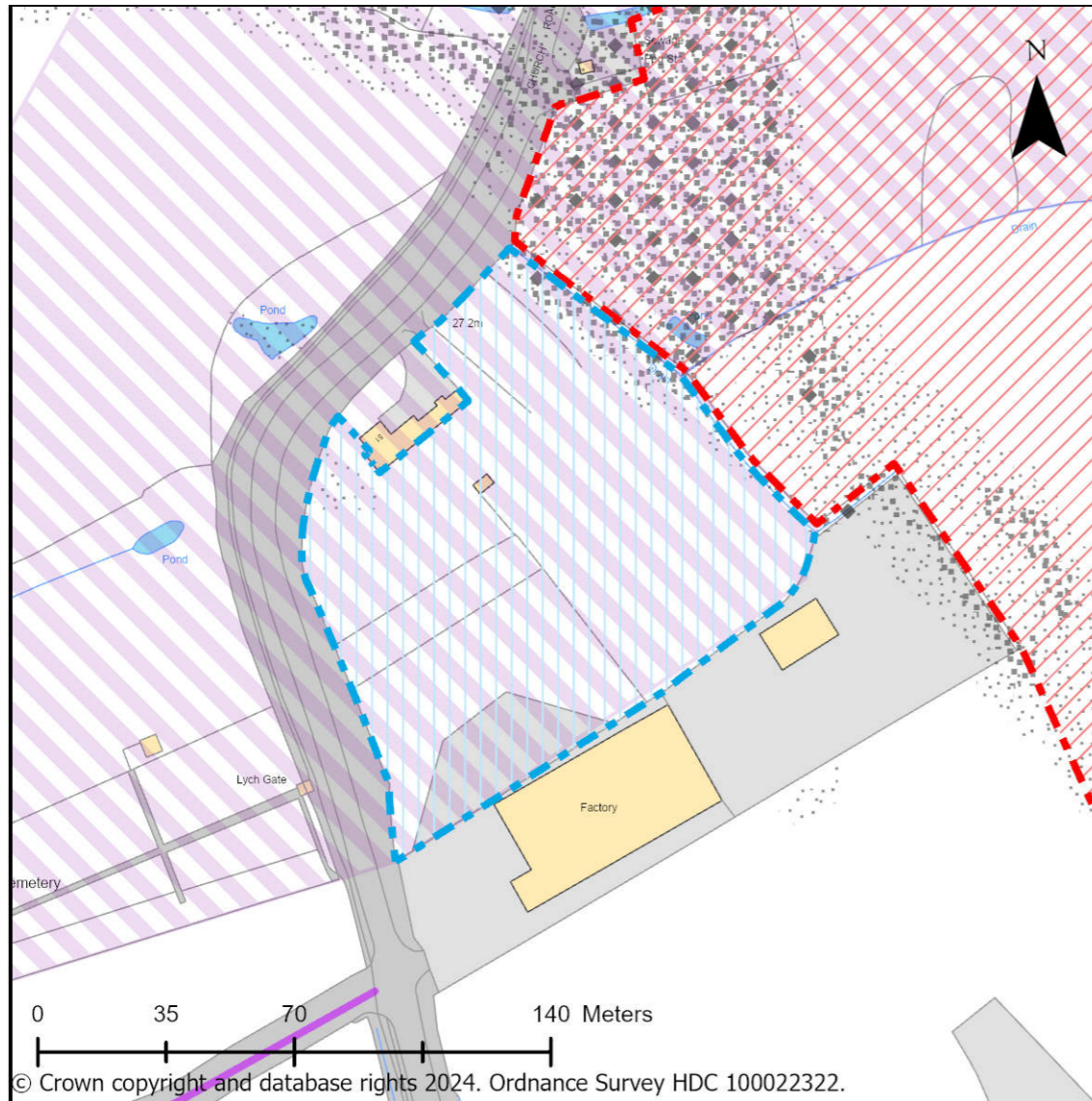
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 133
Relevant planning history	Reference: 22/02423/FUL Proposal: Change of use of hardstanding to open storage and alterations to access

	Outcome: Withdrawn HELAA December (2017): 51 Church Road, Warboys (033)
Land type	Part previously developed and part greenfield land
Current use of the site	Residential and Garden Land
Supporting information	<ul style="list-style-type: none"> <li>Call for Sites Supporting Statement May 2023</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly classified as grade 3 agricultural land. It is in flood zone 1 with minimal risk of surface water flooding.</p>	~
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<p>The site is located in the south west of Warboys with Church road parallel to/ along the western boundary. The topography of the land within the site and further to the east is broadly flat whilst the land slopes gently down beyond the western boundary. The land is currently associated with the residential property adjoining the north western boundary, consisting of a high population of mature trees which is particularly dense on the western side. Adjoining the site to the south is an employment site. There would unlikely be adverse landscape impact due to the site being wholly screened by heavily vegetated boundaries, reinforced by hedging immediately opposite the site along Church Road and relatively large buildings for business use to the south.</p> <p>Oil/ gas pipeline buffer zones do not impact the site. The adjoining transport business would be less compatible with the proposed residential use due to potentially imposing noise and air pollution and therefore could negatively impact residential amenity. Therefore, the site may be more appropriate for employment use. There are no designated nature assets within the site. The site is wholly located within Warboys Conservation Area and therefore the development should be sensitive to it's character and form. The removal of mature trees within the site could negatively impact the rural/ vegetated feel to the south western edge of Warboys and the conservation area. The site could be accessed from Church Road but may require the removal or damage to protected trees in Warboys Coservation Area.</p> <p>There is a small area in the south of the site which is previously developed, offering some opportunity for the recycling of materials. The site is outside a mineral safeguarding area and water recycling buffer zone.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single family who support the proposal. There are no legal restrictions or issues to resolve prior to development. The site has been available for development since 2023 and it's anticipated the build out phase will last 2-3 years. How the development will be delivered is unknown.</p>	+
<p><b>Achievability</b></p> <p>Mains water and electricity supply is available within the site and so is digital infrastructure. Gas supply is available from the site boundary. There are no topographical challenges to overcome that would hinder development on the site. There would be minimal landscape impact due to substantial screening along the boundaries and from adjoining uses, limiting the views into the site from surrounding land. There are a number of access points along Church Road that could be used to enter the site, Cambridgeshire County Council will need to be consulted to understand which one would be most appropriate. In order for the site to be developed and highway access to be achieved mature trees which are in Warboys Conservation Area will likely need to be removed. Assessment to understand the severity</p>	~



of the negative impact upon the CA and existing habitats will be required prior to development. The site promoter intention with the site is unclear as a range of uses have been put with no clarification on their scale and nature.	
<b>Deliverability / developability</b> A significant number of trees will likely need to be cleared prior to development. There are constraints to overcome relating to preserving the character and form of Warboys Conservation Area and habitats. How the site will be delivered is unknown but it is expected to build out over 2-3 years. As a result, the site is considered to be developable.	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is within flood zone 1 with minimal recorded risk of surface flooding</li> <li>• Classified as grade 3 agricultural land</li> <li>• In close proximity to shops, culture and leisure facilities, a regular bus service and a primary school.</li> <li>• Within 1.5km of an Established Employment Area (EEA)</li> <li>• Potential to significant harm to Warboys Conservation Area due to the likely removal of established trees to accommodate the development.</li> <li>• Difficult to integrate all of the proposed uses with the existing place and community</li> </ul> <p>In combination, the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is not appropriate for development for all of the proposed uses due to the site being wholly within Warboys Conservation Area and the potential for significant adverse impact to this designated heritage asset due the removal of established trees situated within the site to accommodate the development.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation has not been undertaken as the site is deemed inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Warboys 4: Land East of Church Road, Warboys**

<b>Site reference</b>	Warboys 4
<b>Site name</b>	Land at Church Road, Warboys

Site address	Parish(es)	Site area (ha)
Land to the east of Church Road, Warboys	Warboys	4.8

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	25 homes	Available from 2023 1-2 years

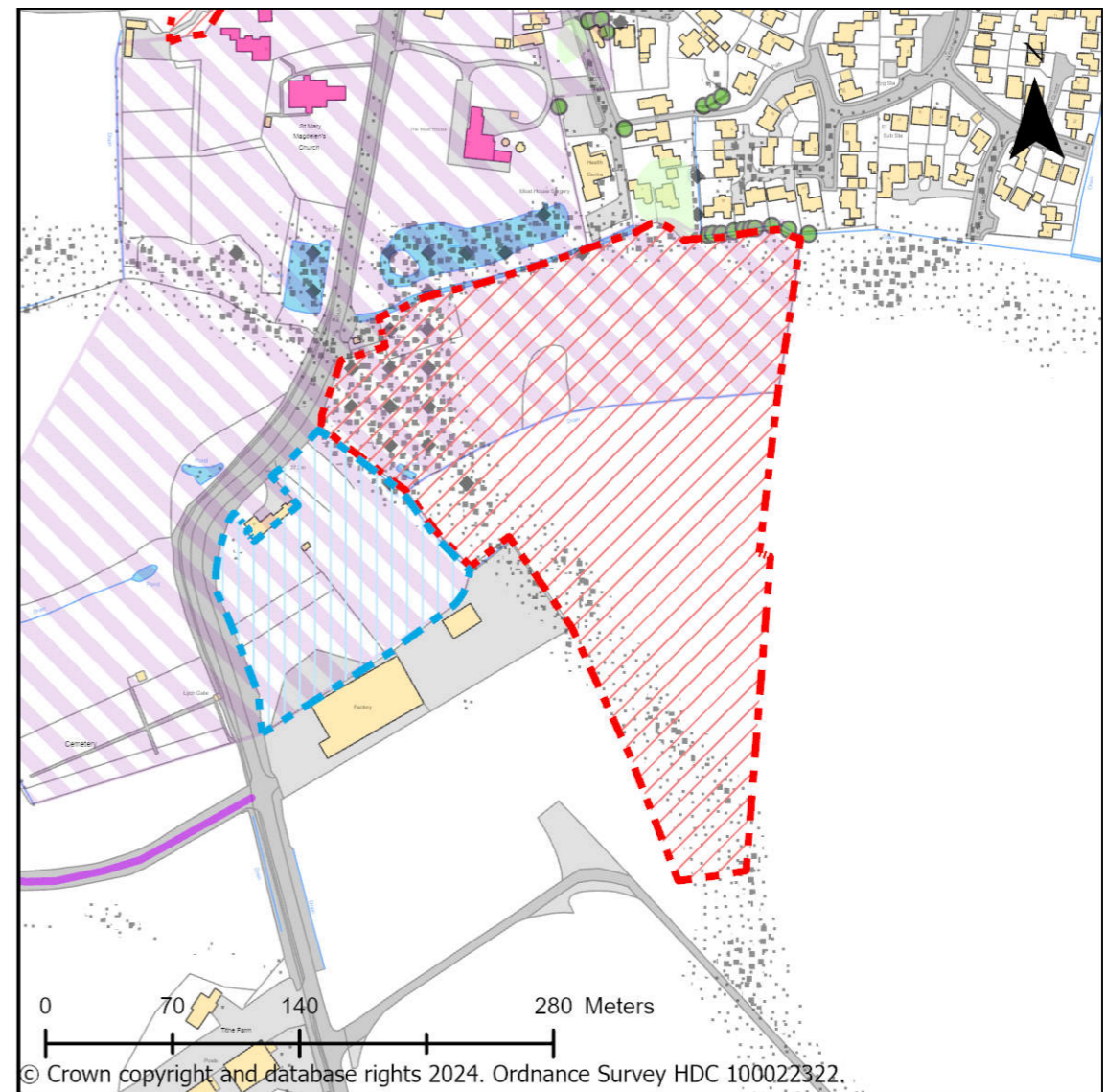
**Core information**

How was the site identified?	Call for sites submission CfS 172
Relevant planning history	No known planning history
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is wholly classified as grade 2 agricultural land. The site is wholly within flood zone 1 with some risk of surface water flooding.</p> <p>The site is located on the south western edge of Warboys, east of Church Road (B1040). The topography within and immediately surrounding the site is broadly level, with agricultural fields wholly adjoining the southern, eastern and partly the western boundary and the built up area in the south west of Warboys to the north. The remaining part of the western boundary adjoins to the land owned by a residential property and also a transport business.</p> <p>The northern part of the site is screened from surrounding viewpoints due to being wholly bound by established vegetation which includes a hedgerow that traverses the middle of the site (from west to east) acting as a separator between the northern and southern part of the site. The southern portion of the site would be visible for long distances due the boundaries being completely open. If the existing hedgerow within the middle of the site is cleared the whole of the site would be visible from the east and south and need to mitigated through appropriate landscaping. There are no designated nature assets within the site. However, approximately half of the site is within Warboys Conservation Area; the development would need to be sensitive to it's character, setting and form and conserve/mitigate impact on trees situated within the site. There is also a listed building to the north but this is heavily screened by dense vegetation along the northern boundary minimising adverse impact. There are multiple TPO trees immediately outside the north eastern boundary associated with residential properties which would need to be conserved. Highway access could be achieved from Church Road. The site is not impacted by oil/gas pipelines but it does neighbour a business within the transport sector and therefore it may be subject to noise and air pollution.</p> <p>The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration or reuse of previously developed land. The site is outside a mineral safeguarding area and a water recycling buffer zone.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single company who support it's development. There are no legal restrictions and issues to resolve prior to development. The promoter has stated the site is available development now and is intended to be sold to a third party once allocation status has been acquired.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that water mains, electricity and broadband infrastructure is available from the site boundary, accessibility to gas supply is unknown. Highway access could be achieved from Church road but could involve the removal of protected trees within Warboys Conservation Area. There are multiple constraints to overcome relating landscape</p>	~

<p>and heritage but could be overcome through effective and sensitive design and landscaping. The land within and surrounding the site is broadly level meaning there are no topographical constraints to overcome that would limit the achievability of the proposal.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is wholly greenfield with no built structures to clear. However, there are significant constraints to overcome. As stated, the site promoter seeks allocation status to sell the site to a third party for development. Therefore, the site is considered developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:</p> <ul style="list-style-type: none"> <li>• The site is in flood zone 1 with some risk of surface water flooding</li> <li>• Is wholly classified as grade 3 agricultural land</li> <li>• In within 800m of multiple culture and leisure facilities, a local convenience store and a regular bus service</li> <li>• In close proximity to employment opportunities and education facilities</li> <li>• Pavement available immediately opposite the frontage</li> <li>• Sufficiently remote from all of the designated nature assets.</li> <li>• Part of the site is within Warboys Conservation Area</li> <li>• Close relationship with the built form and countryside; development to the north would improve integration with landscape and townscape.</li> <li>• Preservation of TPOs along the northern boundary, Warboys CA and the listed building to the north is essential in determining the success of the scheme.</li> </ul> <p>In combination, the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for development subject to effective masterplanning to ensure effective integration with the built form and preservation of Warboys Conservation Area, the landscape, TPOs and listed building to the north of the site.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 4.8 ha  40% net developable area to allow for sustainable drainage, landscaping and retention of protected trees.  4.8 ha x 30% = <b>1.44 ha</b>	Residential - Market/affordable housing  25 dph to reflect the edge of village location in a large village.  25dph x 1.44 ha = <b>36 homes</b>	Allocation status required  Build out over 2 years

**Updates after the Initial Assessment**

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**Warboys 5: Little End, Station Road, Warboys**

<b>Site reference</b>	Warboys 5
<b>Site name</b>	Little End, Station Road, Warboys

Site address	Parish(es)	Site area (ha)
Land to the east of Station Road and north of Heath Road, Warboys	Warboys	4.6

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	150-200 homes	Available from 2023 Build out approximately 4 years

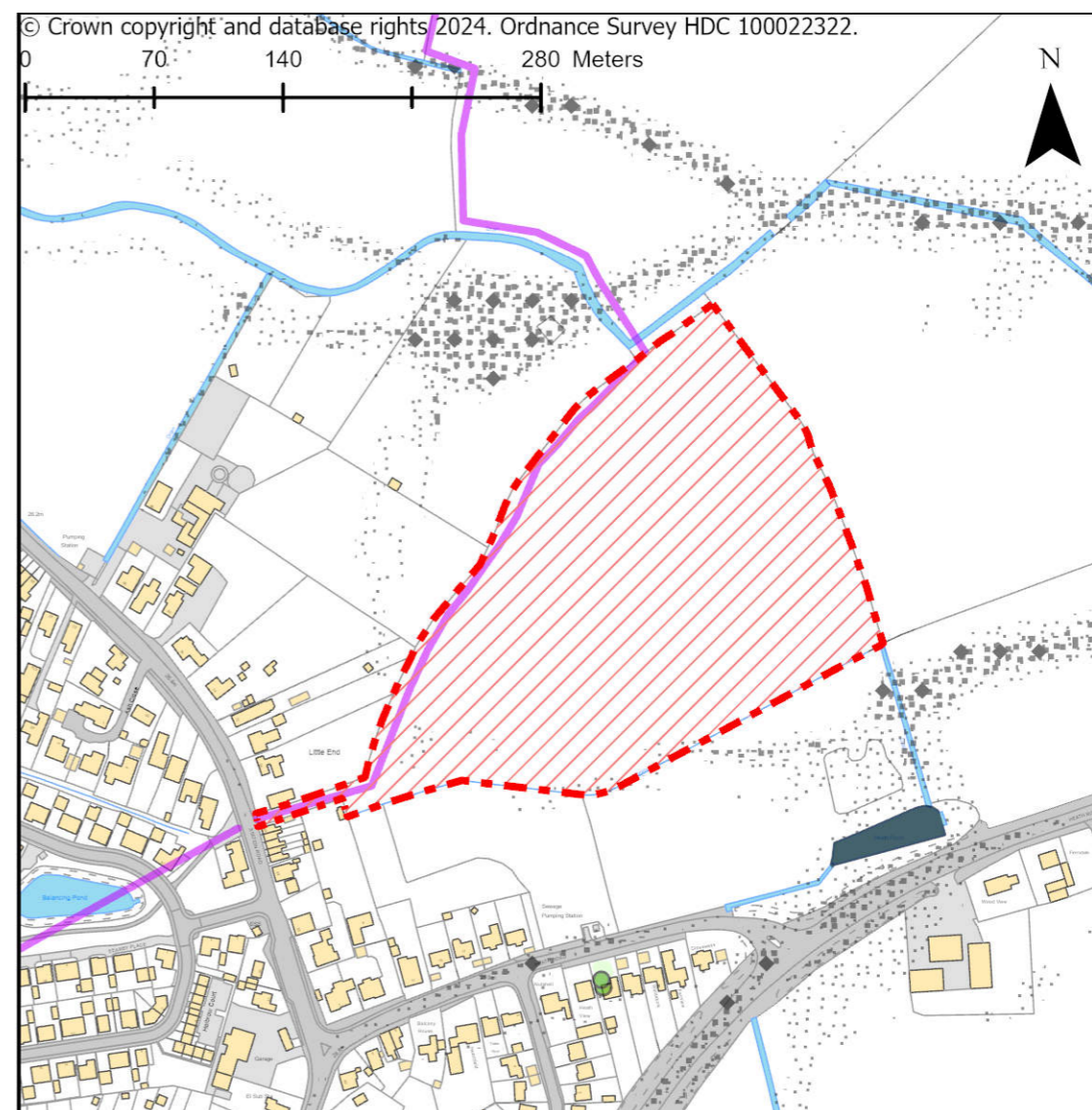
**Core information**

How was the site identified?	Call for Sites 2023 Submission CfS 145
Relevant planning history	No known planning history
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is predominantly grade 3 agricultural land, the remaining portion being grade 2. The site is wholly in flood zone 1 with no recorded risk of surface water flooding.</p> <p>The site is located on the north-eastern edge of Warboys behind residential houses and associated curtilages along Station Road. Moving from west to east, the site slopes downwards by approximately 12m and this decline continues beyond the eastern boundary. The site is triangular in shape, broadly consisting of three, relatively long boundaries of which the eastern and southern boundary are very open meaning the site would be visible from agricultural fields. However, the landscape impact looking into the site is made smaller due to some hedging along the northern boundary and large warehouse development approximately 200m east of the site and substantial screening along Heath road to the south. There is a public right of way running along the northern boundary and therefore the development could negatively impact the public view from the path.</p> <p>The site is not impacted by oil/ gas pipelines or pollution. There are no designated heritage or nature assets within the site. There is a very thin strip of land/ track within the site boundary joining Station road potentially allowing highway access to the site, consultation with Cambridgeshire County Council will be required to understand whether this could accommodate the development.</p> <p>The site is wholly greenfield land and therefore offers no opportunities to contribute to regeneration or reuse of previously developed land and is outside a mineral safeguarding area and water recycling buffer zone.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single family who support the proposal and has been available for development since 2023. The site promoter has stated there are no legal restrictions or issues to resolve prior to development.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all utilities and digital infrastructure is available from the site boundary. Highway access could be achieved from Station Road, the narrow track connecting to Station Road within the site will need to be assessed to understand if it could support the development. The combination of the narrow track alongside limited potentially for expansion with residential properties either side could make access to the the site difficult. The relatively steep topography of the land could impact the layout and achievability of the capacity as well as potentially enhancing adverse landscape impact by being visible from surrounding land. There could be also be significant adverse landscape due to the scale and location of the site which would require mitigation via appropriate landscaping/ screening.</p>	~
<p><b>Deliverability / developability</b></p>	~

<p>The site is greenfield with no structures to clear. There are significant barriers to the site relating to highway access and landscape impact that would need to be overcome. The land has been available for development since 2023 and is expected to be delivered within 4 years. How the site will be delivered is unknown. Consequently, it is categorised as developable.</p>	
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Wholly classified as grade agricultural land.</li> <li>• In flood zone with some, but low, risk of surface water flooding.</li> <li>• Shops, culture and leisure facilities, employment opportunities and a primary school are accessible from the site.</li> <li>• It is remote from all of the designated nature except a SSSI to the north and heritage assets.</li> <li>• The location and scale of the site could cause difficulties with place and community integration.</li> <li>• The proposed capacity is too high given it's context.</li> <li>• The development would be highly prominent in the countryside despite some association with built form.</li> </ul> <p>In combination, the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is deemed to be not appropriate for development due to the scale and location of the site being out of context with the settlement/ built form, the steep topography of the land and intrusion into the countryside.</li> <li>• Would have highway access difficulties given the existing track and limited scope to upgrade.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to the site being deemed inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Warboys 6: Land North of Humberdale Way, Warboys**

<b>Site reference</b>	Warboys 6
<b>Site name</b>	Land North of Humberdale Way, Warboys

Site address	Parish(es)	Site area (ha)
Land north of Humberdale Way, adjacent to First, Second and Third Avenue Accessed off Humberdale Way, Warboys	Warboys	12.3

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market/ affordable housing	500 homes	Available from 2023 4-5 years

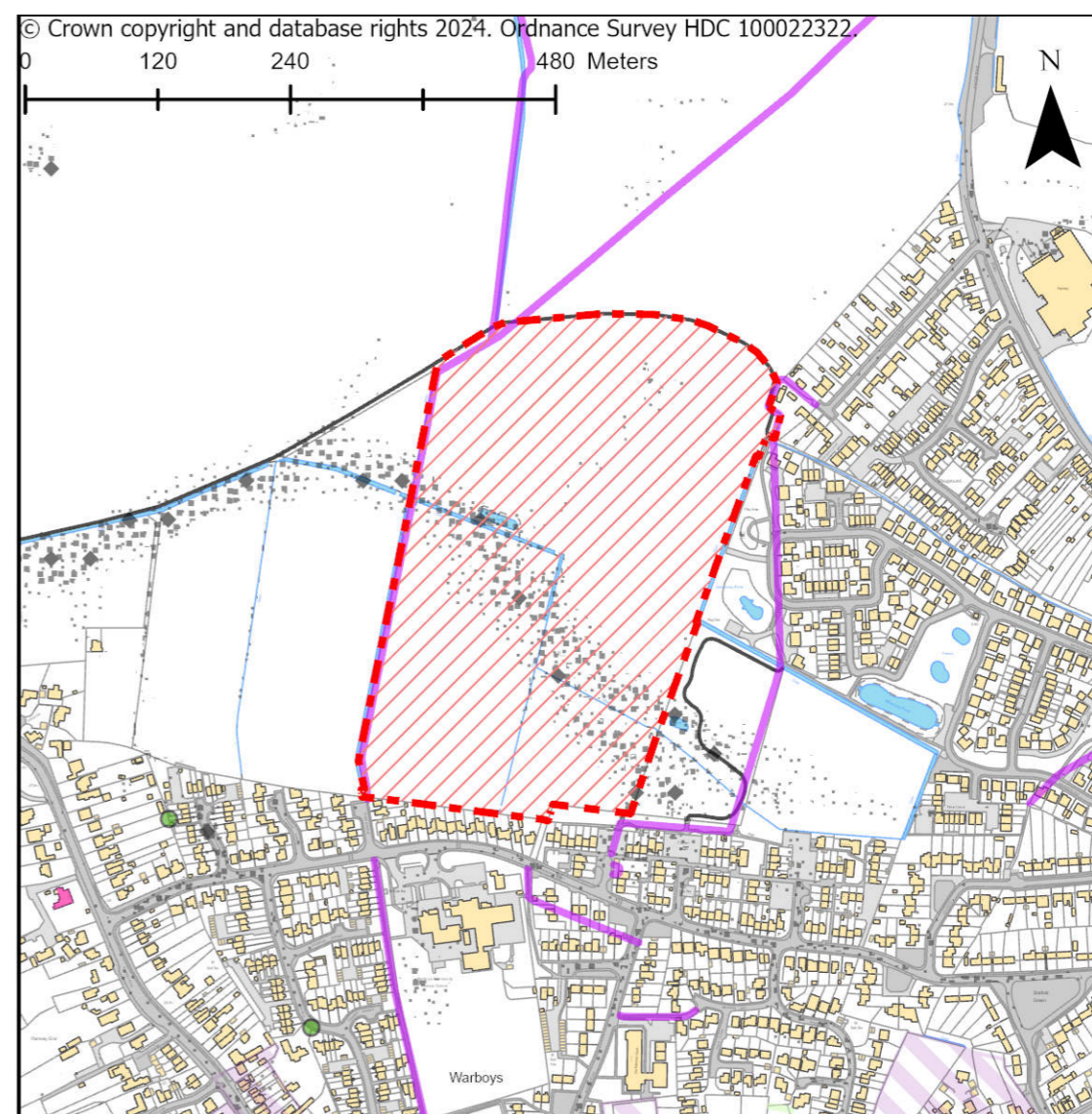
**Core information**

How was the site identified?	Call for Sites Submission 2023 CfS 148
Relevant planning history	No known planning history
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is predominantly classified as grade 3 agricultural land, the remaining being grade 2. The site is within flood zone 1 with some risk of surface water flooding. The site is located in the north of Warboys, adjoining agricultural arable farmland to the north and west and the built up residential area to the south. The upper part of the eastern boundary is adjacent to a relatively large area of residential properties in the North East of Warboys which includes an allocation in the existing Local Plan. The lower part of this boundary adjoins to greenfield land. The topography of the site is broadly level, sloping gently down into the middle of the site and then back up to the northern boundary, reflecting the flat nature of this area of Warboys. The western and northern boundaries are completely open meaning the development would be clearly visible from long distances looking into the site from the north particularly due to multiple public right ways along the western boundary and to the north of the site. Mitigation could be achieved through landscaping buffers to help screen the development.</p> <p>The site is not impacted oil/ gas pipelines. There are no designated nature or heritage assets within the site. Potential highway access may be achieved from Third Avenue which comes off Humberdale Way but achievability would be constrained by a strip of land that is located in between between the site boundary and the road. The promoter has identified that access could be achieved from Humberdale Way via First, Second or Third Avenues but First and Second Avenue are quite far removed from the site significantly reducing achievability. Consultation with Cambridgeshire County Council will be required to understand whether highway access can be achieved to accommodate the development. There are is a electricity line that runs through the middle of the site (south to north) and then east to the eastern boundary which, as stated by the site promoter, will be diverted. / redirected.</p> <p>The site is wholly greenfield land and therefore offers no opportunities for the regeneration or reuse of previously developed land. The site outside a mineral safeguarding area.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single company who support it's development and is available for development now. The site promoter has stated there are no legal restrictions or issues to resolve prior to development. How the site will be delivered is unknown but will take approximately 4-5 years to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that utilities, digital infrastructure and highway access to the site are all accessible from the site boundary. However, as identified, there is a strip of land in between the site boundary and Third Avenue which may form a ransom strip and significantly constrain the achievability of access. In addition, Third Avenue is a small residential close and therefore will likely need upgrading to accommodate the scale of development. The flat nature of the land would unlikely constrain the physical development</p>	~

<p>of the proposal but there could be significant adverse landscape impact enhanced by the boundaries adjoining the agricultural fields being completely open with public right of ways. Therefore, as part of the masterplan for the proposal significant screening may be required to ensure mitigation.</p> <p>There are electricity lines within the site that would need to be redirected, impacting viability by raising costs to the developer.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is wholly greenfield land with no built structures to clear prior to development. There are a few constraints to overcome and there is a pond in the middle of the site which will need to be incorporated into the design process. As stated by the site promoter, how the site will be delivered is unknown but the build out is expected to take 4-5 years. Therefore, the site considered to be developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Within flood zone 1 with minimal recorded risk of surface water flooding</li> <li>• Classified as grade 2 agricultural land</li> <li>• Limited access to natural green space</li> <li>• Within 1km of Warboys Wood SSSI but sufficiently remote from all of the designated nature assets</li> <li>• Within 800m of a primary school, local convenience store and a regular bus service and is in close proximity to employment opportunities.</li> <li>• A capacity of 500 homes could provide a range of types, tenures and sizes.</li> <li>• The site has a close relationship with the built form situated relatively central in Warboys and is adjacent to two large residential areas to the east and south</li> <li>• Sufficient landscaping is essential to ensure any adverse landscape impact is mitigated</li> <li>• It could be effectively masterplanned to integrate with the place and community but issues over highway access could limit integration</li> </ul> <p>In combination, the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for development subject to effective masterplanning to ensure integration with the townscape, place and community and mitigate adverse landscape impact.</li> </ul>
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- However, achievability of highway access is uncertain due to the presence of ransom strips between the site boundary and Third Avenue. This is a key development constraint and would need to be resolved prior to development.
- The presence of electricity lines may also limit the viability of the site.
- It must be noted, in conjunction with the site submission to the east (CfS 104) which has been put forward by the same site promoter, the site could come forward as a cohesive scheme.
- 500 could provide a significant housing growth opportunity

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 12.3 ha  70% net developable area to incorporate significant landscape buffers, sustainable drainage and infrastructure.  70% x 12.3 ha = <b>8.47 ha</b> (net developable area)	Net developable area of 8.47 ha.  35 dph to reflect connection with the countryside and built form within a large village location of Warboys.  8.47 ha x 35dph = <b>296 homes</b>	From 2024  Delivery expectation of 4-5 years

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**Updates after the Initial Assessment**

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**Warboys 7: Land South of Warboys Sports Field, Warboys**

<b>Site reference</b>	Warboys 7
<b>Site name</b>	Land South of Warboys Sports Field, Warboys

Site address	Parish(es)	Site area (ha)
Farmland south of Warboys Sports Field	Warboys	2.30

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Open Space Uses: Natural, green or open spaces	Unknown	Available 2024-2028 Within 5 years

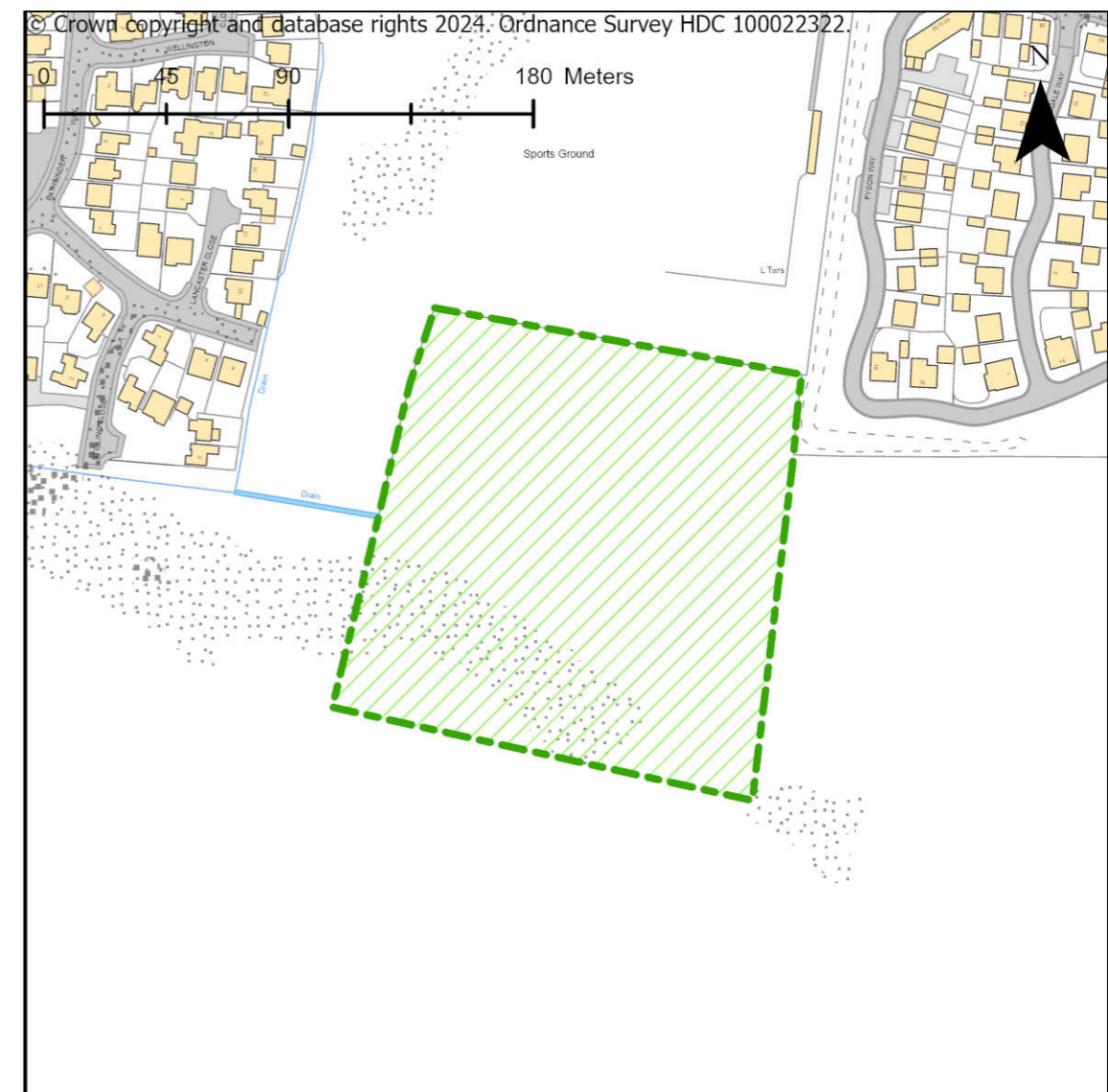
**Core information**

How was the site identified?	Call for Sites 2023 Submission CfS 136
Relevant planning history	No known planning history
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
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<p>The site is wholly classified as grade 2 agricultural land. The site is within flood zone 1 with no known risk of surface water flooding.</p> <p>The site is located to the south of Warboys surrounded by greenfield land except to the north east where there is an allocated site in the existing Local Plan for residential development which has been completed. There is also an allocated site to the west but a planning application has not been submitted and therefore is unimplemented. The northern boundary and part of the western boundary adjoins to a playing field whilst to the south there is arable farmland. The topography within and immediately surrounding the site is broadly level and the landscape impact will likely be negligible to the proposal being solely for natural, green or open spaces. The site is not impacted oil/ gas pipelines. There are no designated nature or heritage assets within the site. As stated by the site promoter, the site is intended to support the expansion of Warboys Sports and Social Club and therefore access to the site could be achieved through the existing playing field.</p> <p>The site is wholly greenfield land and therefore offers no opportunities for the regeneration and reuse of previously developed land. The site is outside a mineral safeguarding area and water recycling buffer zone.</p>	
<p><b>Availability</b></p> <p>The site has been submitted by a third party who does not own the land. They identify the site is owned by a single family who do not intend to sell the land for the proposed use/ extension of the sports field/ natural, green or open spaces at less than housing value which makes the purchase of the land currently unaffordable to the site promoter. Therefore, this shows the proposal unavailable for development</p> <p>The promoter suggests the land would be available 2024-2028 and the landowner seeks to obtain an allocation before selling the site to a third party for development.</p>	-
<p><b>Achievability</b></p> <p>The site promoter has identified that access to gas, mains and electricity supply is unknown, as is access to digital and telecommunications infrastructure although the proposed use would generate limited if any demand for utility services. They have also stated that highway access to the site could be achieved from the site boundary, if the land is acquired by the site promoter the site will become part of Warboys Sports and Social Club which has car parking/ road access. There are no topographical challenges to overcome.</p> <p>The achievability of the site is dependent on the landowners willingness to sell the land to the site promoter for the intended use. Through the Call for Sites Submission of the site, the site promoter identifies that through a designation/ allocation in the new Local Plan the land may become a more affordable value. Given the site has been put forward by a third party and the landowner does not support the proposal, it is considered unachievable.</p>	-

<p><b>Deliverability / developability</b></p> <p>As identified there are constraints to overcome relating to the landowners willingness to sell the land to the site promoter for the intended use and therefore the proposal is considered to be unachievable and cannot be delivered.</p>	-
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No, as the site is unavailable for development.</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The site did not progress to Sustainability Appraisal as the site is unavailable for development.</p>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>significant constraints including access, impact on active travel routes, the Local Nature Reserve and ecology and biodiversity within the wider green network/corridor, lack of access to gas, mains water and electricity supply and digital telecommunications.</p>		

**Updates after the Initial Assessment**

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**Warboys 8: Land at New Road, Warboys**

<b>Site reference</b>	Warboys 8
<b>Site name</b>	Land at New Road, Warboys

Site address	Parish(es)	Site area (ha)
Land to the west of New Road, Warboys	Warboys	3.28ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential:	40 dwellings	Available 2024-2028
Market/ affordable housing	Community and education facilities	Build out 2 years
Infrastructure:		
Supporting infrastructure		

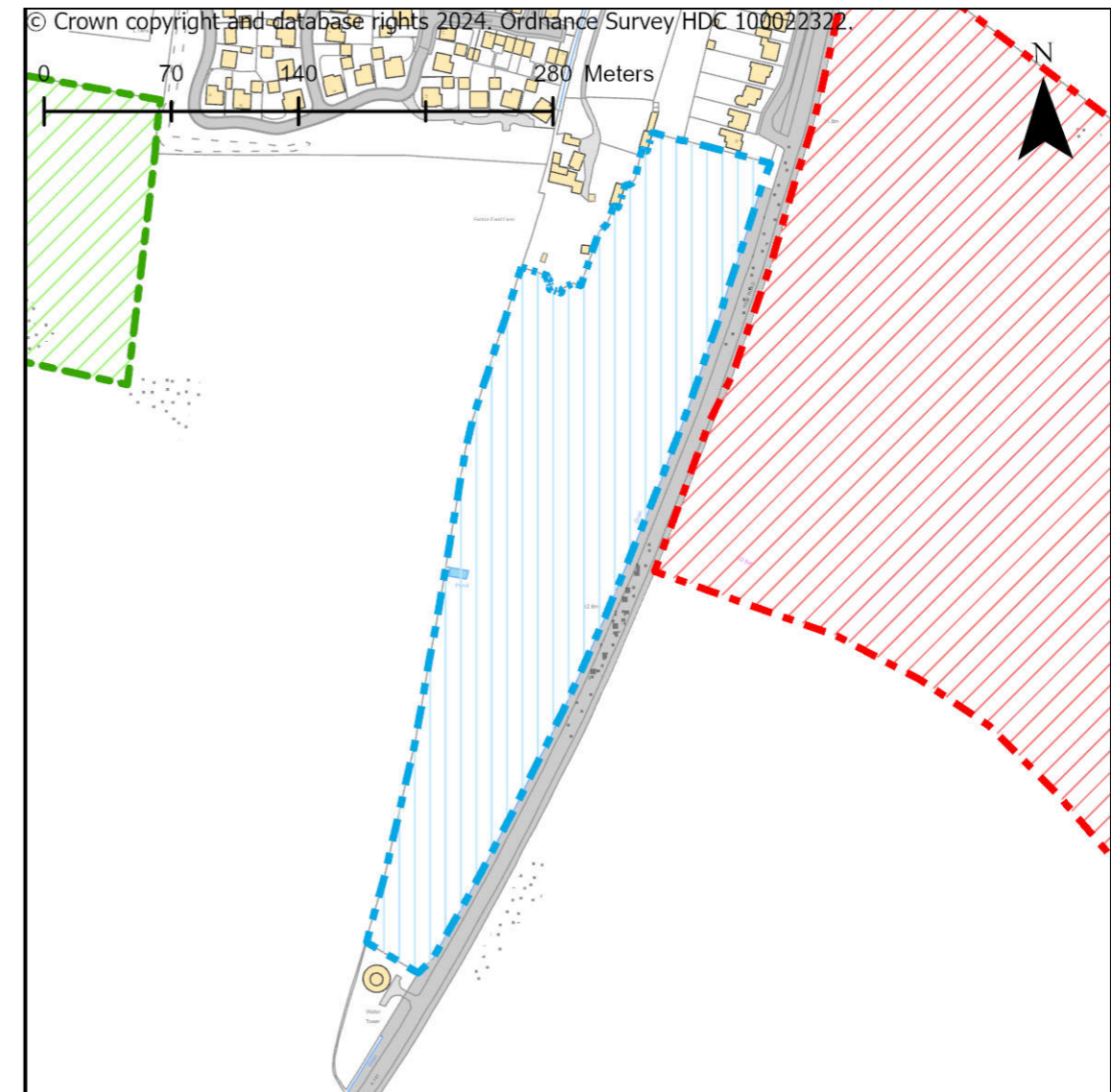
**Core information**

How was the site identified?	Call for Sites Submission CfS 166
Relevant planning history	HELAA 2017: West of New Road
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly classified as grade 2 agricultural land. The site is within flood zone 1 with no recorded risk of surface water flooding. The site is situated in the south east of Warboys and is a relatively long and thin strip of land extending to southwards in a linear fashion, adjoining a row of houses to the north along New Road and a Water Tower to the south. Understanding of the compatibility of the site with the adjoining Water Tower may be required. The whole of the eastern boundary fronts onto New Road whilst beyond the western border there is predominantly arable farmland except to the north west where there is a larger residential development which is an existing allocation in the Local Plan to 2036. The land within and beyond the eastern boundary is broadly level but the land to the west of the site slopes downwards and then up Church Road. The boundaries of the site predominantly comprise of established vegetation screening the site to some extent from surrounding land. There would likely be significant adverse landscape impact due to the site's context/ edge of village location and shape.</p> <p>The site is not impacted by oil and gas pipelines. There are no designated nature or heritage assets within the site. The site fronts onto New Road (A141) which could provide access to the site. The national speed limit of 70mph applies to this road meaning safe access to the site could be an issue.</p> <p>The site is wholly greenfield land and therefore offers no opportunity for the reuse or regeneration of previously developed land. The site is not impacted by an oil/ gas pipeline and is outside a mineral safeguarding area and water recycling buffer zone.</p>	~
<p><b>Availability</b></p> <p>The site is owned by single company who support the proposal and there are no legal restrictions or issues to resolve prior to development. The site is intended to be delivered by a house builder and is expected to become available between 2024-2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that gas, water and electricity supply and digital and telecommunications infrastructure is available from the site boundary. Highway access could be achieved from New Road (A141), consultation with Cambridgeshire County Council will be required to understand the most appropriate access point and whether safe access from the A141 can be achieved. There are no topographical constraints to overcome but given the site's location and shape there is the potential for significant landscape impact which would need to be mitigated. Understanding the compatibility of the site with the adjoining Water Tower to the south would be required and could potentially affect the layout and capacity.</p>	~

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<p><b>Deliverability / developability</b></p> <p>There are no built structures to clear prior to development. The site promoter expects the proposal to be delivered in approximately 2 years and the land will become available for development between 2024-2028. There are no significant constraints to overcome that would inhibit the achievability of the proposal. The site would be be contrary to existing policy and therefore allocation status will need to be acquired.</p>	~
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• It is flood zone 1 with no recorded risk of surface water flooding.</li> <li>• Wholly classified as grade 2 agricultural land.</li> <li>• Remote from natural green space and designated nature assets.</li> <li>• High provision of culture and leisure facilities within 800m from the site. A shop, primary school, bus service and employment opportunities are in close proximity to the site.</li> <li>• Scale and location means development on the whole site would be highly prominent in the countryside significantly impacting the landscape character and rural feel of the local area.</li> <li>• The long and narrow shape of the site would extend linear development into the countryside with little relationship to the existing settlement of Warboys.</li> <li>• Development in this location would alter the rural feel on approach to this area of Warboys.</li> <li>• The site is remote from active travel infrastructure.</li> </ul> <p>In combination, the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is in a location that could not be effectively masterplanned to become part of the existing community.</li> <li>• Would create an extension to the village with limited relationship to the main concentration of residential development within the village.</li> <li>• Has a very close relationship with the countryside the impact of which would be significant.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to landscape, impact and lack of relationship to the existing settlement.	N/A	N/A

**Updates after the Initial Assessment**

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**Warboys 9: Land at Ramsey Road, Warboys**

<b>Site reference</b>	Warboys 9
<b>Site name</b>	Land at Ramsey Road, Warboys

Site address	Parish(es)	Site area (ha)
Land south of Ramsey Road	Warboys	26.7

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market/ affordable housing Commercial: Employment Retail Open space uses: Natural, green or open spaces	Residential: <ul style="list-style-type: none"> <li>210-500 homes</li> </ul> Employment: <ul style="list-style-type: none"> <li>5000 sqm gross floorspace including 1000 sqm of retail floorspace.</li> </ul> Open Space Uses <ul style="list-style-type: none"> <li>4.17 ha</li> </ul>	Available 2024-2028 Up to 6 years for 200 dwellings Up to 15 years for 500 dwellings

**Core information**

How was the site identified?	Call for sites 2023 submission CfS 293
Relevant planning history	Application reference: 18/01638/OUT Proposal: Outline planning application for the erection of up to 210 dwellings, 0.5ha of B1 employment land, 0.1ha of land for A1 local shop, with public open space, landscaping and sustainable drainage systems (SuDS) and two vehicular access points from Ramsey Road, following the demolition of one residential dwelling. All matters reserved except for means of access

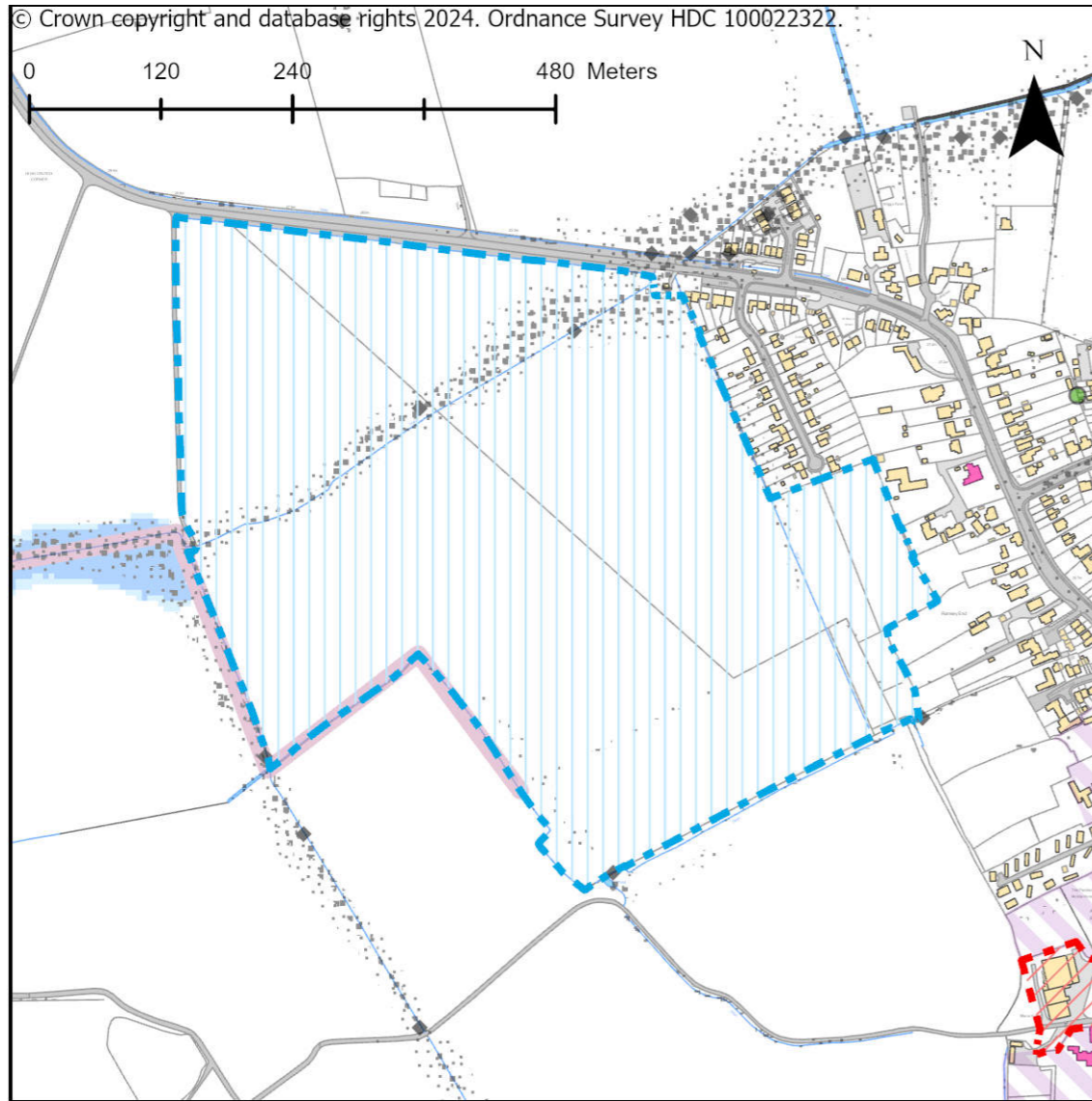
	Outcome: Withdrawn
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Gladman Options and Issues Paper Response</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass



Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is predominantly classified as grade 2 agricultural land with a significant proportion of the site being grade 3. The vast majority of the site is within flood zone 1, the remaining area being within flood zone 3b. Broadly, the land within the site is level. A higher topography can be found at the south western corner circa 5-10m compared to the rest of the site but</p>	~
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<p>this will unlikely constrain physical development/ developable area on site. The land beyond the western boundary slopes gently down to towards Wistow. Adjoining the site boundaries are arable agricultural fields except to the east where residential properties along Jubilee Ave and Ramsey Road are sited. The development would be highly prominent within the landscape due to the western/ south western boundary being largely open, comprising of intermittent trees and hedgerow. Some screening is provided on the northern boundary along Ramsey Road and the southern boundary. However, the site will likely be visible from public right of ways to the north and south. It would also be visible from residential buildings and curtilages to the east despite some hedging along the eastern boundary. The cumulative impact of the scale, surrounding topography and existing make up of the western/ south western boundaries could result in the development generating substantial adverse impact upon the landscape which would need to be mitigated.</p> <p>There is no pollution or contamination on site and it is no impacted by oil/ gas pipeline buffer zones. There are no designated heritage or nature assets within the site. Highway access could be achieved from Ramsey Road. There is an electricity line that runs along the site frontage, highway access would need to ensure no adverse impact.</p> <p>The site is wholly greenfield and therefore offers no opportunity for the reuse or regeneration of previously used buildings. The site is outside a mineral safeguarding area and water recycling buffer zone.</p> <p>- bridleway and public right of way.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single landowner who support the development. There is a promotion agreement between the landowner and a land promoter for the site. There are no legal restrictions or issues to resolve prior to development. The land is expected to be available between 2024-2028 and build out between 4-6 years for 200 dwellings and 10-15 years for 500 dwellings.</p>	+
<p><b>Achievability</b></p> <p>Water mains and electricity supply is available within the site, gas supply and digital infrastructure is accessible from the site boundary. Highway access could be achieved from Ramsey Road but may require the removal of established trees and hedgerow; an ecological survey may be required to understand whether there are existing protected species and habitats. It is unlikely the topography of the land within the site would effect the developable area. As mentioned the site would generate substantial adverse landscape impact that would need to be mitigated. The promoter has identified 'a green buffer between the settlement and adjacent agricultural land' will be created and the site will be 'sensitively designed'.</p>	~

<b>Deliverability / developability</b>	
<p>The site is wholly greenfield so there are no built structures to clear prior to development. The proposal would generate significant landscape impact and mitigation may limit the achievability of the site. The site promoter has stated that once allocation status has been gained the site will be sold off to a third party for development. Therefore the proposal is considered to be developable.</p>	

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Majority of the site within flood zone 1 with no recorded risk of surface water flooding</li> <li>• Predominantly classified as grade 2 agricultural land</li> <li>• Beyond 800m from key services in Warboys including a local convenience store and culture and leisure facilities</li> <li>• Close proximity to employment opportunities and could provide a modest amount of employment on site.</li> <li>• Close relationship with the countryside with potential for significant landscape impact that would be difficult to mitigate</li> <li>• Scale and location of the site means it may be difficult to integrate with the existing place and community.</li> <li>• Could provide a wide range of tenures, types and sizes of housing</li> </ul> <p>In combination, the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is deemed not appropriate for development due to the potential for significant adverse impact upon the local landscape and potential difficulties integrating the site with the existing place and community.</li> </ul>	
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to the site being deemed not appropriate for development.	N/A	N/A

**Warboys 10: Manor Farm Buildings, Church Road, Warboys**

<b>Site reference</b>	Warboys 10
<b>Site name</b>	Manor Farm Buildings, Church Road, Warboys

Site address	Parish(es)	Site area (ha)
Land at Manor Farm Buildings, Church Farm Church Road, Warboys, Huntingdonshire PE28 2RJ	Warboys	0.68

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	10 homes	Available 2024-2028 1-2 years

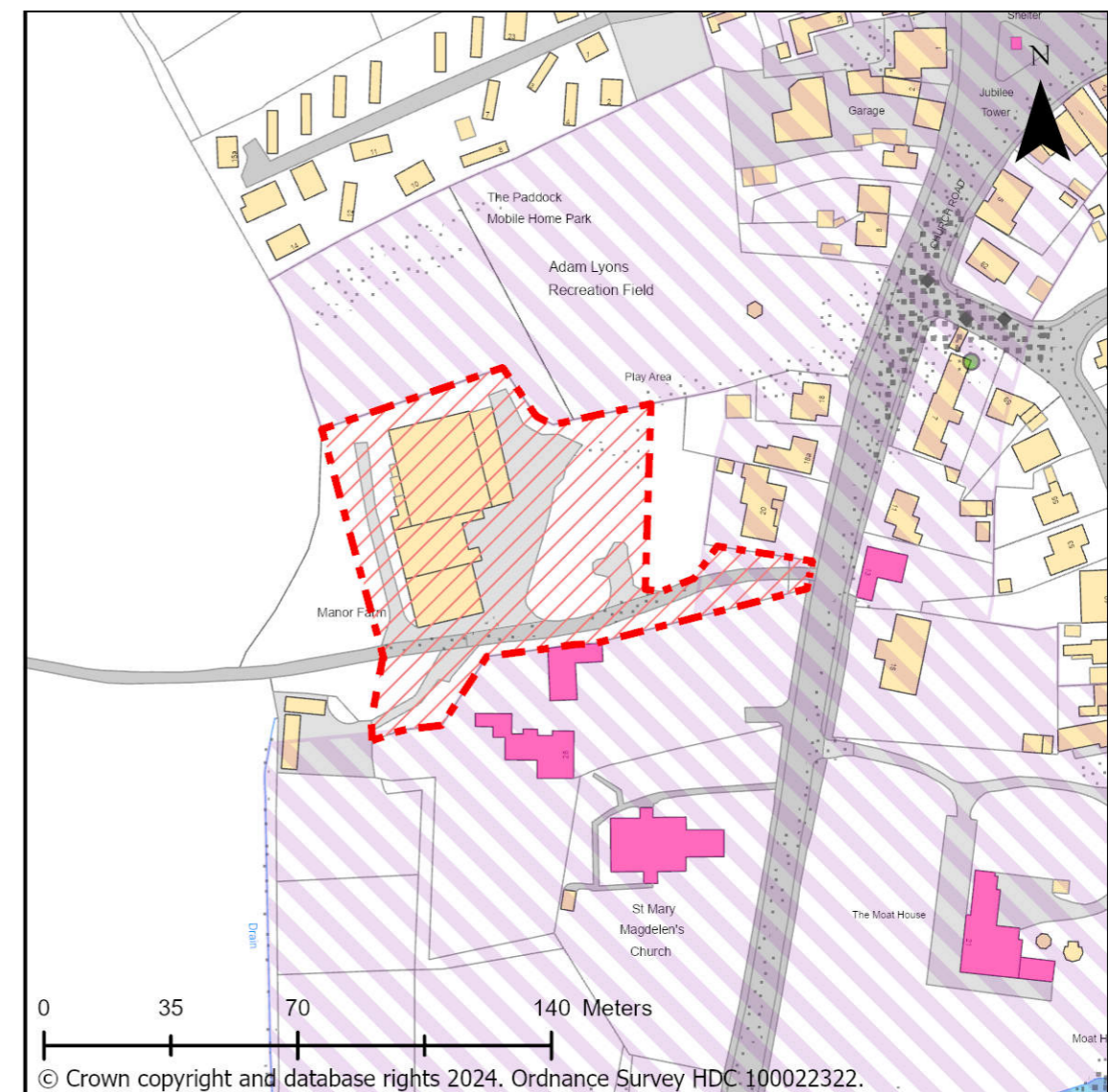
**Core information**

How was the site identified?	Call for sites 2023 submission - CfS 314
Relevant planning history	HLP2036 site allocation: Manor Farm Buildings (WB2)
Land type	Part previously developed land and part greenfield land
Current use of the site	Greenfield
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The submitted site area is 0.68 ha which is 0.07 ha greater than the site allocation for Manor Farm Buildings within the existing Local Plan.</p> <p>The site is wholly classified as grade 2 agricultural land. The site is in flood zone 1 with no risk of surface water flooding.</p> <p>The site is located on the western edge of Warboys, situated between a playground/ recreational field to the north and residential properties adjoining the eastern and southern boundaries. The land within the site is generally flat, sloping gently downwards beyond the western boundary where there is open countryside/ arable farmland. There are substantial agricultural built structures in the site that would need to be cleared. The site is screened from adjoining uses by established vegetation bounding the site except to the west which is completely open and therefore the site would be highly visible from lower land to the west. Landscaping on the western side may be required to soften views looking into the site but the potential adverse landscape impact will likely be minimal due to the site being well integrated into the built form and of a low scale (10 homes). It would also be replacing large, generally unsightly agricultural buildings. The site is not impacted by gas/ oil pipelines or electricity lines and there is no pollution or contamination on site. There are no designated heritage and nature assets within the site. However, the site is immediately adjacent to Warboys conservation area and there are several listed buildings to the south and east. Therefore, the development would need to be highly sensitive to the character, form and setting of adjoining high value designated heritage assets. Highway access could be achieved from Church Road, but it is not clear whether the existing track/ road to access the site could accommodate the development and would need to ensure minimal impact to/ preserve Warboys Conservation Area.</p> <p>The site is part previously developed with large agricultural buildings on site which could offer opportunities for the reuse or regeneration of previously used buildings. The site is outside a mineral safeguarding area and water recycling buffer zone.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single company who support the proposal. Legal restrictions to the site are unknown. There are issues to resolve relating to the acquisition of new farm buildings/ land to replace and relocate the in use agricultural buildings on site which are intended to be demolished prior to development. The promoter has stated the land will become available between 2024-2028 and intends to acquire allocation status and then sell the land to a third party for development.</p>	~
<p><b>Achievability</b></p> <p>The site promoter has stated electricity is available from the site boundary and water supply is available within the site. Access to gas supply and digital and telecommunication infrastructure is unknown. There are no topographical constraints to overcome that would</p>	~

<p>impact viability. Highway access could be achieved from Church Road, consultation with Cambrdgeshire County Council would be required to understand it's feasibility and safety. The combination of the open western boundary and downward sloping land beyond the western boundary could levy a degree of adverse landscape impact and therefore screening/ landscaping may be required on this side. High quality design sensitive to the character, form and setting of the immediate area is essential to ensure heritage assets adjacent to the site are not negatively impacted; this is a key consideration determining the achievability of the proposal.</p>	
<p><b>Deliverability / developability</b></p> <p>There are large agricultural buildings that would need to be cleared prior to development. There are constraints to overcome relating to the acquisition of new agricultural buildings to replace the existing buildings on site that will be cleared, highway access and designated heritage assets that would need to be resolved prior to development. The site promoter seeks to sell the site to a third party once allocation status has been acquired. Therefore, the site is considered developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• It is in flood zone 1 with no recorded risk of surface water flooding</li> <li>• Open space immediately accessible with a public park to the north</li> <li>• Greenfield, classified as grade 2 agricultural land but the site predominantly comprises of large agricultural buildings that would need to be removed prior to development.</li> <li>• Scope to reuse or recycle materials from the agricultural buildings</li> <li>• Sustainably located; employment opportunities, culture and leisure facilities, a local convenience store, a primary school and a regular bus service which can be accessed via public footpaths.</li> <li>• Close relationship with built form and amount of development proposed is appropriate considering the nature of surrounding built form.</li> <li>• Designated heritage assets within or in the immediate setting of the site including Warboys Conservation Area and several listed building; sensitive design essential to mitigate adverse impact to townscape and wider community.</li> </ul> <p>In combination, the LAA and SA indicate that the site:</p>
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- Is potentially appropriate for development subject to effective masterplanning and building design to ensure the character and form of designated heritage assets in the vicinity of the site is maintained and mitigate potential landscape impact.
- It is an existing allocation in the Local Plan 2036, the site size of this submission is marginally bigger
- There are deliverability issues relating to the acquisition of new agricultural buildings for the existing farm on site which would need to be resolved prior to development

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.68 ha 80% net developable area to allow for landscaping and highway access to developable area. 0.68 ha x 80% = <b>0.54 ha</b>	Residential - market/affordable housing 35 dph to reflect the sites association with designated heritage assets. 0.54 ha x 25 = <b>14 homes</b>	Allocation status required Build out over 2 years

**Updates after the Initial Assessment**

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**Warboys 11: Land to the rear of 70 - 84 Station Road, Warboys**

<b>Site reference</b>	Warboys 11
<b>Site name</b>	Land to the rear of 70-84 Station Road Warboys

Site address	Parish(es)	Site area (ha)
Land to the rear of 70-84 Station Road, Warboys, Huntingdon, Cambridgeshire PE28 2TH	Warboys	3.85

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Specialist housing Custom/ self build housing Open space uses: Natural, green or open spaces	60-65 dwelling in total: <ul style="list-style-type: none"> <li>18 affordable</li> <li>5-10 custom and self build plots</li> </ul> Natural, green or open spaces: <ul style="list-style-type: none"> <li>1.5 ha</li> </ul>	Land available for development between 2024-2028.  Build out approximately 5 years once planning permission has been acquired.

**Core information**

How was the site identified?	Call for sites submission 2023 - Cfs 387
Relevant planning history	Application number: 0801206FUL  Proposed development: Extensions and alterations and change of use from a workshop to farriery and dwelling  Outcome: Permission
Land type	Wholly previously developed land
Current use of the site	Residential and equestrian land.

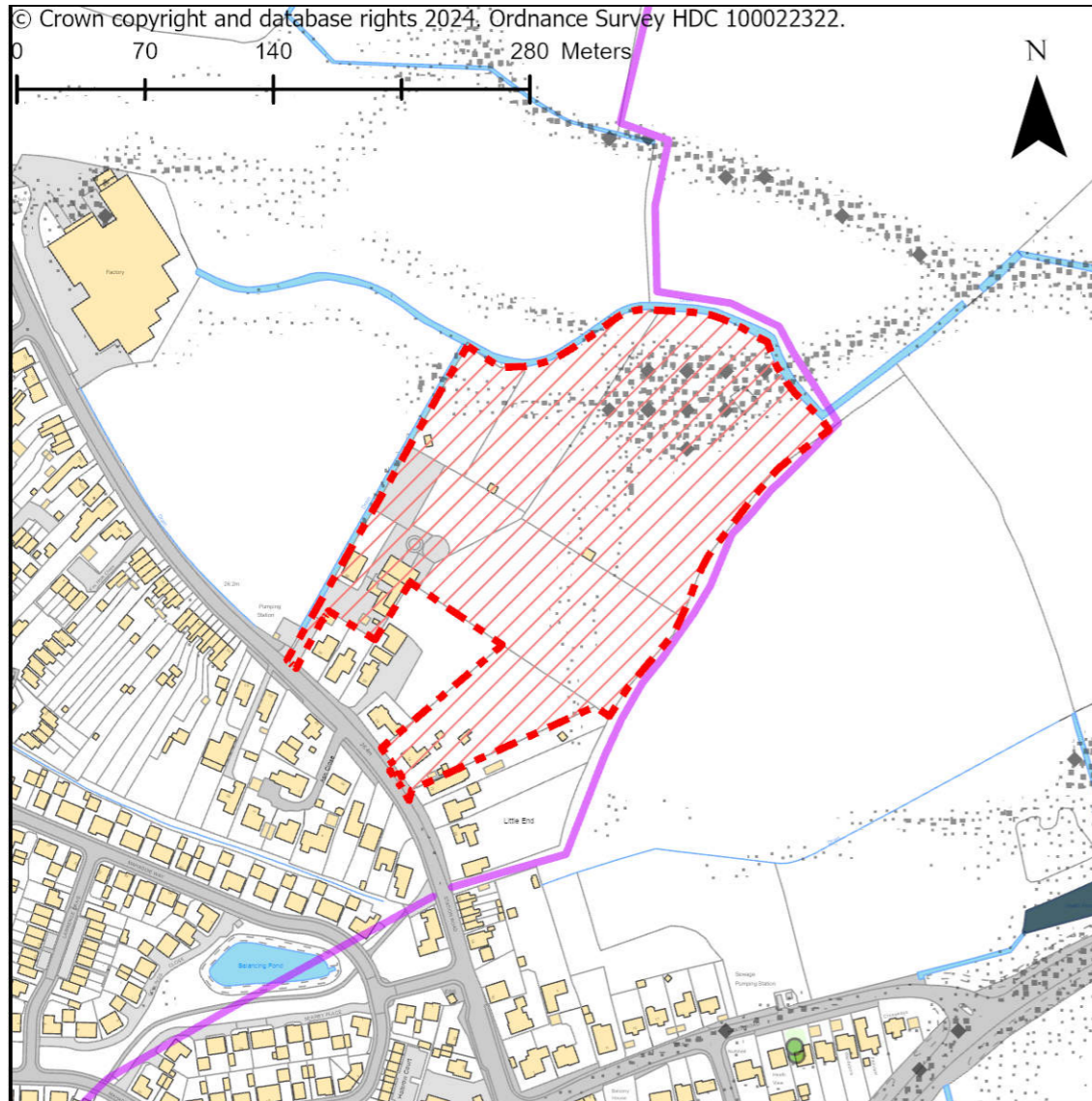
Supporting information	<ul style="list-style-type: none"> <li>Response to Huntingdonshire District Council Draft Local Plan 'Call for Sites' Submission</li> <li>Initial Site Development Plan</li> <li>Local Plan Submission Covering Letter</li> </ul>
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass



Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

Context, constraints and potential suitability	
The site is predominantly classified as grade 3 agricultural land, the remaining being grade 2. The site is within flood zone 1 with some surface water flooding risk (13.3%).	~

The site is situated in the north east of Warboys surrounded by greenfield land/ agricultural farmland except to the south west where there are residential properties opposite and adjoining the site frontage. From south to north, the land within the site slopes downwards by approximately 8 metres and this downward topography continues beyond the north eastern boundaries. The level of the land immediately to the east and west is higher than the site. The boundaries of the site are predominantly made up well established mature hedgerow and trees except to the west which is completely open meaning the site is highly visible on approach to Warboys from the north and from residential properties fronting onto Station Road. Consequently, the proposal would benefit from the implementation and reinforcement of vegetation/ hedgerows along the northern and western boundary to help screen the development from surrounding views and mitigate potential adverse landscape impact. However, due to the low topography of the site compared to the higher topography of surrounding land particularly from the west it would be difficult to avoid some adverse landscape impact and therefore this questions the suitability of the site for development. The site is not impacted by gas/ oil pipelines and there is no pollution or contamination within the site.

There are no designated heritage or nature assets within the site.

Highway accessed is proposed to the south east of the site along Station Road using an existing residential garden leading to the back of the site/ main development area.

There are built structures on site associated with the existing equestrian use which could offer opportunities for the reuse of materials. The site is outside a mineral safeguarding area and a water recycling buffer zone.

**Availability**

The site is owned and control by a number of parties with no legal agreement but is supported by all of the landowners. There are no legal constraints or issues to resolve prior to development. The site promoter expects the land to become available between 2024-2028 and intends to sell the land to a third party once allocation status has been acquired.

**Achievability**

The site promoter has identified that all utilities and broadband infrastructure is available within the site. Highway access may achieved from Station Road using an existing residential plot (74 Station Road) to access the back of the site and, as stated in the submission, could incorporate a junction to meet highway standards . Consultation with Cambridgeshire County Council will be to understand whether this point of access could accommodate/ be appropriate for the site will be required. However, the promoter has stated there are ransom strips which may limit the achievability of development. The site submission has included an indicative masterplan illustrating the scale and nature of development envisaged. Whilst the topography of the land in the site would unlikely require leveling, it's downward sloping

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<p>nature may lead to significant adverse landscape impact particularly from surrounding public vantage points, on approach to the village from Station Road and from lower land to the north east. This could be mitigated to some degree, as shown by the site/ masterplan plan, by significant hedging along the western boundary. The site is in close proximity to a sewage pumping station which may require assessment.</p>	
<p><b>Deliverability / developability</b></p> <p>There are built structures to clear in the south western area of the site that could be overcome through effective design. There are constraints to overcome relating to landownership, landscape impact and a water recycling buffer zone. As mentioned, the promoter seeks to sell the land to a third party once allocation status has been acquired and therefore the site is considered to be developable.</p>	

- Is deemed to be not appropriate for development due to the scale and location of the site being out of context with the settlement/ built form and the potential for significant landscape impact which would be hard to avoid given the downward sloping gradient of the land within the site.
- There are multiple landowners with no legal agreement.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is deemed inappropriate for development and therefore a capacity calculation has not been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Part of the site is greenfield which is predominantly classified as grade 3 agricultural land</li> <li>• Could offer an opportunity to develop on previously developed land</li> <li>• Flood zone 1 with minimal recorded risk of surface water flooding</li> <li>• Limited access to natural green space but could provide 1.5ha of natural, green or open space use in the northern part of the site</li> <li>• It is within 1km of Warboys Wood SSSI but is sufficiently remote from the other designated nature assets</li> <li>• No designated heritage assets within or in close proximity to the site that would be adversely impacted by the development</li> <li>• Culture and leisure facilities, a local convenience store, a primary school, a regular bus service and employment opportunities are highly accessible from the site</li> <li>• There is a pavement along the frontage promoting active travel.</li> <li>• The scale and location of the site would be out of character with the existing townscape character of the north east of Warboys</li> <li>• The downward sloping topography of the land could mean the development may cause significant adverse landscape impact altering the rural and open feel of the local area.</li> </ul> <p>In combination, the LAA and SA indicate that the site:</p>
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**Warboys 12: Land off Fenton Road, Warboys**

<b>Site reference</b>	Warboys 12
<b>Site name</b>	Land off Fenton Road, Warboys

Site address	Parish(es)	Site area (ha)
Land located south of Fenton Road (B1040) and east of New Road (A141), Warboys	Warboys; Pidley-cum-Fenton	10.57

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Approximately 170-195 units	4-5 years build out

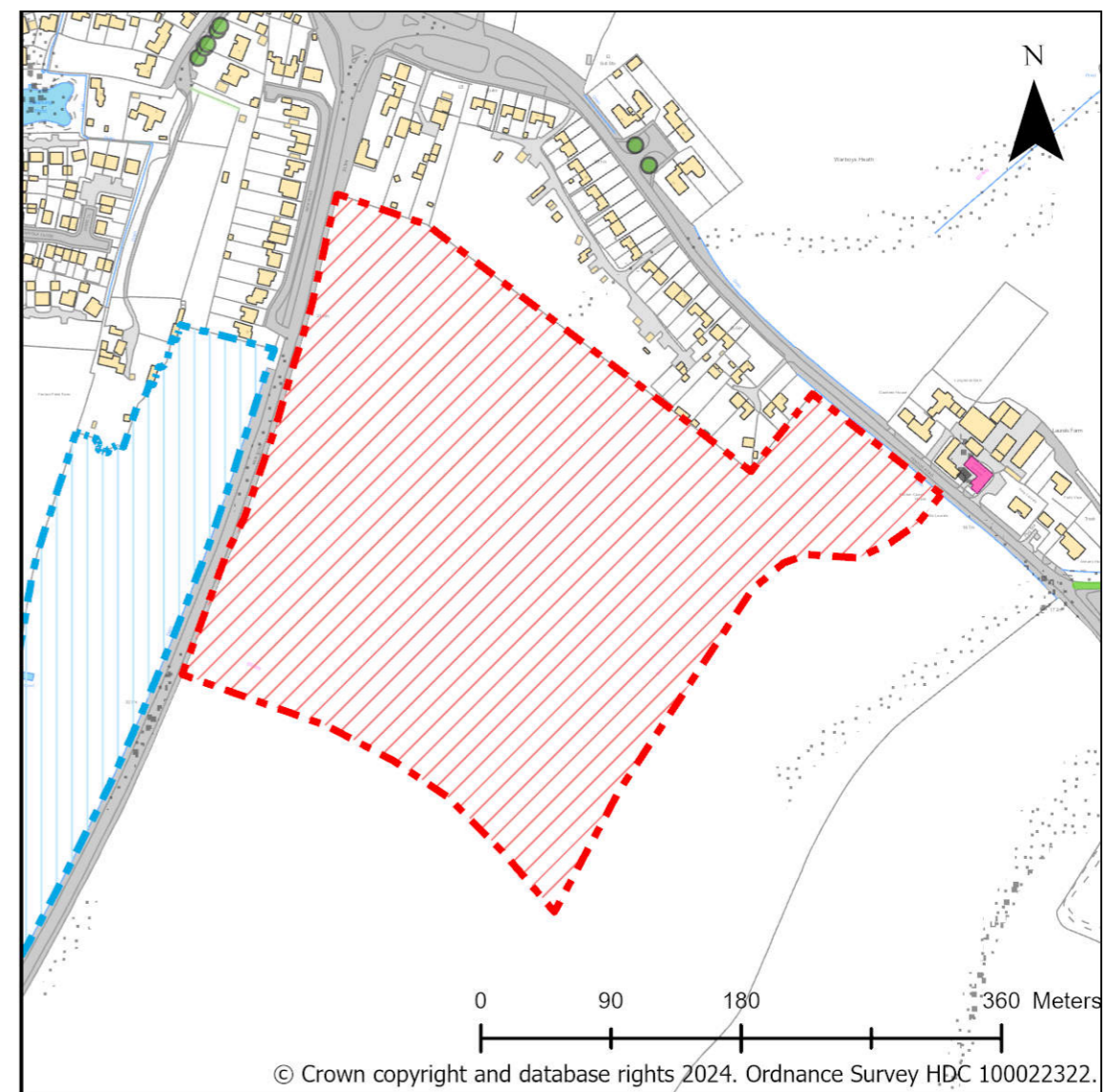
**Core information**

How was the site identified?	Call for Sites Submission 2023 - CfS 85
Relevant planning history	No known planning history
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Cover Letter June 2023</li> <li>Vision Document June 2023</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is predominantly classified as grade 2 agricultural land, the remaining being grade 3. It is within flood zone 1 with no recorded risk of surface water flooding. The site is located in the south eastern edge of Warboys, south of Fenton Road and east of the A141 (New Road) and forms part of a larger agricultural field which extends beyond the site boundary to the south and east and is under the same land ownership (stated by the site promoter). Most of the northern boundary adjoins to the curtilage of residential properties which are linear in form, the remaining part of this boundary fronting onto Fenton Road. The western boundary wholly fronts onto New Road (A141). The majority of the land within and surrounding the site is broadly level but slopes relatively steeply downwards (approx 10m) from the middle of the site to the north eastern corner which continues downwards beyond the boundary. As mentioned the site forms part of a larger agricultural field, and the southern and eastern boundaries are completely open. The northern boundary is screened by residential properties to the north. The western boundary along the A141 is open but is relatively well screened from Warboys Conservation Area due to the established vegetation bounding the agricultural field directly opposite the site. There would be significant adverse landscape impact looking into the site from the south and east including a bridleway (Padgett's Lane) and would require mitigation through appropriate landscaping which has been addressed via the concept masterplan within the submitted Vision Document.</p> <p>The site is not impacted by oil or gas pipelines. There are no nature or heritage designations within the site but it is opposite Grade II Listed Building, The Laurals. The site promoter intends for highway access to the site to be achieved along New Road where there is an existing entrance used to access the agricultural field.</p> <p>The site is wholly greenfield offering no opportunities for the regeneration or reuse of previously developed land. The site is not impacted by water recycling buffer zones or a mineral safeguarding area.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single family who support the proposal. The land is controlled under a promotional agreement and is intended to be sold to a housebuilder following the grant of planning permission. There are no legal restrictions or issues to resolve prior to development. The land is expected to become available between 2024 -2028 and be built in approximately 4-5 years.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that gas and digital and telecommunications are available from the site boundary. Access to a water supply is unknown and electricity supply is not immediately accessible.</p>	~

<p>Highway access to the site could be achieved, as identified in the Vision Document, along the western boundary on New Road (A141) using an existing entrance to the site. The national limit applies to this road, Cambridgeshire County Council will need to be consulted to understand whether safe access can be achieved and if it could, what safety measures should be implemented.</p> <p>As mentioned, the north eastern corner of the site is at a lower topography, potentially reducing the developable area and therefore the layout. The outline design shows that this area of the site is intended to be used as an attenuation basin and not for built development. The proposal would cause significant landscape impact which would need to be mitigated. The Vision Document provides recommendations on how the proposal could mitigate adverse landscape impact including significant 'buffer' planting along the southern and eastern boundaries.</p> <p>It also identifies that the development will be situated behind the existing built line on Fenton Road which helps to shield the development from the listed building.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no structures to clear. There are constraints to overcome but they could be mitigated through effective design. The promoter intends to sell the site to a third party for development once allocation status has been acquired. Therefore, the site is considered to be developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Flood zone 1 with no recorded risk of surface water flooding</li> <li>● Wholly greenfield, classified as grade 2 agricultural land.</li> <li>● Limited access to natural green space</li> <li>● Sufficiently remote from the designated nature assets</li> <li>● It is close proximity to an abundance of culture and leisure facilities within Warboys.</li> <li>● Access to employment opportunities, Warboys Airfield Industrial Estate is situated approximately 2km from the site</li> <li>● A local convenience store, primary school and regular bus service are also nearby</li> <li>● The development, given it's scale and location has the potential to impose significant landscape impact and may be out of context with the built form. However, through effective masterplanning,</li> </ul>
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by limiting development to the north of the site and significant landscape buffers this could be mitigated.

- A pavement would need to be created along the frontage to link the site with a footpath to the north and allow access to services within Warboys by foot
- It would need to be sensitive to the setting of designated heritage assets to the north east, a listed building, and Warboys Conservation Area, the the north west/ west

In combination, the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for development subject to effective masterplanning to ensure preservation of the local landscape, designated heritage assets and integration with the built form and wider community.
- The downward sloping topography of the land in the north east of the site is a key development consideration.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 10.57 ha 50% net developable area to allow for significant landscape buffers and improve integration with the built form by limiting development to the north of the site. 10.57 ha x 50% = <b>5.26 ha</b>	Residential - Market/ affordable housing. Net developable area of 5.26 ha Low density of 25dph to reflect it's edge of village/ rural location in a large village location. Capacity = 25ha x 5.26 ha = <b>132 homes</b>	Subject to allocation 4 - 5 years to build

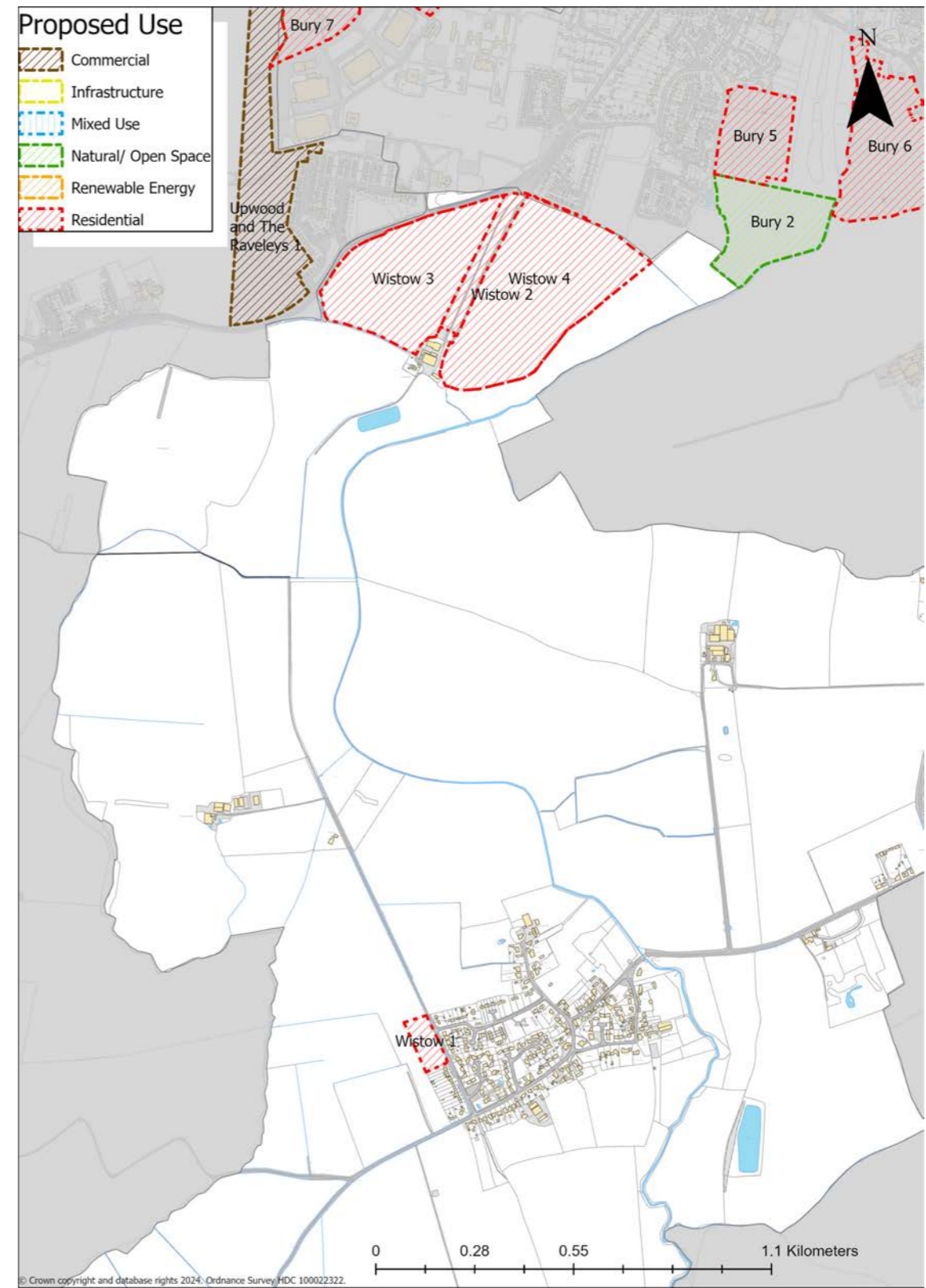
**Updates after the Initial Assessment**

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8 Wistow

8.1 A total of 4 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Wistow 1: Land West of Harris Lane, Wistow
- Wistow 2: Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow
- Wistow 3: Land South of Ramsey Road, North West of Kingsland Farm (smaller site), Wistow
- Wistow 4: Land South of Ramsey Road, North East of Kingsland Farm (smaller site), Wistow





8.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Wistow 1: Land West of Harris Lane, Wistow**

<b>Site reference</b>	Wistow 1
<b>Site name</b>	Land West of Harris Lane, Wistow

Site address	Parish(es)	Site area (ha)
Land West of Harris Lane, Wistow	Wistow	1

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	10 homes	Available 2024 - 2028 Build out over 1 year

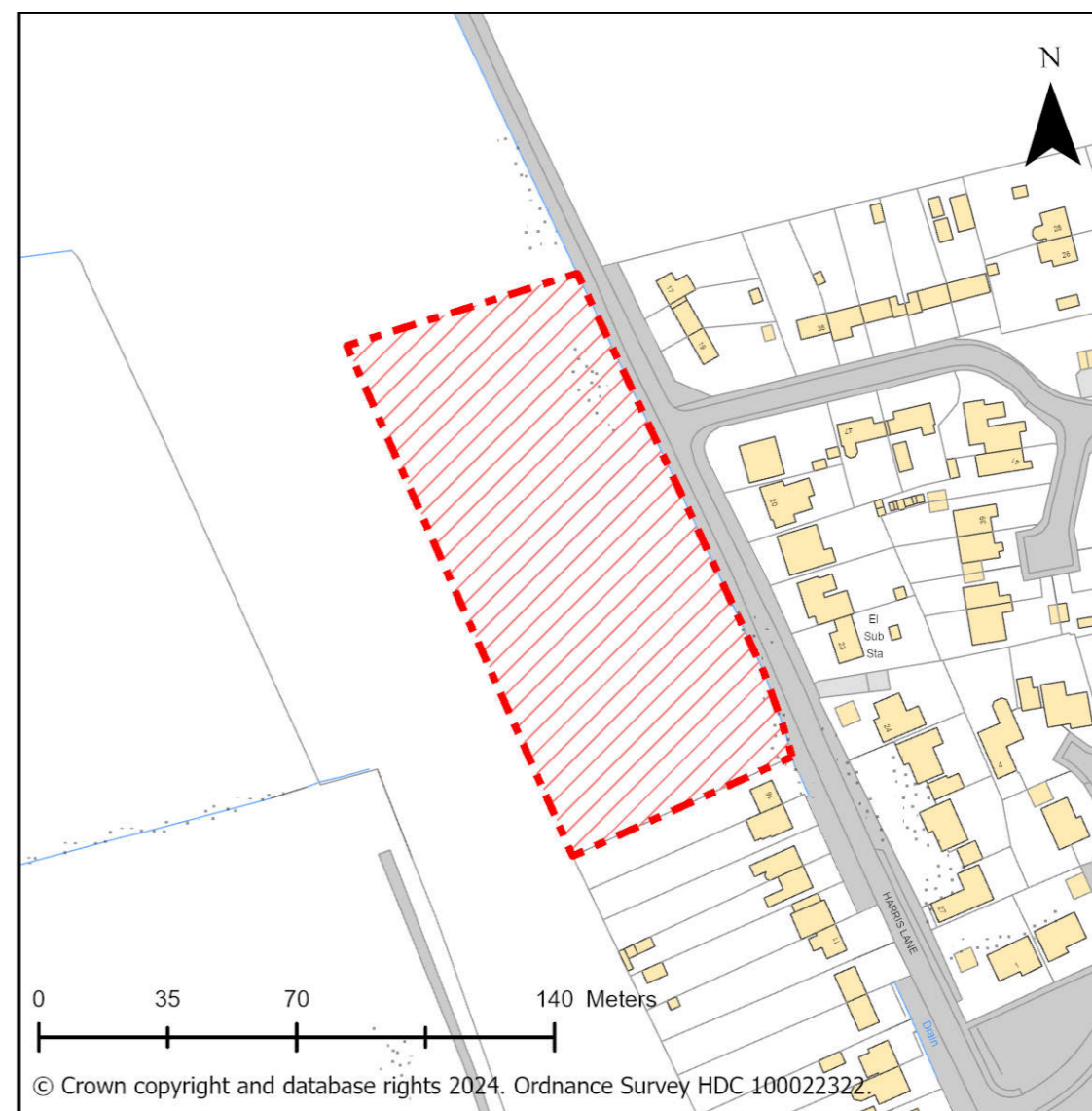
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:152
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
<p>The site is wholly located within flood zone 1 with limited known surface water flood risk. The site is wholly classified as being grade 2 agricultural land. The site is broadly level and completely open being part of a larger agricultural field. There are some trees along its frontage along Harris Lane. There is a narrow drain which runs between the site and Harris</p>	

<p>Lane which may impact access and flood risk. The site's southern edge adjoins linear residential development, to the east is further linear residential development. To the north and west of the site is the open countryside. The openness of the site and the generally flat landscape means built development could have a greater impact but landscaping and masterplanning could likely overcome this.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are telegraph poles running along the site's frontage. There are no nature conservation or heritage designations on site. Access may be achievable from Harris Lane but this is a narrow single lane road. The adjacent properties have access onto Harris Lane but engagement with Cambridgeshire County Council will be required to ascertain if safe access can be provided.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to acquire planning permission and then sell the site to a third part for development. They anticipate it will take 1 year to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter states that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are several constraints which will need to be overcome particularly around access and landscape impact. While the site is rural in nature forming part of a larger agricultural field, it relates well to the settlement and to residential development.</p>	+
<p><b>Deliverability / developability</b></p> <p>The site is greenfield with no structures on site to clear. There are some constraints that could be overcome through the design process. The site is currently not supported under current policy as it does not appear to be the intention to deliver a rural exceptions scheme. Therefore an allocation status would be necessary, as such the site is categorised as being developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land consisting of grade 2 agricultural land</li> <li>• Within flood zone 1 with limited risk from surface water flooding</li> <li>• In walking distance to several local leisure and cultural facilities</li> <li>• Limited accessibility to shops and employment opportunities</li> <li>• Primary education is located within the neighbouring village of Upwood</li> <li>• Accessible to natural green space</li> <li>• Not constrained by nature conservation or heritage designations</li> <li>• Located on the western edge of the built form of Wistow village, of a scale that would retain the character of the area. Harris Lane is categorised by linear development. It also has a close relationship to the countryside so landscaping will be required to soften to impact of development.</li> <li>• Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for development of a modest scale that reflects the surrounding residential form.</li> <li>• Development will need to incorporate appropriate landscaping.</li> <li>• Successful development will require consultation with the Highways Authority as Harris Lane is a single lane narrow road. Properties along here are linear in form and each have their own access direct onto Harris Lane</li> <li>• Telegraph poles run along the site's frontage which may impact the layout of development</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 1ha</p> <p>90% net developable area to allow sufficient landscaping.</p> <p>1 ha x standard proportion of 90% = <b>0.9 ha</b></p>	<p>Residential - market and/or affordable houses</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Capacity = 0.9 ha x 25 dph = 23 homes but considering that development should be linear in form in order to reflect the existing character</p>	<p>Available post 2028, subject to allocation status</p> <p>Build out over 1 year</p>



HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	of the site's immediate environs, this brings the capacity down to <b>12 homes</b> .	

Updates after the Initial Assessment

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**Wistow 2: Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow**

<b>Site reference</b>	Wistow 2
<b>Site name</b>	Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow

Site address	Parish(es)	Site area (ha)
Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow	Wistow	28.81

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	512 homes	Available 2024 - 2028 Build out over 12 - 14 years

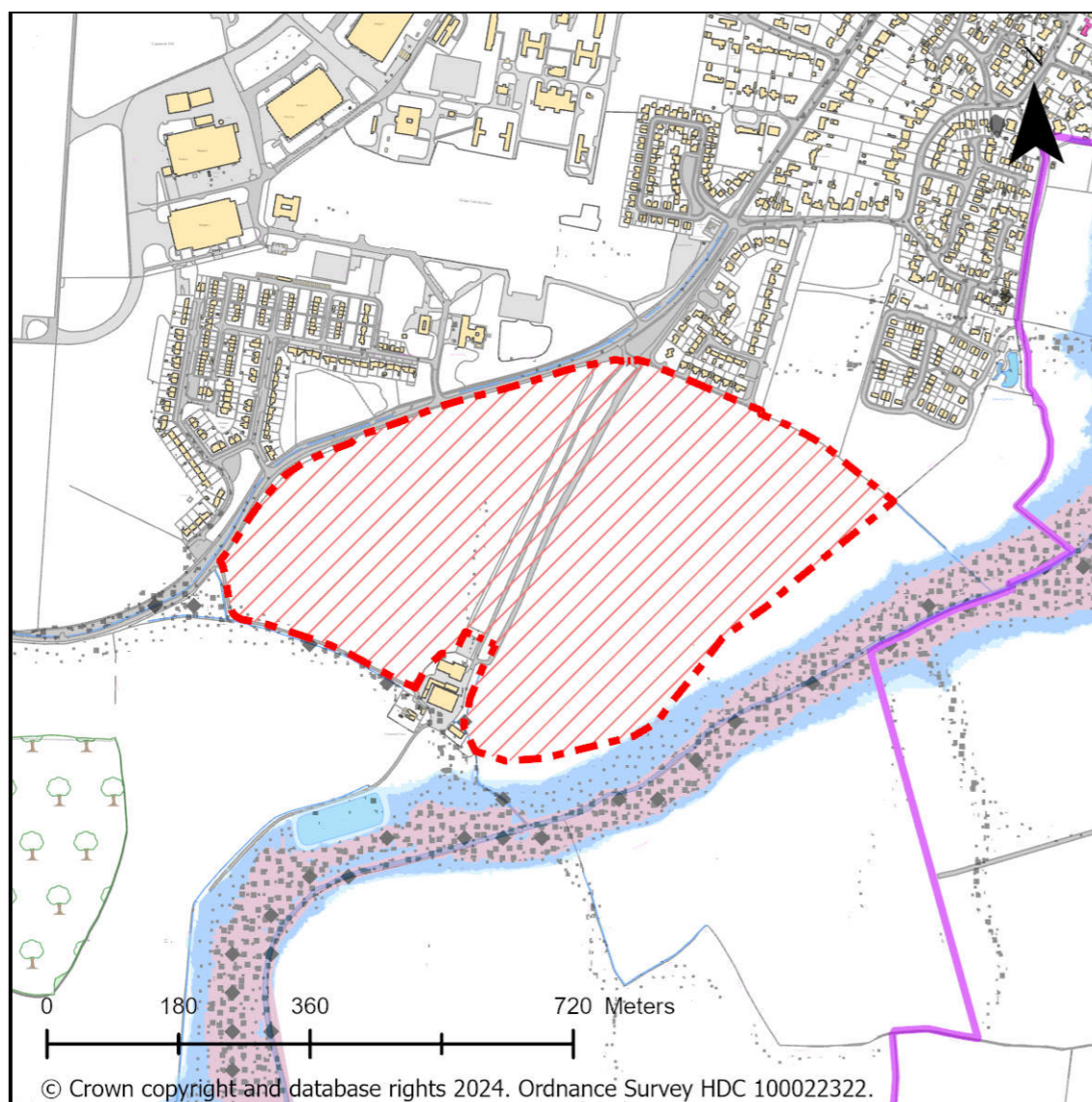
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:250
Relevant planning history	The western half of the site has planning history, the eastern side does not: <ul style="list-style-type: none"> <li>20/00650/FUL for the formation of a drainage pond for the attenuation of surface water relating to development at Former RAF Upwood and Upwood Hill House. This was approved in December 2020.</li> <li>20/00683/FUL for the erection of a bat barn with associated landscaping. This was approved in July 2020.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

Context, constraints and potential suitability
Two smaller site submissions have been made which consist of the western and eastern half of this site (see Wistow 3 and Wistow 4), this submission includes both of these as one site.

It is wholly located within flood zone 1 with some recorded risk from surface water flooding within the western half of the site. The majority of the site is classified as grade 2 agricultural land with only its northern/western edge being classified as non-agricultural. The site has established trees and hedgerows along its northern and western edges, the south and east are much more open with very limited intermittent vegetation. There is also an access track to Kingsland Farm that runs along apart of the site's southern boundary. Kingsland farm punctuates the southern edge of the site. The site slopes from its highest point along its northern edge by some 12m to its southern edge. This makes development within the site more likely to have an impact on the landscape and be prominent in longer range landscape views. As highlighted within the planning history of the site, within the north western half of the site there is planning approval, which has been implemented, for a bat barn and also an attenuation pond which serves as an off site drainage pond for the adjacent Phase One and Two development at RAF Upwood. The site promoter highlights that this could be incorporated into the landscaping scheme for the site. Engagement will be required with the Environment Agency and Local Lead Flood Authority on whether additional development in such close proximity will undermine this drainage solution and whether additional work will be required for it to accommodate further development. To the south of the site is Kingsland Farm and the open countryside, there is open countryside to the east too. Ramsey Road follows its northern and western sides with the former RAF Upwood beyond that which is undergoing redevelopment for a residential led scheme.

There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Access may be achievable from Ramsey Road and the access track which runs from it to the adjoining farm. This would require engagement with Cambridgeshire County Council to ascertain if the local road network can accommodate the potential scale of development and whether safe access can be achieved, particularly considering the wider changing context of the site in relation to the major redevelopment of RAF Upwood.

The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.

**Availability**

The site is in single ownership with development being supported by the land owner. The site promoter identifies that although the whole of the site is in individual control, some of the western parcel (Wistow 3) is subject to some third party rights in place over the land with regard to the formation of an attenuation pond approved under 20/00650/FUL which was required to support Phase One and Phase Two development at RAF Upwood. Even though there are third party interest and rights within the site, the site promoter states that there are no known legal restrictions impacting the site.



<p>The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. They anticipate the site to become available between 2024 and 2028. They anticipate works to start within 2 to 5 years, following commencement they expect development to take between 12 and 14 years to build out.</p>	
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services to the site are unknown apart from the public highway which is accessible from the site boundary. The site has few physical constraints to overcome, however there are topographical challenges that could result in built development leading to more significant landscape impact if not adequately mitigated. Additionally, the approved attenuation pond in the north west of the site and the bat barn needs further investigation, particularly regarding the impact that further built development could have on drainage and ecology. Access to the site from Ramsey Road will also require further scoping for the potential scale of development.</p>	~
<p><b>Deliverability / developability</b></p> <p>The site is greenfield and there are no structures on site to clear. The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. Considering this, the site is categorised as being developable.</p>	~

the countryside and the topography of the site with land levels sloping towards the southern side of the mean development will result in greater long range landscape impact

- Successful integration with the existing place and community is also challenging
- Could provide a variety of housing types, tenures and sizes

In combination the outcomes of the LAA and SA indicate that the site:

- Is not considered to be appropriate for development as it would result in significant adverse landscape impact and adversely impact the character of the area and is also of a scale that would further stress local facilities.
- Development could adversely impact the permitted attenuation pond within the site which was approved to accommodate off site drainage for the redevelopment of RAF Upwood

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land consisting of grade 2 agricultural land
- Within flood zone 1 with limited risk from surface water flooding
- Limited immediate accessibility local leisure and cultural facilities in Bury and Ramsey
- Good accessibility to shops, employment opportunities and primary education
- Not accessible to natural green space
- Not constrained by nature conservation or heritage designations although it is some 350m from Rolts Wood CWS
- Located within Wistow parish but adjacent to the built form of Bury, of a scale that would not protect or enhance the character of the area. It also has a close relationship to the countryside so landscaping will be required to soften to impact of development. The site also extends into

**Wistow 3: Land South of Ramsey Road, North West of Kingsland Farm (smaller site), Wistow**

<b>Site reference</b>	Wistow 3
<b>Site name</b>	Land South of Ramsey Road, North West of Kingsland Farm (smaller site), Wistow

Site address	Parish(es)	Site area (ha)
Land South of Ramsey Road, North West of Kingsland Farm (smaller site), Wistow	Wistow	11.56

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	205 homes	Available 2024 - 2028 Build out over 5 - 7 years

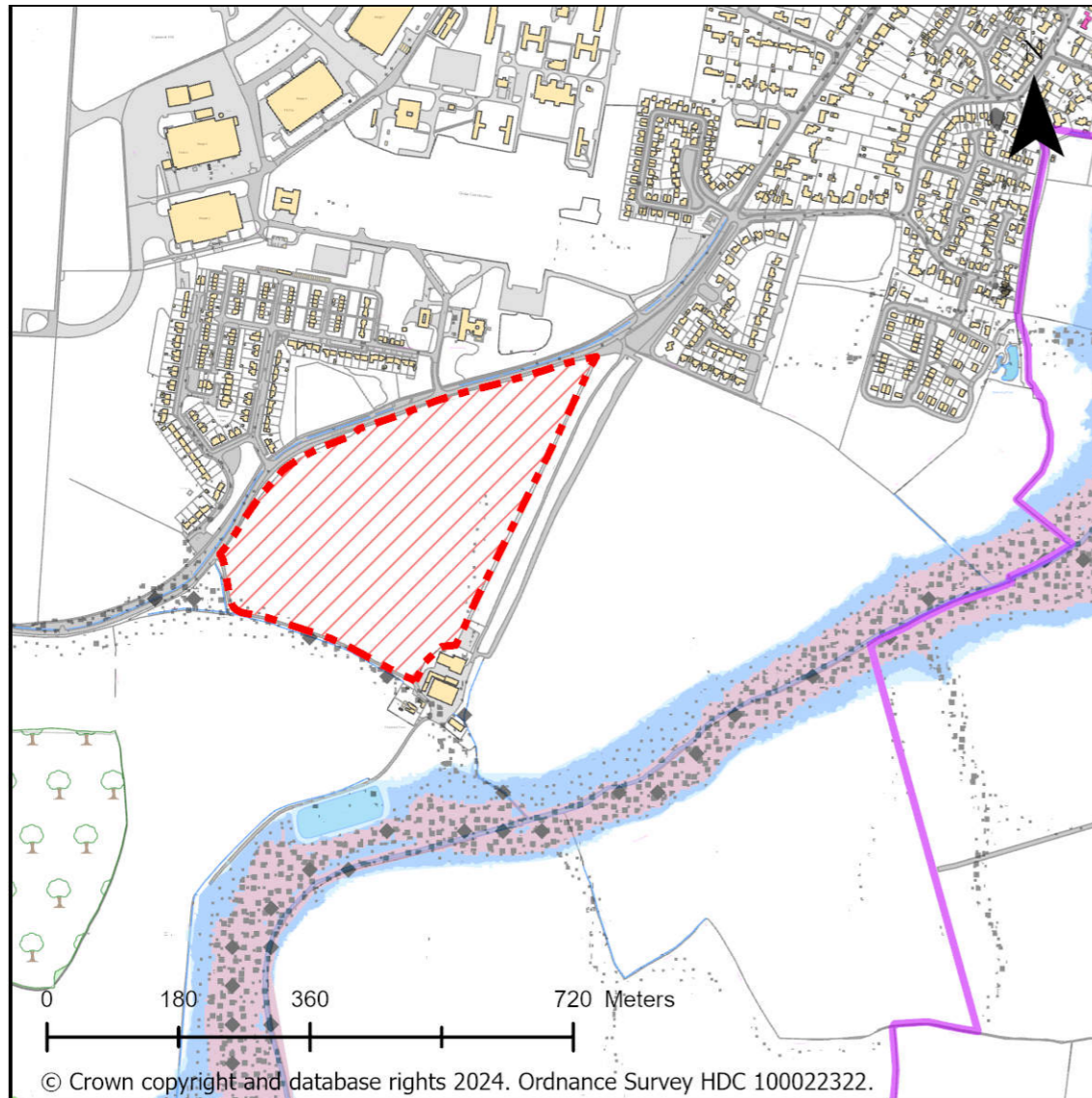
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:255
Relevant planning history	<ul style="list-style-type: none"> <li>20/00650/FUL for the formation of a drainage pond for the attenuation of surface water relating to development at Former RAF Upwood and Upwood Hill House. This was approved in December 2020.</li> <li>20/00683/FUL for the erection of a bat barn with associated landscaping. This was approved in July 2020.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

Context, constraints and potential suitability	
The site has also been submitted as part of a larger site (see Wistow 2).	~

It is wholly located within flood zone 1 with some recorded risk from surface water flooding. The majority of the site is classified as grade 2 agricultural land with only its northern/western edge being classified as non-agricultural. The site consists of an agricultural field with trees and hedgerows along its edges apart from its southern edge which is defined by an access track to Kingsland Farm. The site slopes from its highest point in the north of the site by some 12m to its southern edge. This makes development within the site more likely to have an impact on the landscape and be prominent in longer range landscape views. As highlighted within the planning history of the site, the northern half of the site has planning approval, which has been implemented, for a bat barn and also an attenuation pond which serves as an off site drainage pond for the adjacent Phase One and Two development at RAF Upwood. The site promoter highlights that this could be incorporated into the landscaping scheme for when developing the southern half of the site. Engagement will be required with the Environment Agency and Local Lead Flood Authority on whether additional development in such close proximity will undermine this drainage solution and whether additional work will be required for it to accommodate further development. To the south of the site is the open countryside, to the east are several agricultural structures associated with Kingsland Farm. Ramsey Road follows its northern and western sides with the former RAF Upwood beyond that which is undergoing redevelopment for a residential led scheme.

There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Access may be achievable from Ramsey Road and the access track which runs from it to the adjoining farm.

The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.

**Availability**

The site is in single ownership with development being supported by the land owner. The site promoter identifies that although the site is in individual control, there are some third party rights in place over the land with regard to the formation of an attenuation pond approved under 20/00650/FUL which was required to support Phase One and Phase Two development at RAF Upwood. Even though there are third party interest and rights within the site, the site promoter states that there are no known legal restrictions impacting the site. The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. They anticipate the site to become available between 2024 and 2028. They anticipate works to start within 2 to 5 years, following commencement they expect development to take between 5 and 7 years to build out.

**Achievability**



<p>The site promoter has identified that all access and services to the site are unknown apart from the public highway which is accessible from the site boundary. The site has few physical constraints to overcome, however there are topographical challenges that could result in built development leading to more significant landscape impact if not adequately mitigated. Additionally, the approved attenuation pond in the north of the site and the bat barn needs further investigation, particularly regarding the impact that further built development could have on drainage and ecology. Access to the site from Ramsey Road will also require further scoping for the potential scale of development.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is greenfield and there are no structures on site to clear. The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. Considering this, the site is categorised as being developable.</p>	~

- Is not considered to be appropriate for development as it would result in significant adverse landscape impact and adversely impact the character of the area and is also of a scale that would further stress local facilities.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>Is greenfield land consisting of grade 2 agricultural land</li> <li>Within flood zone 1 with limited risk from surface water flooding</li> <li>Limited immediate accessibility local leisure and cultural facilities in Bury and Ramsey</li> <li>Good accessibility to shops, employment opportunities and primary education</li> <li>Not accessible to natural green space</li> <li>Not constrained by nature conservation or heritage designations although it is some 500m from Rolts Wood CWS</li> <li>Located within Wistow parish but adjacent to the built form of Bury, of a scale that would not protect or enhance the character of the area. It also has a close relationship to the countryside so landscaping will be required to soften to impact of development. The site also extends into the countryside and the topography of the site with land levels sloping towards the southern side of the mean development will result in greater long range landscape impact</li> <li>Successful integration with the existing place and community is also challenging</li> <li>Could provide a variety of housing types, tenures and sizes</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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**Wistow 4: Land South of Ramsey Road, North East of Kingsland Farm (smaller site), Wistow**

<b>Site reference</b>	Wistow 4
<b>Site name</b>	Land South of Ramsey Road, North East of Kingsland Farm (smaller site), Wistow

Site address	Parish(es)	Site area (ha)
Land South of Ramsey Road, North East of Kingsland Farm (smaller site), Wistow	Wistow	15.11

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	268 homes	Available 2024 - 2028 Build out over 6 - 8 years

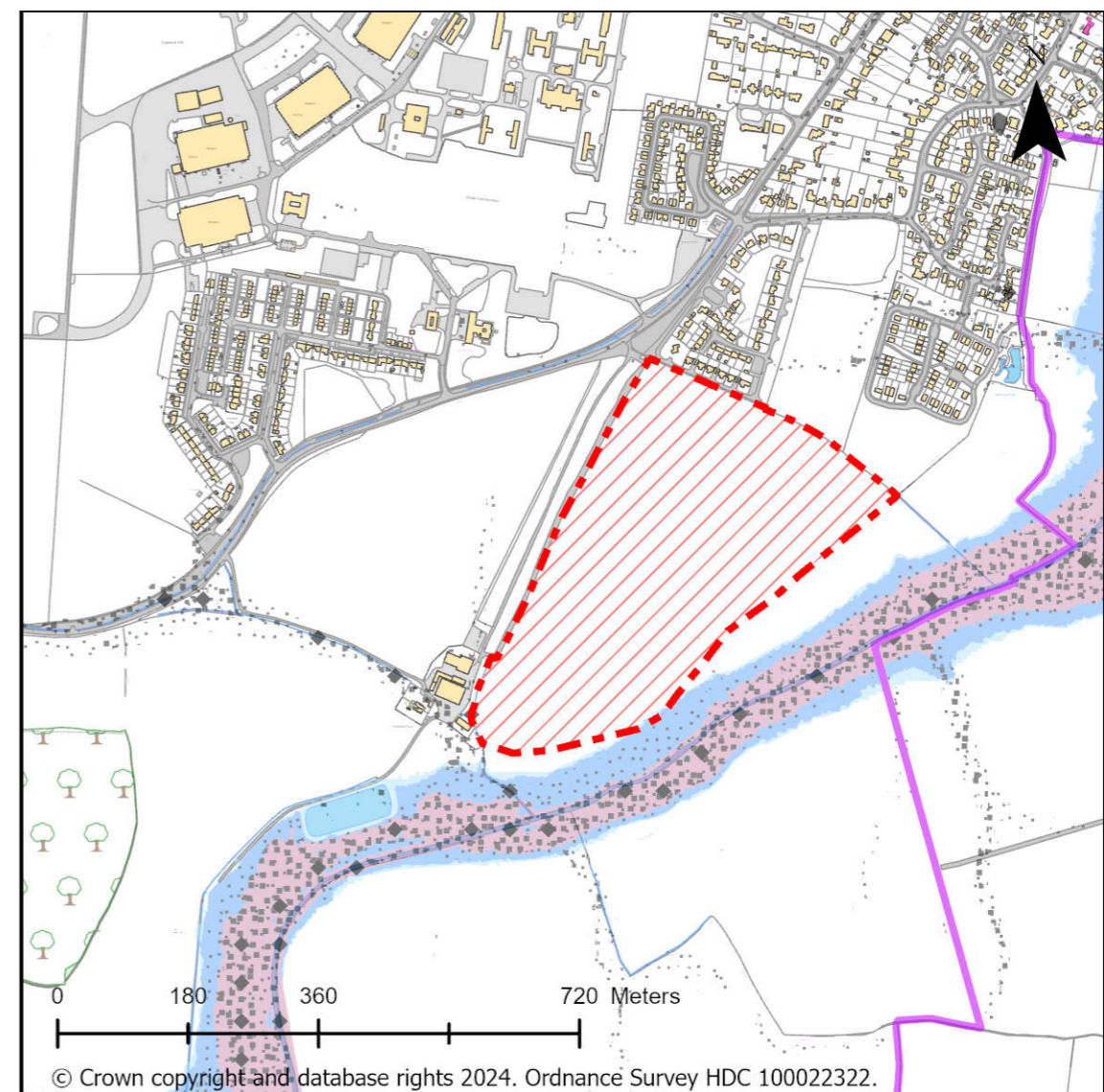
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:258
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site has also been submitted as part of a larger site (see Wistow 2).</p> <p>It is wholly located within flood zone 1 with no recorded risk from surface water flooding. The majority of the site is classified as grade 2 agricultural land with only its northern edge being classified as non-agricultural. The site consists of an agricultural field with trees and hedgerows along its western and northern/eastern edges, it is however completely open along its southern/eastern edge. The site slopes from its highest point in the north of the site by some 10m to its southern edge. This makes development within the site more likely to have an impact on the landscape and be prominent in longer range landscape views. This impact may be more apparent as a public right of way runs parallel to its southern/eastern edge making this impact more prominent from public vantage points. To the south of the site is the open countryside, to the south west are several agricultural structures associated with Kingsland Farm. There is residential development to the north and north east of the site. To the west the site is adjacent to a further agricultural field which has been submitted for development. Ramsey Road lies to the north west of the site, beyond this is the former RAF Upwood which is undergoing redevelopment for a residential led scheme.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. Access may be achievable from Ramsey Road.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. It is not located within an extensive mineral safeguarding and it is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is in single ownership with development being supported by the land owner. There are no known legal restrictions impacting the site. The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. They anticipate the site to become available between 2024 and 2028. They anticipate works to start within 2 to 5 years, following commencement they expect development to take between 6 and 8 years to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services to the site are unknown apart from the public highway which is accessible from the site boundary. The site has few physical constraints to overcome, however there are topographical challenges that could</p>	~

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<p>result in built development leading to more significant landscape impact if not adequately mitigated. Access to the site from Ramsey Road will also require further scoping for the potential scale of development.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is greenfield and there are no structures on site to clear. The site promoter seeks an allocation status for the site with the intention to sell the site to a third party for obtaining planning permission and development. Considering this, the site is categorised as being developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land consisting of grade 2 agricultural land</li> <li>• Within flood zone 1 with limited risk from surface water flooding</li> <li>• Limited immediate accessibility local leisure and cultural facilities in Bury and Ramsey</li> <li>• Good accessibility to shops, employment opportunities and primary education</li> <li>• Not accessible to natural green space</li> <li>• Not constrained by nature conservation or heritage designations although it is some 350m from Rolts Wood CWS</li> <li>• Located within Wistow parish but adjacent to the built form of Bury, of a scale that would not protect or enhance the character of the area. It also has a close relationship to the countryside so landscaping will be required to soften to impact of development. The site also extends into the countryside and the topography of the site with land levels sloping towards the southern side of the mean development will result in greater long range landscape impact</li> <li>• Successful integration with the existing place and community is also challenging</li> <li>• Could provide a variety of housing types, tenures and sizes</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is not considered to be appropriate for development as it would result in significant adverse landscape impact and adversely impact the character of the area and is also of a scale that would further stress local facilities.</li> <li>• Development could adversely impact the permitted attenuation pond within the site which was approved to accommodate off site drainage for the redevelopment of RAF Upwood</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken	N/A	N/A

**Updates after the Initial Assessment**

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# Northern Central Huntingdonshire Land Availability Assessment

Huntingdonshire District Council | Northern Central Huntingdonshire Land Availability Assessment



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## Document Information

**Title:** Northern Central Huntingdonshire Land Availability Assessment

**Status:** Draft for Consultation

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**Document availability:** Northern Central Huntingdonshire Land Availability Assessment can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

**Please note:** This document may be available in alternative formats on request.

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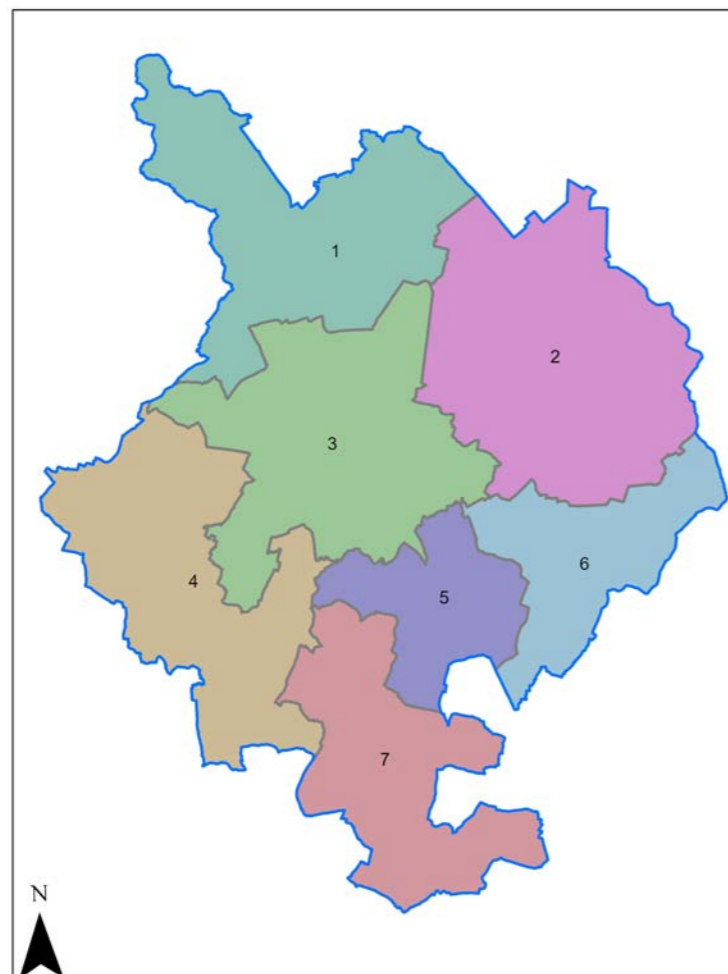


## 1 Northern Central Huntingdonshire Area

1.1 To assist in the navigation of site assessments, the district has been divided into several groups. In total, there are seven groups, divided as follows and shown spatially in the below map.

1. **Northern Huntingdonshire** - Stilton, Folksworth & Washingley; Yaxley wards
2. **North Eastern Huntingdonshire** - Ramsey; Somersham; Warboys wards
3. **Northern Central Huntingdonshire** - Alconbury; Sawtry; the Stukeleys wards
4. **Western Huntingdonshire** - Great Staughton; Kimbolton wards
5. **Central Huntingdonshire** - Brampton; Godmanchester & Hemingford Abbots; Huntingdon wards
6. **Eastern Huntingdonshire** - Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needingworth; St Ives wards
7. **Southern Huntingdonshire** - Buckden; Great Paxton; St Neots wards

Map 1.1 Huntingdonshire site assessment groupings



1.2 This document sets out the site assessments for the sites located within 'Northern Central Huntingdonshire'. This grouping consists of Alconbury; Sawtry; the Stukeleys wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- Abbots Ripton - 6 sites
- Alconbury - 10 sites
- Alconbury Weston - 9 sites
- Barham and Woolley - 0 sites
- Buckworth - 0 sites
- Easton - 0 sites
- Hamerton and Steeple Gidding - 0 sites
- Kings Ripton - site that partially falls within this parish has been counted under Abbots Ripton as most of the site area falls within that parish area.
- Sawtry - 16 sites
- Spaldwick - 4 sites
- The Stukeleys - 6 sites
- Upton and Conington - 2 sites
- Winwick - 1 site
- Woodwalton - 0 sites



### 2 Important Notice on Site Status

- 2.1 The National Planning Policy Framework requires local planning authorities to identify the future supply of land that is suitable, available and achievable for development. The purpose of this is to identify sites with potential for development, estimate the amount of development they could provide, assess whether the sites are suitable, available and achievable for particular uses and to identify timescales over which that development could be delivered.
- 2.2 The methodology for this Land Availability Assessment is strongly shaped by national guidance. The approach used for the assessments closely follows that set out in the National Planning Practice Guidance on [Housing and Economic Land Availability Assessment](#). To ensure a fair process is used to assess sites, the policies from Huntingdonshire's Local Plan to 2036 are not taken into account. This is to allow for full exploration of future development strategy options. This approach affects the assessment of a site's suitability which focuses only on the constraints which directly affect it and their ability to be mitigated and does not take account of its location. The sustainability of each site's location will be considered in the Sustainability Appraisal. Outcomes of both the Land Availability Assessment and the Sustainability Appraisal will be used to inform development strategy options.
- 2.3 The Land Availability Assessment (LAA) is an evidence base document that informs preparation of the Local Plan Update. It does not allocate sites to be developed; this is the role of the Local Plan Update. Far more sites with potential for development are identified as appropriate to progress through to a more detailed sustainability appraisal than are expected to be needed for the Local Plan Update. This provides choices over the development strategy that may be followed in the Local Plan Update.
- 2.4 **There will be multiple opportunities for people to provide comments on the sites included in this LAA. There will also be multiple opportunities for people to provide comments on the Sustainability Appraisal and any future development strategy and site allocations put forward through the Local Plan Update.**

#### Status of submitted sites

The inclusion of a site in this LAA does not in any way imply that planning permission would be granted for any form of development on it.

The assessment of suitability is a high level consideration of basic constraints affecting a site and the potential for mitigation to be put in place to overcome them. Suitability does not take into account any policies within Huntingdonshire's Local Plan to 2036 as national guidance does not support use of existing local policies in the assessment.

Sites are assessed using the boundaries submitted by the site promoter. Site boundaries may extend or reduce during consideration for allocation or within any future planning application. The Council's assessment of the capacity of a site to accommodate development is based on standard formulae set out within the Land Availability Assessment Methodology which reflect the nature of the proposed use and the appropriate density in the location. This is to allow for comparison of sites on a consistent basis and may differ from the site promoter's anticipated capacity.

The complexity of constraints affecting a site may vary over time, constraints may be resolved or additional constraints may arise. All of these may affect the potential suitability, achievability and capacity of a site.

#### Relationship with the Sustainability Appraisal and other evidence

Site assessments in the LAA should be read in conjunction with their relevant Sustainability Appraisal to obtain a complete picture of the Council's initial consideration of the site.

Consideration of sites for proposed allocation for development will be supplemented by technical evidence including, but not limited to, that on flood risk, water supply, highway access and capacity, availability of public transport and active travel infrastructure, health, social and community infrastructure capacity and viability.

Outcomes of the Sustainability Appraisal and other relevant evidence will be taken into account alongside the outcomes of the Land Availability Assessment when considering sites for potential allocation.

### 3 How to read the site assessments

- 3.1** This page provides a short guide to the format of the site assessments to help with understanding their purpose. It breaks down each of the key elements of the assessments and explains key definitions and acronyms. The [full methodology](#) is available in a separate document.
- 3.2** Many of the terms used in the assessment are based on definitions and approaches set out in the [National Planning Policy Framework](#). However, as the first version of the Land Availability Assessment is being completed before any Viability Assessment of the sites has been done the definitions of deliverability and developability have been adapted to reflect this. The definition of suitability has also been adapted to only reflect direct constraints and their ability to be mitigated and does not take account of locational issues in terms of the appropriateness for further development of either the individual site or the settlement which it is in or near to.
- 3.3** The document is split into chapters based on parish areas. Each parish (or chapter) contains the assessments for all sites identified to the Council either through the call for sites consultation or through the desktop review of sites.

#### 3.4 Key definitions

- **Availability** - has the site been put forward for development by a willing landowner and is it free from legal constraints that might stop it being developed
- **Achievability** - is there a reasonable prospect that the particular type(s) of development proposed will be developed on the site
- **Capacity** - the amount of development that can be accommodated on a piece of land
- **Deliverability** - is the proposed development suitable, available and achievable and can development start to be delivered within five years
- **Density** - a calculation of the number of dwellings or building floor space divided by the net developable area of land that they occupy
- **Developability** - is there a reasonable prospect of the site being available and achievable at a known time beyond the next 5 years
- **Greenfield land** - a site that has not been previously built on
- **Gross developable area** - the whole site area
- **Net developable area** - the area which will be used for housing, employment, retail and other built development and directly related uses that serve the development
- **Previously developed land** (also referred to as brownfield land) - land which is or was occupied by a permanent structure. It excludes land used for: residential gardens, agricultural or forestry buildings, for minerals extraction or waste disposal. It also excludes land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape or been revegetated
- **Suitability** - can the site be physically developed for the proposed use(s) in terms of constraints affecting the site and the possibility of overcoming them

#### Key acronyms

- **CfS** - Call for Sites
- **Dph** - Dwelling per hectare
- **HA** - hectares
- **LAA** - Land Availability Assessment
- **PDL** - Previously Developed Land
- **SA** - Sustainability Appraisal

### 3 How to read the site assessments

3.5 The assessment of each site consists of several sections, each is detailed below:

**Site details** - includes the site reference and site name, its address, parish(es) that the site is located within and the size of the site in hectares.

**Promoter's intentions** - includes the promoter's stated development uses, capacity and delivery timeframes - this information is taken from the Call for Sites form.

**Core information** - includes the call for site reference number, the type of land the site is and what it is currently used for. It also identifies any relevant planning history and any supporting documentation submitted through the Call for Sites.

**Location plan** - each site will have a location plan which serves to locate the site within its immediate environs and identifies any constraints impacting the site. The colour outline of the site will be based on the uses it has been promoted for. A key (or legend) will be provided at the beginning of each parish chapter so that the constraints can be identified.

**Fundamental constraints** - this is the first step in assessing all sites. It assesses whether the site is affected by any of the key fundamental constraints of being grade 1 agricultural land, being in flood zone 3b, being a local green space, having a nature conservation designation, within a mineral development area or water recycling area, or is under the site threshold (over 0.25ha or large enough for at least 5 homes). If any of these apply to the site then it does not progress to a detailed assessment.

**Assessment of site potential** - if the site passes the fundamental constraints, it will then be assessed in detail looking at the suitability, availability, achievability and deliverability/ developability of the site. It utilises information from the Call for Sites submission as well as an assessment of constraints.

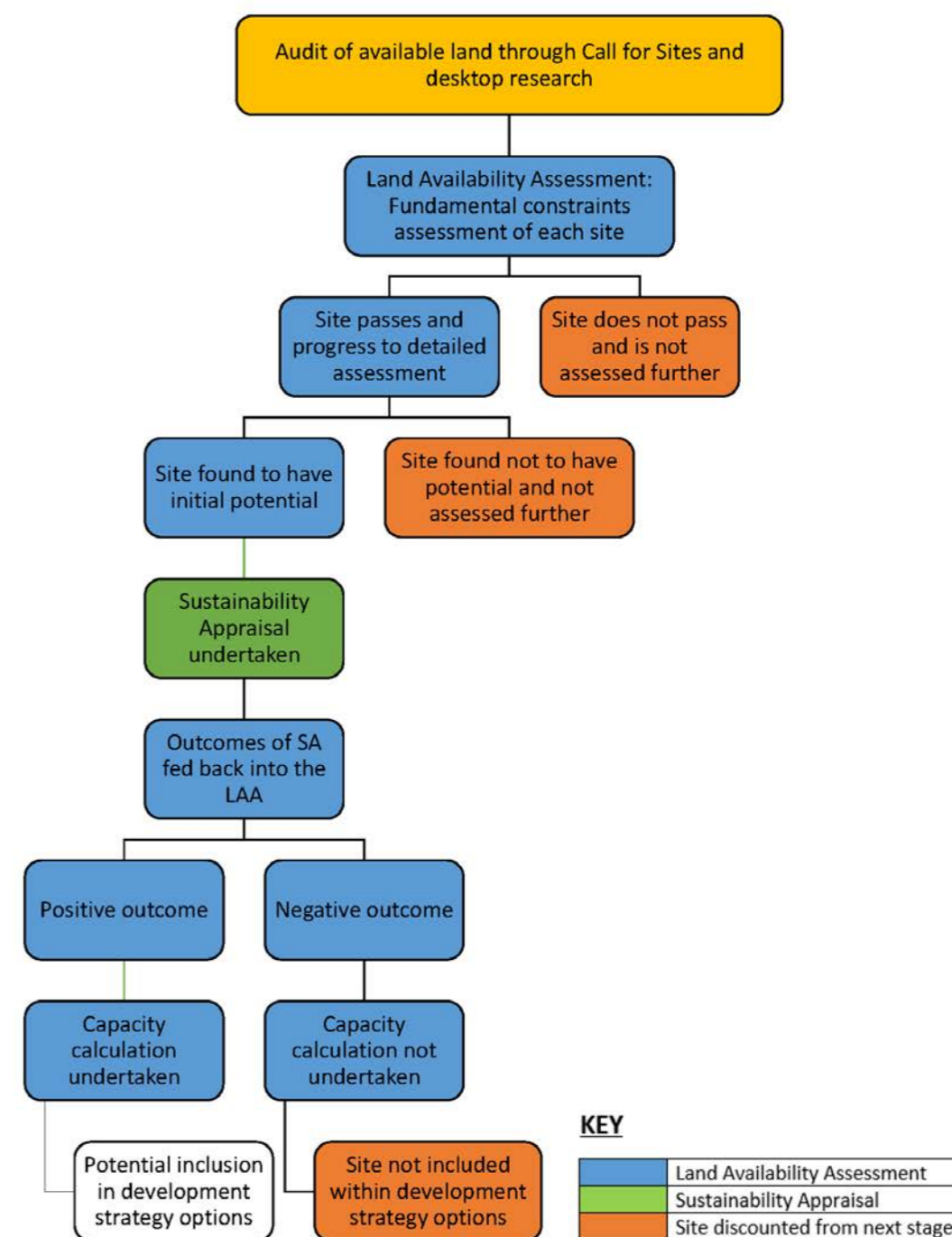
**Progression of site to SA** - this will either be a yes or no. If the site is not progressing to SA a short explanation will be provided. A site that is found to be unsuitable will not progress to SA.

**Impact of SA on assessment** - the site will then be appraised against the sites decision aiding questions set out in the SA scoping report - against each question, the site will acquire a score and a commentary explaining the score. The SA assessment will be presented in the SA but a summary of it will also be provided in the LAA.

**HDC delivery calculations** - taking into account the LAA assessment and the SA of the site, we will calculate an indicative capacity for the site and uses. This will be based on the methodology for net developable areas and density categories provided in the LAA methodology.

**Updates after initial assessment** - this is where any updates since the initial assessment will be included such as revised information from the site promoter or additional information which has become available that may impact the assessment.

### Site Assessments Process

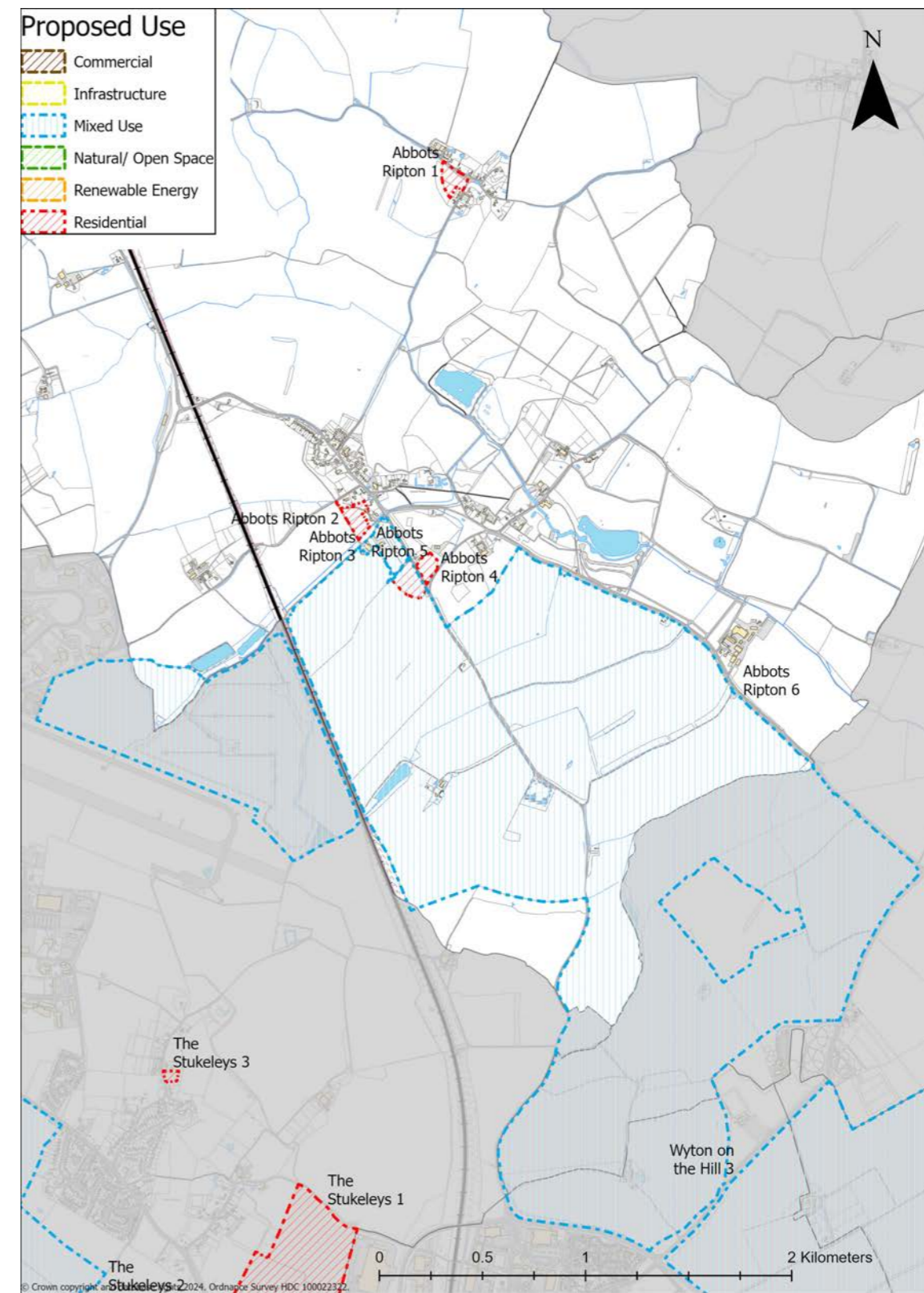




## 1 Abbots Ripton

1.1 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Abbots Ripton 1: West of Wennington Road Wennington, Abbots Ripton
- Abbots Ripton 2: Home Farm North, Abbots Ripton
- Abbots Ripton 3: Home Farm South, Abbots Ripton
- Abbots Ripton 4: Penny Green, Abbots Ripton
- Abbots Ripton 5: Land South of Station Road, Abbots Ripton
- Abbots Ripton 6: Sapley Park Garden Village - note that this site also partially falls within Huntingdon, Kings Ripton and The Stukeleys parishes, but it has been included under Abbots Ripton as most of the site lies within that parish area.



1.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2

**Abbots Ripton 1: West of Wennington Road Wennington, Abbots Ripton**

<b>Site reference</b>	Abbots Ripton 1
<b>Site name</b>	West of Wennington Road, Wennington, Abbots Ripton

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
West and South of Wennington Road, Wennington, Abbots Ripton	Abbots Ripton	1.22ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and / or affordable housing Open Space Uses: Natural green or open spaces Biodiversity net gain Land to safeguard against flooding	15 homes  Open spaces to be confirmed subject to masterplanning	Available 2024-2028  Build out 2 years

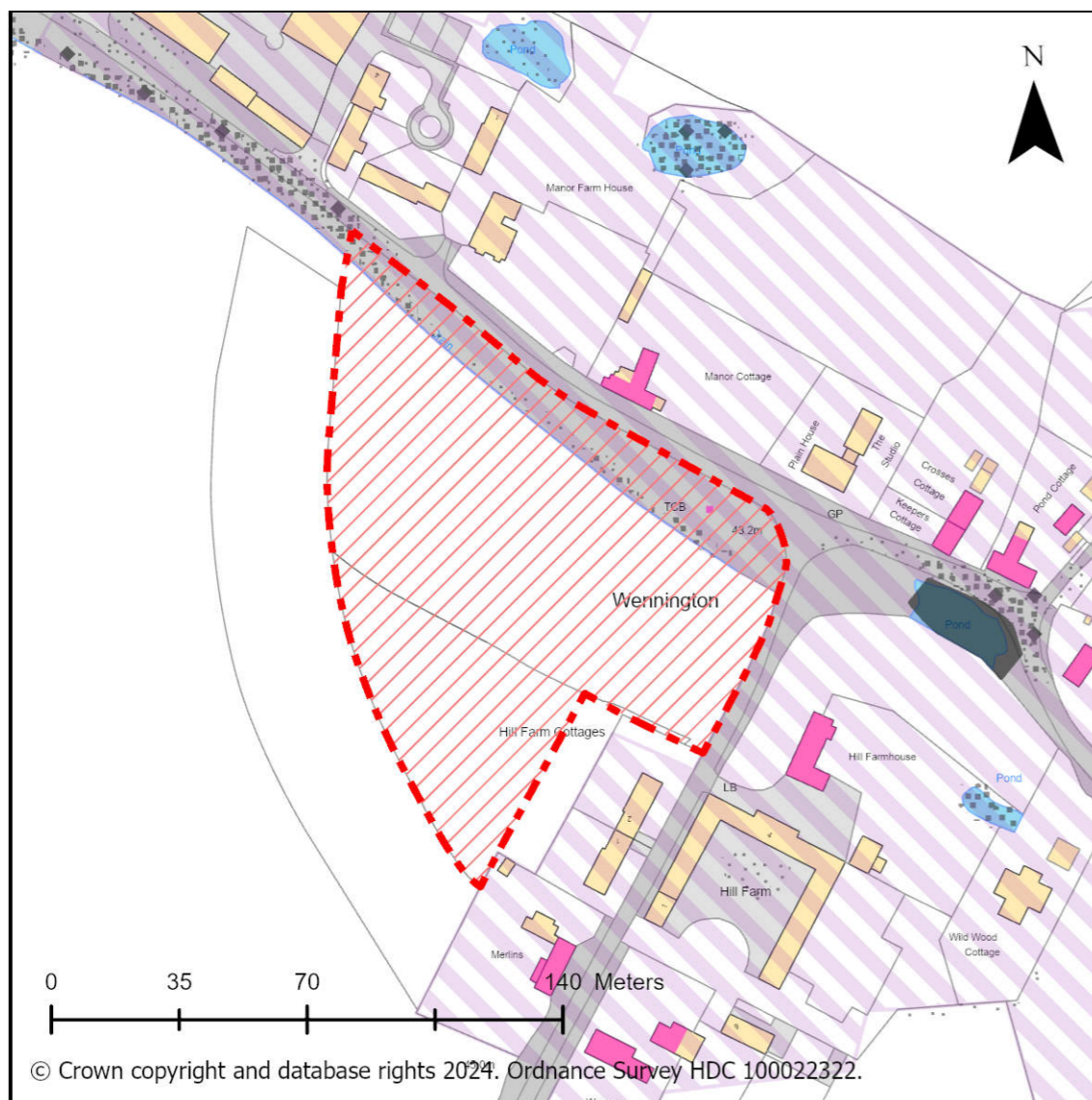
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 106
Relevant planning history	None
Land type	Greenfield land and garden land
Current use of the site	Agricultural land and
Supporting information	Landscape sensitivity study  Location plan

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by flood risk but has some surface water flood risk along the northern edge in association with a drainage ditch. The site is classified as grade 2 agricultural land.</p> <p>The site is flat and within the hamlet of Wennington which sits within an elevated ridgeway and the Central Claylands Sub Area of Extensive Woodland. The site is highly exposed on the eastern boundary from the small rural road, where the agricultural (arable) field can be seen and the residential back garden which forms part of the site to the south. An established treeline bounds the western edge screening the site from the wider</p>	+
--	---

<p>countryside, whilst the northern edge is bounded by trees showing glimpses into the site, especially as travelling east. The northern edge of the site comprises a conservation area and a Grade II Listed building (telephone kiosk). The character of the area is distinct in the fact that no footpaths are present. Landscape impact would be limited if trees were retained and masterplanning would need to consider the design and layout of the site in keeping with the conservation area and identity of the village. Access could be achieved from Wennington Road to the east of the site, a traffic impact assessment would be required due to the nature of the rural roads including consideration of pedestrian safety due to the lack of pavements.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. There are no known nature conservation assets or tree preservation orders affecting it. The site is greenfield land and garden land and offers no opportunities to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area, but not within a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, the site would be developed in collaboration with the landowner and a promotor or developer, the landowner would like to keep some form of control with the Developer, ensuring development aligns with community and Estate values. There is an ongoing consultation between the landowner and the local community. Build out is expected to take 2 years.</p>	+
<p><b>Achievability</b></p> <p>There is no access to gas supply. Mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure. Access could be achieved from the east via Wennington road, the site is removed from A and B roads and is situated in a village with no pavements making the logistics of construction more challenging.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. A traffic impact assessment would be required due to the nature of the rural roads including consideration of pedestrian safety due to the lack of pavements. Masterplanning would need to consider the design and layout of the site in keeping with the conservation area and identity of the village.</p> <p>The site promoter had provided a landscape sensitivity analysis which proposes residential development fronting an extended village green. It notes that development should reflect character of existing settlement and respect character the Conservation Area by containing</p>	+

groups of vernacular cottages at village core density not exceeding heights of existing buildings and would retain mature hedgerows and trees. The landowner also proposes new right of way links.	
<b>Deliverability / developability</b>  There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. Safe access would be required to the site during and post construction and development sensitive to the character of the area. The site is categorised as developable.	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
--	-----

**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial flood risk and surface water flood risk is minimal.</li> <li>• The site is grade 2 agricultural land, is part greenfield and part garden land in use as an arable field.</li> <li>• Landscape impact would be minimal if trees and hedgerow are retained.</li> <li>• The site is not close to local services and facilities is rural in nature and employment opportunities are 4km away.</li> <li>• Its relationship with the conservation area, listed buildings, and townscape character would require significant consideration in terms of design, layout.</li> <li>• The village is characterised by linear development based around a cross roads and is dominated by cottages at extremely low density</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Has potential to provide development of a scale that could be integrated into the existing place and community</li> <li>• Listed building telephone kiosk within the site and trees and hedgerows to the north and west would require retention so as not to detrimentally impact the character of the area.</li> <li>• Design and layout would require sensitive design and layout to ensure the townscape, and listed buildings are not detrimentally impacted.</li> <li>• Number of properties would need to be reduced so as to ensure safety of residents due to lack of footpaths.</li> <li>• A traffic impact assessment during and post construction would be required due to the nature of the rural roads including consideration of pedestrian safety due to the lack of pavements.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.22ha  50% net developable area to mitigate against conservation area, trees and hedgerow and reflect current townscape.  1.22ha x 50% = <b>0.61ha</b>	The net developable area is 0.61ha  Residential - market and/or affordable homes.  Extremely low density of 10 dph anticipated to reflect current townscape.  Capacity = 0.61ha x 10 dph = <b>6 homes</b>	Available 2024-2028  Build out 2 years

**Updates after the Initial Assessment**

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## Abbots Ripton 2: Home Farm North, Abbots Ripton

<b>Site reference</b>	Abbots Ripton 2
<b>Site name</b>	Home Farm North, Abbots Ripton

Site address	Parish(es)	Site area (ha)
Home Farm, Abbots Ripton, PE28 2LD	Abbots Ripton	1.38ha

### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Space Uses: Natural green or open spaces Biodiversity net gain Land to safeguard against flooding	15 dwellings  Open spaces to be confirmed subject to masterplanning	Available 2024-2028  Build out 2 years

### Core information

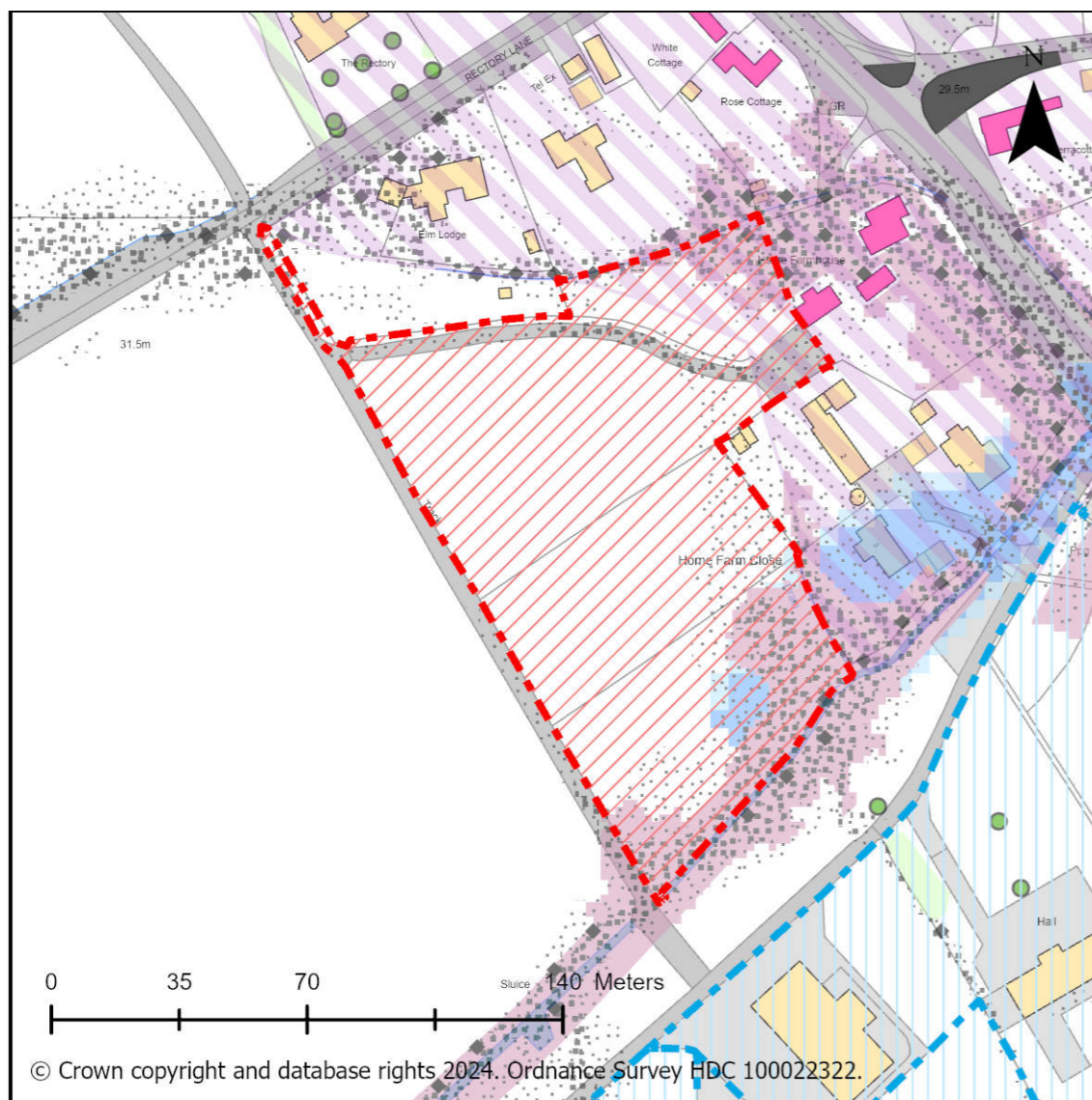
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 260
Relevant planning history	Application number: 23/01847/TRCA  Proposed development: 5 small/medium elms - fell dead (in the south of the site).  Outcome: Approved
Land type	Greenfield land and garden land
Current use of the site	Agricultural and garden land

Supporting information	Landscape sensitivity study  Location Plan
------------------------	--

### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	14.92% of the site is within flood zone 3b (0.21ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The majority of the site is within flood zone 1, flood zone 2, 3 and 3b are also present on the site in the south in association with an ordinary watercourse and in the north eastern corner. Surface water flood risk is also present within similar locations. The majority of the site is grade 3 agricultural land with the north western quarter grade 2.</p>	~
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The site is relatively flat and sits on the south western edge of the village of Abbots Ripton. The western boundary is screened by high hedgerow. The eastern and northern boundaries are contained by residential properties, some of which are listed and substantial domestic gardens are included within the site. An ordinary watercourse runs along the southern boundary and is screened by dense trees.

Access is proposed via the narrow Rectory Lane. Part of the north eastern corner falls within a conservation area, which is also present immediately east and north of the site. Established hedgerow separates the northern quarter of the site. As the site is well contained it is not considered that there would be any landscape impact if trees and hedgerow were retained. Masterplanning would need to consider the design and layout of the site in keeping with the conservation area and identity of the village. The eastern boundary abuts a collection of three Grade II listed buildings (Barn, Outbuilding and Home Farm at Home Farm, The Green), development of the site would result in the loss of garden land and could significantly impact the setting of listed buildings.

There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. There are no known nature conservation assets or tree preservation orders affecting it. The site is agricultural land and garden land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.

**Availability**

The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, the site would be developed in collaboration with the landowner and a promotor or developer, the landowner would like to keep some form of control with the Developer, ensuring development aligns with community and Estate values. There is an ongoing consultation between the landowner and the local community. Build out is expected to take 2 years.

**Achievability**

Gas, mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure. Access could be achieved from the north via Rectory Lane, the site is near to the B1090 which could assist with the logistics of construction.

There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. A traffic impact assessment would be required including consideration of pedestrian safety due to the lack of pavements on Rectory Lane.

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<p>Masterplanning would need to consider the design and layout of the site in keeping with the conservation area and setting of the listed buildings. Impact of the development on the setting of the listed buildings may impede deliverability on the site due to layout constraints.</p> <p>The site promoter had provided a landscape sensitivity analysis which proposes clusters of houses along with "farmsteads" on larger plots at a combined density of 15 dph additional SuDS and orchard planting. It notes that development should reflect the character of existing village core and respect the setting of vista from St Ives Road by containing groups of vernacular cottages at village core density. It should not include a height that would obstruct or compete with the view of the tower of the Church of St Andrew.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Safe access would be required to the site during and post construction and development sensitive to the character of the area. Delivery of the site could be impeded if it impacts the setting of the listed buildings to the east. If these constraints could be overcome the site could be categorised as developable.</p>	~

- Could create transport and safety impact for pedestrians as a result of access via Rectory Lane
- Could have negative ecological impact.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to, heritage, conservation area, townscape and transport/safety impacts.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is constrained by fluvial flood risk and surface water flood risk.</li> <li>• The site majority of the site is grade 3 agricultural land, with the northern quarter grade 2. It is part greenfield and part garden land.</li> <li>• Landscape impact would be minimal if trees and hedgerow are retained.</li> <li>• Removal of hedgerow dissecting the site would affect the setting of the listed building and have a possible ecological impact.</li> <li>• The site is close to some local services and facilities and employment opportunities are 2.5km away.</li> <li>• Development of the site would have a fundamental impact on a listed building and setting of the conservation area.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it:</p> <ul style="list-style-type: none"> <li>• Would have a fundamental impact on the setting of listed buildings, conservation area, townscape, character of the area and residential garden settings.</li> </ul>
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**Abbots Ripton 3: Home Farm South, Abbots Ripton**

<b>Site reference</b>	Abbots Ripton 3
<b>Site name</b>	Home Farm South, Abbots Ripton

Site address	Parish(es)	Site area (ha)
Home Farm South, Abbots Ripton, PE28 2LD	Abbots Ripton	2.83ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> </ul> Open Space Uses: <ul style="list-style-type: none"> <li>Natural green or open spaces</li> <li>Biodiversity net gain</li> <li>Land to safeguard against flooding</li> </ul>	15 homes  A commercial unit of approximately 340sqm exists on the site; the proposal is to add approximately 510sqm  Gross floorspace in square metres of additional flexible commercial space onto the site by developing units of between 110sqm and 270 sqm in size.  Open spaces to be confirmed subject to masterplanning	Available 2024-2028  Build out 2 years

**Core information**

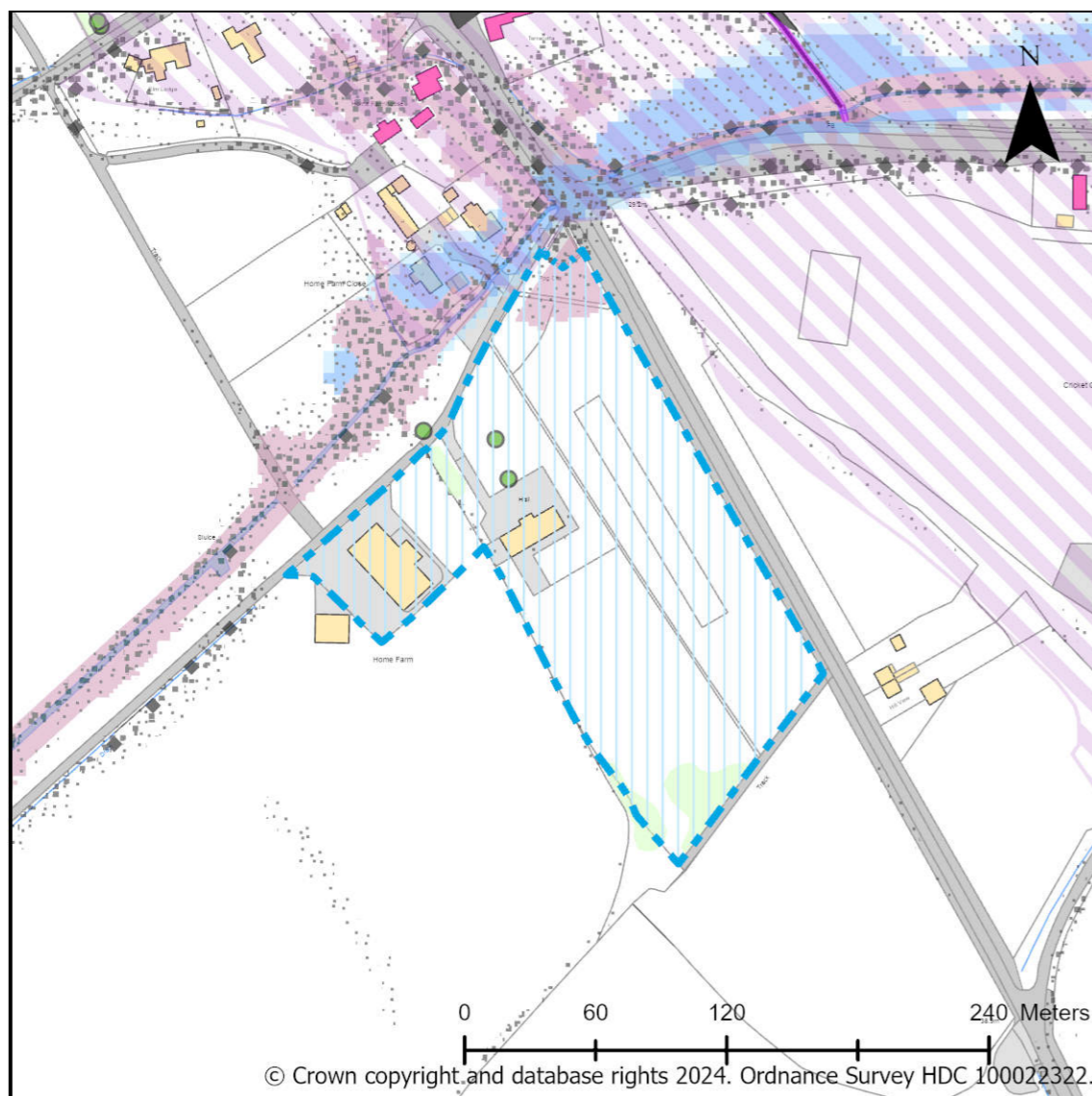
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 259
Relevant planning history	Application number: 23/01847/TRCA  Proposed development: 9. 1 Large Elm - Fell dead  Outcome: Approved

	Application number: 18/01670/TREE  Proposed development: T2 (Elm) Felling at The Haunches  Outcome: Approved  Application number: 17/02430/FUL  Proposed Development: Proposed change of use of former girl guides headquarters building to B1 - offices and meeting rooms  Outcome: Approved
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land and commercial
Supporting information	Landscape sensitivity study  Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	2.90% of the site is within flood zone 3b (0.08ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The majority of the site is within flood zone 1, with some flood zone 2 and 3b within the north eastern corner, some surface water flood risk is also present in a similar location. The site is grade 3 agricultural land.</p> <p>The site comprises three distinct but contiguous parcels of land, a long strip of land (named parcel CA by the site promoters) fronting the B1090 enclosed by trees, including a line of established Elm trees running through the middle. The land slopes by at least 7m north to south. Views into the north can be seen from the private road. The south western quarter (parcel CB) consists of fairly steeply sloping field enclosed by some hedgerow and trees</p>	~
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<p>on 3 sides with a patch of woodland on the southern boundary with views looking out towards the west. The north western quadrant (parcel CC) comprises a single storey commercial building with car parking and a large agricultural building, young trees have been planted to the western boundary. Two TPOs are located in parcel CC and a tree preservation area and two tree preservation areas in the south/ parcel CB (Tree Preservation order L/TPO/2018/007). Access to the site has not been established, but the B1090 fronts the eastern edge and a private access road the northern. Development would have limited external landscape impact however the presence of TPOs and established trees may mean that development could impact the ecology and biodiversity value of parts of the site.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. There are no known nature conservation assets affecting it. The site is pastoral agricultural land and commercial land and therefore offers some opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, the site would be developed in collaboration with the landowner and a promotor or developer, the landowner would like to keep some form of control with the Developer, ensuring development aligns with community and Estate values. There is an ongoing consultation between the landowner and the local community. Build out is expected to take 2 years.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply are noted as being accessible from within the site, digital and telecommunications infrastructure is accessible from the site boundary. Access could be achieved from the B1090 or private access road to the north which could assist with the logistics of construction. However access from the B1090 would impact an existing tree line and access from the private road to the north could impede delivery and viability if there are ownership issues.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. Topographical variation and TPOs present challenges in some areas of the site and the design and layout of the site could impact the ecology and biodiversity value of parts of the site limiting the achievability of residential development, however established elements of previously developed land present the opportunity for some development if landscaping transition is provided to the west and into the countryside.</p>	~

<p>The site promoter had provided a landscape sensitivity analysis which proposes commercial units between 110sqm and 270 sqm in size and dwellings at a density of 13 dph with a landscape buffer around edges adjoining open countryside. It notes that parcel CA could be limited due to the presence of trees, which would be retained with a few vernacular cottages proposed; Parcel CB proposes a group of vernacular cottages at village core density with mature hedgerows and trees retained. Parcel CC would provide single storey commercial buildings with groups of vernacular cottages on edge of development.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no ownership constraints, means of access would require resolution and development may be restricted in areas with TPOs, topographical issues and established trees. Established elements of previously developed land present the opportunity for some development if landscaping transition is provided to the west and into the countryside, therefore some of the site could be categorised as developable. The proposed development is contrary to current adopted planning policy so allocation status would be required.</p>	

- Has potential to provide development of a scale that could be integrated into the existing place and community.
- Would need to avoid detrimental impact on tree preservation areas and orders
- Could be accessed from an existing road (currently private)
- Should avoid development on the eastern parcel of land enclosed by trees.
- Would require landscaping on the western boundary and mitigation from the EastCoast Mainline
- The south western quarter (parcel CB) consists of fairly steeply sloping field meaning elevations of building would require consideration to avoid over exposure within the wider townscape/skyline.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 2.83ha</p> <p>1.2ha removed to retain species rich grass land and veteran trees within the east of the site.</p> <p>Remaining land = 1.63ha</p> <p>70% net developable area to avoid impact to tree preservation areas and orders.</p> <p>1.63ha x 70% = <b>1.141ha</b></p>	<p>The net developable area is 1.141ha split 60/40 between residential and employment respectively.</p> <p>Residential - market and/or affordable homes on 0.6846ha (1.141 x 60%)</p> <p>Very low density of 25dph to reflect edge of settlement location.</p> <p>Capacity = 0.6846ha x 25 = <b>17 homes</b></p> <p>Commercial - Employment on 0.4564ha (1.141 x 40%) at 0.25 plot ratio to reflect edge of settlement location</p> <p>Capacity = (0.456ha x 0.25)*10,000= <b>1,141 sqm</b></p>	<p>Available post 2028 subject to allocation</p> <p>Build out over 2-3 years.</p>

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is constrained by fluvial flood risk and surface water flood risk.</li> <li>• The site is grade 3 agricultural land, is part greenfield and part previously developed land providing some opportunities for redevelopment and enhancement of employment opportunities within the village.</li> <li>• Tree preservation areas and orders are present on the site.</li> <li>• The site is close to local services and facilities and employment opportunities are 2.5km away.</li> <li>• No heritage designations are affected.</li> <li>• Landscaping and mitigation would be required to address the impact of the EastCoast Mainline and agricultural works.</li> <li>• It is recommended that the parcel of land enclosed by trees, including a line of veteran Elm trees running through the middle and species rich grassland should be retained due to its uniqueness which contributes to the character of the area.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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**Updates after the Initial Assessment**

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## Abbots Ripton 4: Penny Green, Abbots Ripton

<b>Site reference</b>	Abbots Ripton 4
<b>Site name</b>	Penny Green, Abbots Ripton

Site address	Parish(es)	Site area (ha)
Land Parcel North of Huntingdon Road, Abbots Ripton, PE28 2LD	Abbots Ripton	0.90ha

### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Commercial: Employment Open Space Uses: Natural green or open spaces Biodiversity net gain Land to safeguard against flooding	9 homes  Open spaces to be confirmed subject to masterplanning	Available 2024-2028  Build out 2 years

### Core information

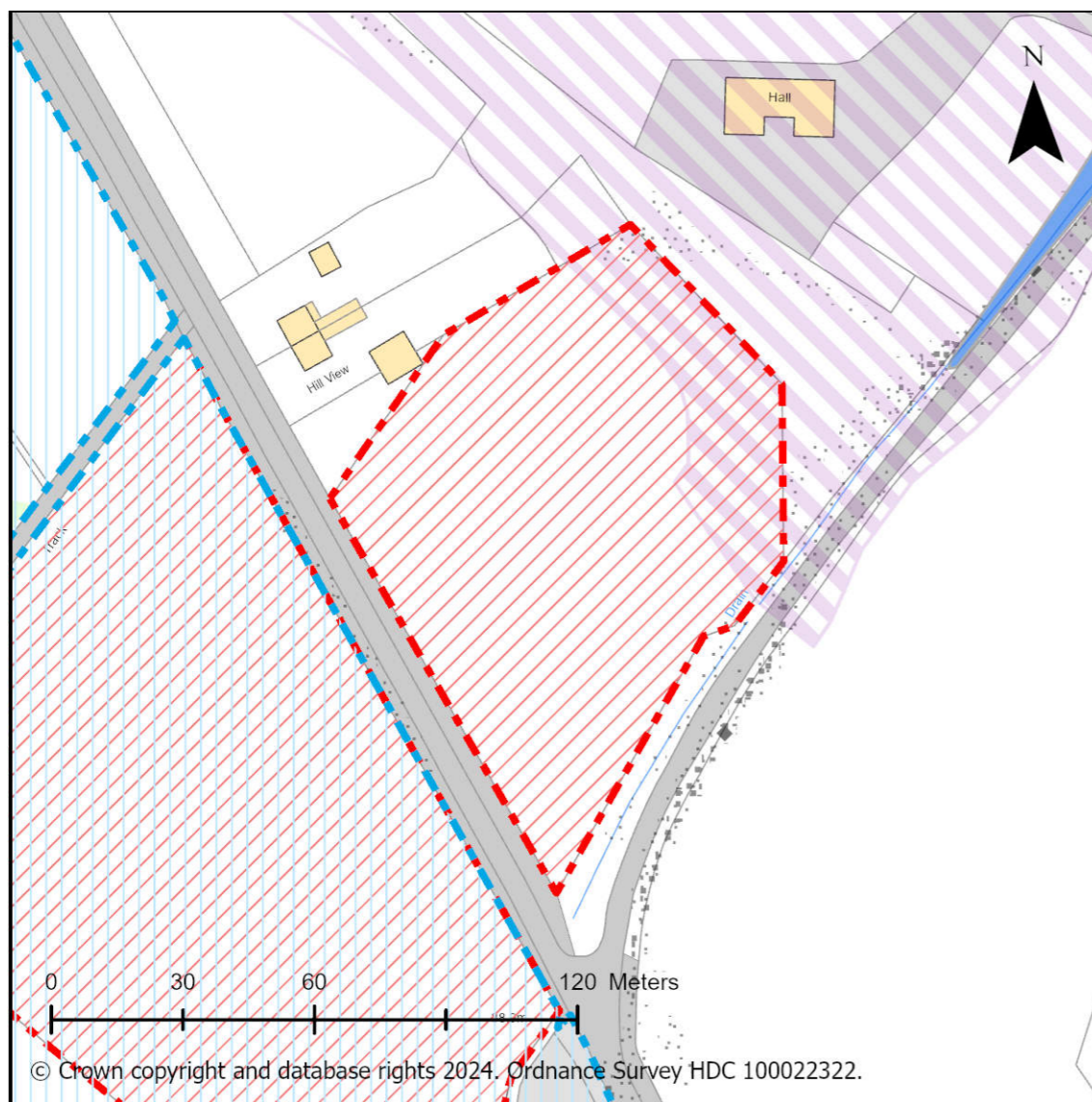
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 241
Relevant planning history	Application number: 23/01847/TRCA Proposed development: 13 - 3 Small Elms - Fell, Dead Outcome: Approved
Land type	Wholly greenfield land

Current use of the site	Agricultural land
Supporting information	Landscape sensitivity study Location plan

### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial or surface water flood risk and is grade 3 agricultural land. The site is relatively flat and situated outside of the main residential area of Abbots Ripton, but close to the village hall which is immediately east of the site, the site is enclosed by dense trees and hedgerow. The eastern edge of the site also includes established trees and forms part of the village conservation area. A drain runs just outside the southern boundary and a five bar gate provides access to the site, the site is a pastoral agricultural field. To the north of the site are residential properties which are screened by trees and</p>	+
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<p>hedgerow and the village hall lies to the east (also predominantly screened). If all trees and hedgerow were to be retained and elevations carefully considered there would be little or no landscape impact from development.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. There are no known nature conservation assets or tree preservation orders affecting it. The site is pastoral agricultural land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, the site would be developed in collaboration with the landowner and a promotor or developer, the landowner would like to keep some form of control with the Developer, ensuring development aligns with community and Estate values. There is an ongoing consultation between the landowner and the local community. Build out is expected to take 2 years.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply are noted as being accessible from the site boundary as is digital and telecommunications infrastructure. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. The site has existing field access via a five bar gate, however direct access from 'The Green' has not been included within the site boundary making it unclear if this may impede delivery and viability if there are ownership issues. Proximity to the B1090 could assist with the logistics of construction, however this may be more obstructive when accessing the site from The Green which is a narrow road with no pavements. A transport assessment would be required to understand the impact of residential uses in this area, especially safe access for residents.</p> <p>The site promoter had provided a landscape sensitivity analysis which proposes residential development of "farmsteads" at 9 dph and provision of pond or SuDS to manage drainage. It notes that development would reflect the edge of settlement location by providing a loose groups of dwellings, reflecting the conservation area and be interspersed with lower units reading as outbuildings; mature hedgerows and trees would be retained and or reinforced.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no known legal or ownership constraints. Safe access would be required to the site during and post construction and development sensitive to the character of the area. The proposed development is contrary to current adopted planning policy so allocation status would be required. The site is categorised as developable.

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk or medium surface water flood risk.
- The site is wholly greenfield and grade 3 agricultural land.
- Landscape impact would be minimal if trees and hedgerow are retained.
- The site is close to local services and facilities and employment opportunities are 3km away.
- The site has with little relationship to the established village and more with the open countryside.
- There are significant constraints to integrate the site with the exiting community due to lack of footpaths requiring pedestrians to travel along the B1090 or 'The Green' a narrow lane.
- Vehicular access which would require assessment of transport impacts and safety of access.

In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it:

- Would create transport and safety impact for pedestrians and vehicles as a result of access via 'The Green' and lack of pedestrian connections to the main village and services
- Direct access from 'The Green' has not been included within the site boundary making it unclear if this may impede delivery and viability or if there are ownership issues.
- It is removed from the main village of Abbots Ripton having little relationship to the village creating isolated developed in the countryside.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to transport/pedestrian safety impacts and isolated location removed from the main village and services.	N/A	N/A

**Abbots Ripton 5: Land South of Station Road, Abbots Ripton**

<b>Site reference</b>	Abbots Ripton 5
<b>Site name</b>	Land South of Station Road, Abbots Ripton

Site address	Parish(es)	Site area (ha)
Land Parcel South of Station Road and South of Huntingdon Road, Abbots Ripton, PE28 2LD	Abbots Ripton	1.71ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Open Space Uses: <ul style="list-style-type: none"> <li>Natural green or open spaces</li> <li>Biodiversity net gain</li> <li>Land to safeguard against flooding</li> </ul>	15 dwellings  Open spaces to be confirmed subject to masterplanning	Available 2024-2028  Build out 2 years

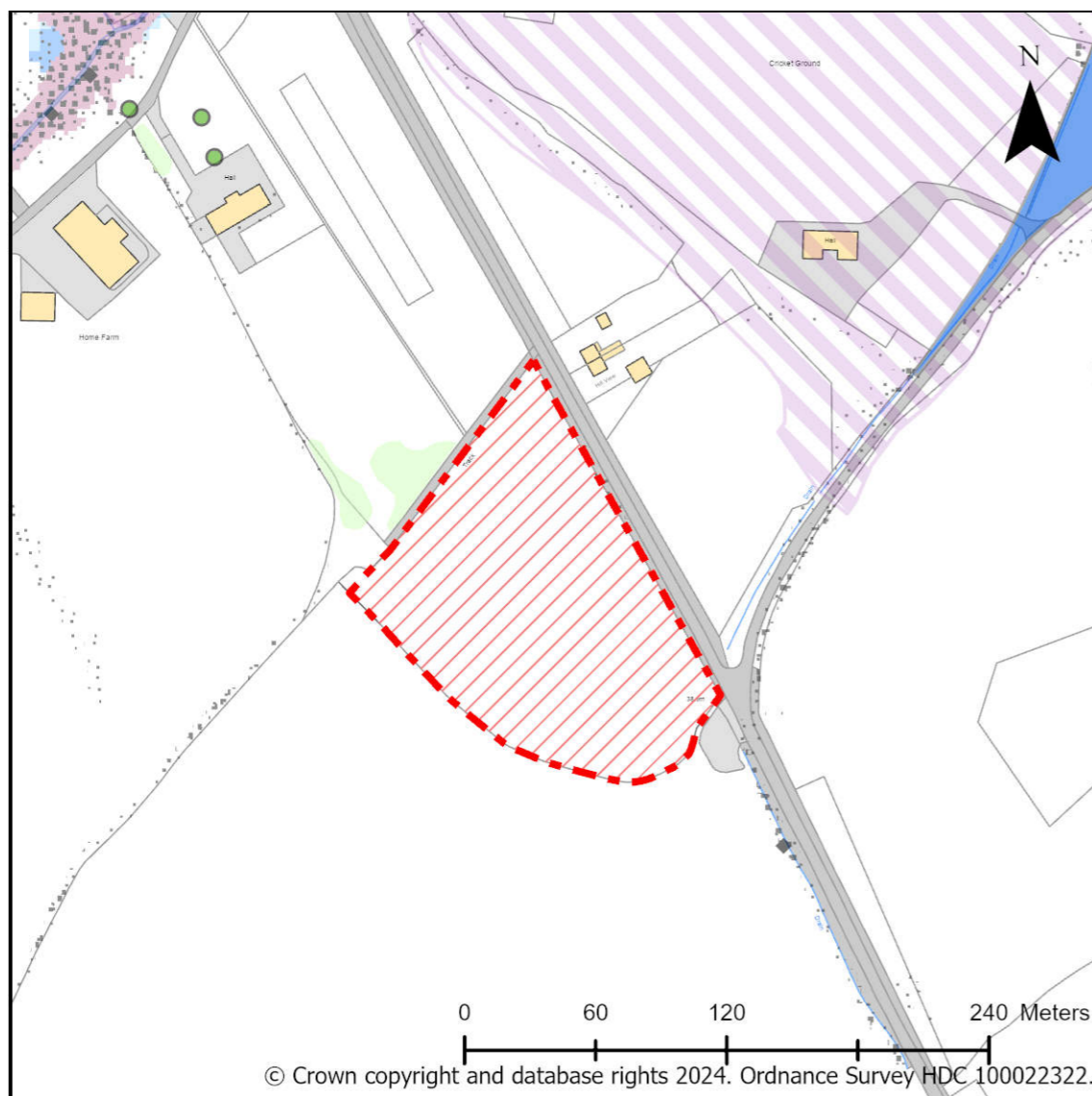
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 244
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Landscape sensitivity study  Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial or surface water flood risk and is grade 3 agricultural land.</p> <p>The site is relatively flat, the eastern and northern edge is screened by established trees and hedgerow, the South eastern corner and remaining boundaries are more exposed with intermittent planting providing some visibility into the site. The site is situated outside of the main residential area of Abbots Ripton, with little relationship to the established</p>	~
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<p>village and more with the open countryside. A gap in the hedgerow allows for access to the site for arable farming. Landscaping would be required to allow effective transition from residential to countryside.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. There are no known nature conservation assets or tree preservation orders affecting it. The site is pastoral agricultural land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, the site would be developed in collaboration with the landowner and a promoter or developer, the landowner would like to keep some form of control with the Developer, ensuring development aligns with community and Estate values. There is an ongoing consultation between the landowner and the local community. Build out is expected to take 2 years.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply are noted as being accessible from the site boundary as is digital and telecommunications infrastructure. There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. The site has existing field access, proximity to the B1090 could assist with the logistics of construction. Safe access and exit from the site to the village would require mitigation as there are no current footpaths to facilitate active travel.</p> <p>The site promoter had provided a landscape sensitivity analysis which proposes that the site should reflect the edge of settlement position, proximity to the open countryside and gateway visibility at across junction leading into the village. It proposes providing a loose groups of dwellings interspersed with lower units reading as outbuildings and the retention and or reinforcement of mature hedgerows and trees.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Safe access would be required to the site, landscape impact of the development would require remediation. The proposed development is contrary to current adopted planning policy so allocation status would be required. The site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial flood risk or medium surface water flood risk.</li> <li>• The site is wholly greenfield and grade 3 agricultural land.</li> <li>• Landscape impact would be minimal if trees and hedgerow are retained.</li> <li>• The site is close to local services and facilities and employment opportunities are 3km away.</li> <li>• The site has with little relationship to the established village and more with the open countryside.</li> <li>• There are significant constraints to integrate the site with the exiting community due to lack of footpaths requiring pedestrians to travel along Huntingdon Road, which would require mitigation.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it:</p> <ul style="list-style-type: none"> <li>• Would create transport and safety impact for pedestrians due to lack of pedestrian connections to the main village and services</li> <li>• It is removed from the main village of Abbots Ripton having little relationship to the village creating isolated developed in the countryside.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to pedestrian safety impacts and isolated location removed from the main village and services.	N/A	N/A

**Updates after the Initial Assessment**

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**Abbots Ripton 6: Sapley Park Garden Village**

<b>Site reference</b>	Abbots Ripton 6
<b>Site name</b>	Sapley Park Garden Village

Site address	Parish(es)	Site area (ha)
Land to the North of the A141 Huntingdon, East of Alconbury Weald and South of Abbots Ripton	Abbots Ripton; Huntingdon; Kings Ripton; The Stukeleys	579.66ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable homes</li> <li>Specialist housing</li> <li>Custom and self build housing</li> <li>Nursing and care homes</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> <li>Retail</li> <li>Commercial leisure uses</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Supporting infrastructure e.g. schools, community centres etc.</li> <li>Health uses</li> <li>Transport and parking/lorry parking</li> <li>Renewable energy</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain</li> <li>Land to safeguard against flooding</li> </ul>	7,000 market and/or affordable homes (40% affordable).  All remaining residential to be confirmed.  20ha employment land  Retail - 4 local centres  11.5ha for sports hub (commercial leisure uses).  3 primary schools and 1 all through school.  All remaining infrastructure uses to be confirmed, there is an existing solar field on site that could potentially be relocated.  27ha public open space.  60ha country park.	Available 2024-2028  Build out 25 years depending on phasing

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Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
	200ha productive landscape (note supporting documentation refers to 192ha).	

**1.3** Within the Masterplan document submitted by the site promoter a number of smaller scale development options were presented ranging from a site of 81ha and 1,800 dwellings immediately north of Huntingdon to 113ha and 2,700 dwellings from Huntingdon to Abbots Ripton and finally 2 further options including the whole site. As the site promoter specifically references the whole site in their submission this is the area that has been assessed.

**Core information**

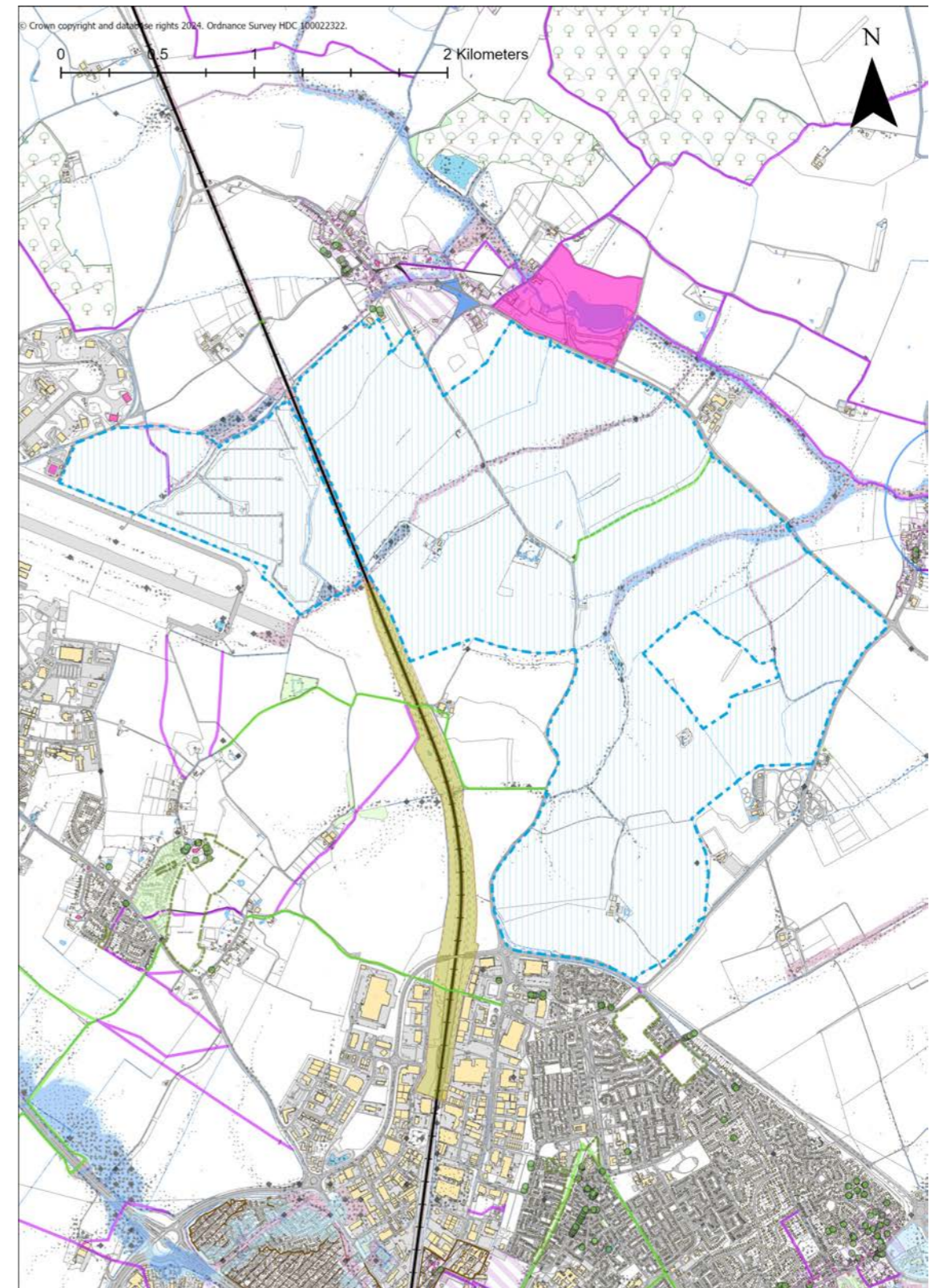
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 197
Relevant planning history	Application: 19/02438/S73  Proposed development: Variation of condition 2 of 1301218FUL to provide for a 10 year extension in the planning permission period of the life of the Solar Farm  Status: Approved  Application number: 1301218FUL  Proposed development: Development of a renewable energy solar farm, to include the installation of solar panels, transformer rooms and plant, access and on-site tracks, security fencing and cameras, landscaping and other associated works.  Status: Approved  HELAA (December 2017): North East of Alconbury Airfield  HELAA (December 2017): Sapley Park Farm  HELAA (December 2017): North East of Alconbury Weald (part of the submitted site falls within this HELAA site)
Land type	Majority greenfield land and some garden land



Current use of the site	Majority agricultural land and some garden land
Supporting information	Illustrative Masterplan Location Plan Sapley Park Farm Vision Sapley Park Garden Village Call for Sites Submission Sapley Park Garden Village Issues Engagement Submission Sapley Park Garden Village Landscape and Visual Impact Assessment Sapley Park Garden Village Masterplan Opportunities Document

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	1.81% of the site is within floodzone 3b (10.47ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





Assessment of Site Potential

**Context, constraints and potential suitability**

The majority of the site is within flood zone 1 (approximately 564ha), flood zones 2, 3a and 3b are present running along two drainage channels running east to west, one within the northern quarter of the site leading to a reservoir and one along the middle of the site, there is some risk from surface water flooding on the site with approximately 2.88% at medium risk in similar locations and following drainage. The majority of the site is classified as grade 2 agricultural land with a negligible portion to the west (associated with the former Alconbury Airfield) non agricultural land.

The site is situated within the Central Claylands characterised by gently undulating farmland and airfields such as at Alconbury which is in the process of mixed-use residential led redevelopment. Large scale field patterns with few hedgerows or hedgerow trees, gives rise to a predominantly open landscape.

The submitted site comprises two parcels of land. The western parcel is approximately 84 hectares and falls predominantly within the Parish of The Stukeleys and a smaller extent within Abbots Ripton, it is situated west of the East Coast Mainline railway line which separates the site from the remaining proposed parcel of land. The site connects to the north eastern boundary of strategic allocation *SEL 1.1 Former Alconbury Airfield and Grange Farm*, construction is currently underway south west of the proposed parcel; an outline application for residential development on Grange Farm to the south of the site is pending consideration (19/01341/OUT). The western boundary abuts land currently masterplanned for residential development with a 'heritage area' immediately adjoining the western boundary, which includes three Grade II\* listed buildings, and a sports hub to the south west. Development would have to provide mitigation measure so as not to detrimentally impact the heritage area to the west and integrate the new community with existing facilities. The site promoter identifies an underground railway crossing point within the site, which joins Rectory Lane heading towards Abbots Ripton which could join the entire proposed development, however this is currently best suited for active travel uses and occasional farm related movements, this may require significant upgrades. The ability to connect the proposed residential development to the strategic allocation at present offers no current opportunities meaning that integration with residential development - once built - would be extremely difficult to achieve. The site includes a large solar farm, associated infrastructure and secure fencing which takes up approximately two thirds of the land, with the remaining land arable farmland; one field to the east and two to the west. Overhead powerlines cross the site and tributary streams and ditches within and around the site, some connecting to reservoirs north and south of the site. The site can be clearly seen from public rights of way to the north and from glimpses from the East Coast Mainline. A tree belt screens the northern boundary of the solar farm and a Great Stukeley Railway cutting SSSI abuts the south eastern corner. Some strategic landscaping may be required to transition the site into the wider countryside to the north and impact on sites of ecology

and biodiversity value would require assessment. Noise air and light pollution (including vibrational) will impact the eastern edge of the site and require mitigation. There are no tree preservation orders affecting the site.

The eastern parcel is more sizeable stretching from Huntingdon to Abbots Ripton, sandwiched between the East Coast Mainline to the west and the B1090 to the east. The A141 forms the southern boundary and Sapley Road / Kings Ripton Road the south eastern boundary. Huntingdon Road / Abbots Ripton Road runs through the centre of the northern half of the site continuing south to form the south western boundary of the site. The eastern parcel falls within the parishes of Abbots Ripton, Huntingdon, Kings Ripton and The Stukeleys. Just over 14.5 hectares of land located just south of the centre of the site has not been included within the site submission creating a pocket of land that would remain outside the influence of the landowner/developer.

The southern boundary is screened intermittently by trees and hedgerow, however views can be seen into the site and into the distance. Views from Sapley Road are screened by trees until just past Jubilee Park (Huntingdon's multiuse sports facilities) after which views can be seen clearly into the wider site and open countryside. Jubilee Park Huntingdon Crematorium and a rally centre sit just outside the site boundary. The boundary of the site with the B1090 includes intermittent planting and hedgerow however the site can be clearly seen from here at various locations. The site cannot be seen from 'The Green' (a lane) in Abbots Ripton, but could be clearly seen from a private access road which forms the north western edge and further afield from Rectory Lane through the uniformly spaced tree line. Although trees and hedgerow are present in locations along Huntingdon Road / Abbots Ripton Road views into the site and from within the site demonstrate a clear countryside setting, glimpses of the site can also be seen from the East Coast Mainline. A public right of way dissects the eastern parcel of land running east to west from the B1090 to Huntingdon Road / Abbots Ripton Road a dense tree belt predominantly screens the northern part of the site, however long distance views can be seen from here across the central and southern parts of the site.

The land is undulating ranging in heights of around 48m AOD to 25m in general with valley features running east to west through the north centre and south of the site and entering the south eastern boundary, the southern eastern point reflects its proximity to the River Great Ouse and respective valley. The undulating nature of the site would mean development could have a significant impact on the wider landscape meaning mitigation would be required and consideration of building elevations within its context to minimise detrimental impact. Many landscape features are present within the site including small wooded areas, tree belts, farm drainage and a reservoir (near the railway line and Wild Goose Leys) the site is split into multiple arable fields. Two TPOs and three tree preservation areas are located in the north of the site (Tree Preservation order L/TPO/2018/007). Great Stukeley Railway cutting SSSI abuts part of the north western edge of the site. Development could impact the ecology and biodiversity value of parts of the site. Strategic landscaping would be required to transition the site into the wider countryside and impact on the village

<p>of Abbots Ripton to the north and Kings Ripton to the east. Integration with the existing residential community of Huntingdon would require safe crossing points across the busy A141.</p> <p>Heritage and residential and agricultural buildings are present within and adjacent to the site, these include a Grade II listed building and Registered Park and Garden on north eastern edge (Abbots Ripton Hall) across the road (B1090) and a listed building Grade II Wild Goose Leys, a house with associated agricultural buildings, within the site itself which is situated towards the north western area. Just south of this is Bellamy's Grove a scheduled monument - a moated site. Towards the southern quarter of the site is another scheduled monument, The Moat, a motte and bailey castle. Sapley Park Farm (residential and agricultural buildings sits within the southern extent of the site. Mount Pleasant, a residential property is also within the northern extent of the site situated on Huntingdon Road and further north near Home Farm a single storey commercial building with car parking and a large agricultural building are present. Grange Cottage a residential sits within the north eastern boundary on the B1090. The site proposal would be required assessment of, mitigation and integration of existing buildings and heritage assets. Presence of the East Coast Mainline means that noise air and light pollution (including vibrational) will impact the western edge of the site and require mitigation as would the presence of the crematorium to the east and overhead powerlines are present on site</p> <p>In general across both parcels of land no known oil pipelines or buffer zones cross the site and the site is not within a mineral safeguarding area or a water recycling area. A high pressure gas main runs north to south, close to the eastern side of the railway line. The site is predominantly greenfield agricultural land and offers no opportunities to contribute to regeneration.</p>		<p>vibrational and pollution mitigation measures to ensure a high quality residential environment. The impact of the crematorium to the east would also require mitigation within the development.</p> <p>Access to the site could be achieved from multiple locations. Access to A and B road networks would provide good long term road connectivity and assist with the logistics of construction.</p> <p>Transport impacts due to the size of the site would require potential major infrastructure requirements to enable the current roads to accommodate the increase in traffic as a result of the development. The proposed rerouting of the A141 will dissect the site and integration of residential parcels of land would require additional infrastructure to compensate.</p> <p>Major infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure. The presence of major roads would require further measures to safely integrate the community from the proposed site with the existing residential area of Huntingdon - for example foot and cycle bridges as there is no segregated footway or cycleway along the A141 to allow connectivity into Huntingdon. Integration of the western Parcel with <i>SEL 1.1 Former Alconbury Airfield and Grange Farm</i> would be difficult to achieve as layout of these sites may already be set meaning there is no opportunity for through routes into these developments. Additionally integration with these sites could not be achieved until build out on these are achieved.</p> <p>Careful masterplanning and strategic landscaping would be required to integrate heritage, natural assets, residential buildings and uses such as Jubilee park and the crematorium into the wider site and minimise impact on the villages of Abbots Ripton and Kings Ripton, the undulating nature of the site would mean development could have a significant impact on the wider landscape meaning mitigation would be required and consideration of building elevations within its context to minimise detrimental impact.</p>	
<p><b>Availability</b></p> <p>The site is within single family control and ownership and development is supported by all landowners. It is unclear whether there are any legal restrictions on the site. The site is available from 2024-2028, delivery of the site will be controlled by the Abbots Ripton Estate, the precise mechanism is yet to be determined. Build out is estimate to take around 25 years depending on phasing.</p>	+	<p>The site promoter proposes accessible network of streets, paths and cycleways, a high quality bus corridor and note that a proposed railway station at Alconbury Weald would provide additional public transport options for residents. four local centres are proposed and additional facilities to supplement Jubilee Park. Landscape solutions are proposed to mitigate the impact on the conservation Areas of Abbots Ripton and Kings Ripton including strategic 'productive landscape' (glamping, orchards, grazing/ arable pasture land, community gardens, woodland blocks, wildflower meadow etc.) in the north and along the B1090. Valley features would be incorporated into the development. Landscaping and set back of development is also proposed to mitigate against the impacts of the railway. Country parks would be provided in western parcel and one separating southern and western communities in the eastern parcel. Current woodland blocks would be retained and the SSSI and heritage assets would be incorporated into the design of the development. Advice has been taken address the location of residential development in relation to the gas pipeline. Schools and four local centres are proposed to meet the needs of the new development.</p>	
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply are noted as being accessible from within the site and digital and telecommunications infrastructure from the site boundary. Overhead powerline routes traverse the site, mitigation would be required to relocate the powerlines underground, or mitigate their presence, which could impact viability of the site. Presence of a high pressure gas would require careful consideration of the layout of the site, but due to its size is not anticipated to affect its achievability. The presence of proposed residential development near to the East Coast mainline railway would require substantial noise,</p>	~		



<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Major infrastructure would be required to facilitate development. Significant mitigation would also be required including from the railway, crematorium, heritage and natural assets, existing buildings etc. The site is available from 2024-2028, delivery of the site will be controlled by the Abbots Ripton Estate, the precise mechanism is yet to be determined. It is considered that the western parcel would be difficult to achieve due to issues with integration with proposed allocated development.</p> <p>The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.</p>	
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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is wholly greenfield and predominantly grade 2 agricultural land</li> <li>• The majority of the site is within flood zone 1 (approximately 564ha), flood zones 2, 3a and 3b are present, there is some risk from surface water flooding.</li> <li>• There is potential for enhanced public transport connections via the Guided Busway and Alconbury railway station, however these schemes are not confirmed without this private transport could dominate.</li> <li>• The site may impact on SSSI, heritage assets (listed buildings and scheduled monuments) and is close to conservation areas in Abbots Ripton and Kings Ripton.</li> <li>• There are opportunities for active travel and significant open spaces with opportunities for blue/green corridors.</li> <li>• There are opportunities to address the impacts of climate change, including flood risk, buildings and energy storage.</li> <li>• The proposal would create four new communities changing the landscape from what is predominantly what is currently open farmed countryside.</li> <li>• Presence of the East Coast Mainline, proximity to the crematorium current A141 and proposed rerouting of the A141 will present issues with noise, air, vibrational and light pollution.</li> <li>• Proposals for 192ha of greenspace, green and blue networks, employment, local centres provide some foundation for sustainable place-making however, health and community centres are to be confirmed.</li> <li>• Integration of the western parcel with Alconbury Weald and across to the main site may be difficult to achieve</li> </ul>	
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<p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for development in the long term contributing to the housing needs of the district and supporting sustainable placemaking.</li> <li>• The achievability of the development in the western parcel and links to Alconbury Weald is unclear and therefore should be removed from the proposal unless further evidence is provided.</li> <li>• Noise, air, vibrational and light pollution in association with East Coast Mainline, the crematorium current A141 and proposed rerouting of the A141 will require mitigation.</li> <li>• The proposed rerouting of the A141 will dissect the site and integration of residential parcels of land would require additional infrastructure to compensate.</li> <li>• Flood mitigation would be required.</li> <li>• Impact on SSSI, heritage assets (listed buildings and scheduled monuments), TPOs, Tree Preservation Areas and conservation areas in Abbots Ripton and Kings Ripton would require assessment and mitigation.</li> <li>• Landscaping and separation from Abbots Ripton and Kings Ripton would be required to prevent coalescence and retain character of the small villages.</li> <li>• Safe integration and crossing points across the A141 to Huntingdon should be investigated to minimise car travel.</li> <li>• Mitigation of overhead powerlines and high pressure gas would require careful consideration and may influence the layout of the site, but due to its size is not anticipated to affect its achievability.</li> <li>• Major infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure.</li> <li>• Transport impacts due to the size of the site would require assessment.</li> </ul>	
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 579.66ha.	The net developable area is 259.66ha	Available post 2028 subject to allocation
Removal of approximately 83ha to represent the western parcel of land which is currently considered unachievable.	21ha is deducted for 3 two form entry primary schools and an all through school.	Build out over 25 years
Proposed site area minus western parcel	4.5ha is deducted for 3 local centres and a community centre 20ha is deducted for employment land	

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>579.66ha - 83ha = <b>Gross site area =496.66ha</b></p> <p>Removal of the following land informed by the submitted documentation (with amendments):</p> <ul style="list-style-type: none"> <li>Removal of 45ha for proposed country park (reduced from 60ha to discount country park outlined within the western parcel).</li> <li>Removal of 192ha of productive landscape to provide separation from Abbots Ripton and Kings Ripton and to provide multiple health, ecology, social and biodiversity benefits.</li> </ul> <p>Net developable area = <b>259.66ha</b> (496.66ha - 45ha - 192ha)</p>	<p>11.5ha is deducted for a sports hub</p> <p>0.5ha is deducted for a community centre</p> <p>Remaining land for residential = <b>202.16ha</b> (259.66ha -21ha - 4.5ha- 20ha -11.5ha - 0.5ha)</p> <p>Mixed densities to reflect a range of densities reflective of large developments.</p> <ul style="list-style-type: none"> <li>3% of land at very high density 145dph. 6.0648ha x 145dph = 879 homes</li> <li>7% of land at high density 85dph. 14.1512ha x 85dph = 1,203 homes</li> <li>25% of land at moderate density 50dph. 50.54ha x 50dph = 2,527 homes</li> <li>55% of land at low density 35dph. 111.188ha x 35dph = 3,892 homes</li> <li>10% of land at very low density 25dph. 20.216ha x 25dph = 505 homes</li> </ul> <p><b>9,006 total homes</b></p> <p><b>Note:</b> this calculation is indicative and may be subject to review if there is further certainty on the prospects of A141 coming forward and dissecting some of the site, it is not taken into account in the above.</p>	

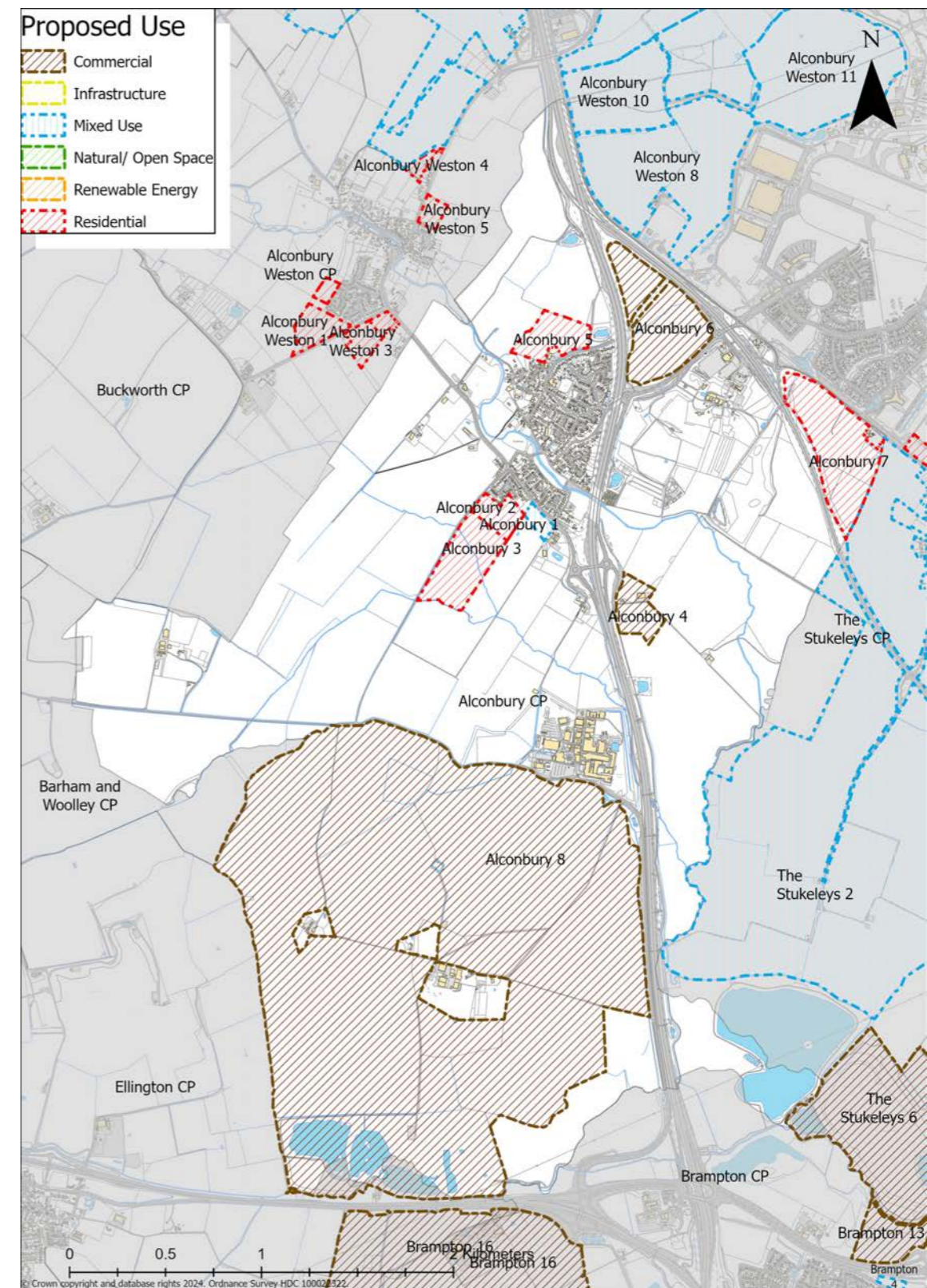
Updates after the Initial Assessment



### 2 Alconbury

2.1 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Alconbury 1: Land South of Great North Road, Alconbury
- Alconbury 2: Land to the East of Globe Lane (smaller site), Alconbury
- Alconbury 3: Land to the East of Globe Lane (larger site), Alconbury
- Alconbury 4: Brooklands Farm, land to the East of A1 junction 13, Alconbury
- Alconbury 5: Land to the North of School Lane, Alconbury
- Alconbury 6: Land North of B1043 and East of Alconbury, Alconbury
- Alconbury 7: Fifty Acres, Land adjacent to Ermine Street and A1304, Alconbury
- Alconbury 8: Land at Weybridge Farm (Brampton Cross) - this site also partially falls within Ellington parish. As the majority of the site falls within Alconbury parish, the site has been assessed here instead. A link to the site can also be found within the Ellington section of the Western Huntingdonshire LAA document.





2.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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**Legend**

- Commercial sites
- Infrastructure sites
- Mixed Use sites
- Natural/ Open Space sites
- Renewable Energy sites
- Residential sites

**Policy**

- Local Green Spaces
- Common Land
- Registered Village Greens
- Great Fen Project Area
- Great Fen Landscape & Visual Setting

**Minerals and Waste**

- MAA - Mineral Allocation Area
- MDA - Mineral Development Area
- WMA - Waste Management Area
- TIA - Transport Infrastructure Area
- WRA - Water Recycling Area
- MAA\_MDA\_WMA\_TIA consultation areas
- WRA consultation area

**Heritage**

- Listed Buildings
- Scheduled Monuments
- Conservation Areas
- Registered Parks & Gardens

**2023 SFRA**

- RoFSW\_Extent\_1in30\_HDC
- RoFSW\_Extent\_1in100\_HDC
- RoFSW\_Extent\_1in1000\_HDC
- Flood Zone 3b
- Flood Zone 3a
- Flood Zone 2

**Hazards and Infrastructure**

- Air Quality Management Area
- Contaminated Land
- Overhead Line Towers
- Overhead Line Routes
- Gas Pipeline
- Gas Pipeline Buffer
- Pipeline (Oil)
- Pipeline (Oil) Buffer
- A428 Notification Area

**Nature**

- Tree Presevation Order Points
- County Wildlife Lines
- Bridleway
- Byway
- Footpath
- Restricted Byway
- Ancient Woodland
- Special Area of Conservation (SAC)
- Cambs Wildlife Sites Rivers
- Cambs Wildlife Sites Areas
- Special Protection Area
- National Nature Reserve (NNR)
- Site of Special Scientific Interest (SSSI)
- Ramsar
- Tree Preservation Order Areas

### Alconbury 1: Land South of Great North Road, Alconbury

<b>Site reference</b>	Alconbury 1
<b>Site name</b>	Land South of Great North Road, Alconbury

Site address	Parish(es)	Site area (ha)
Land to the south of Great North Road and north of Homefield Farm, Alconbury	Alconbury	1.40ha

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Commercial: Employment Logistics, distribution	Up to 40 homes  Regarding commercial uses the site promoter notes that given the location near to the A1M junction the site may be suitable for some employment or even logistics use which may form part of a mixed use development.	Available 2023  Build out over 1 year

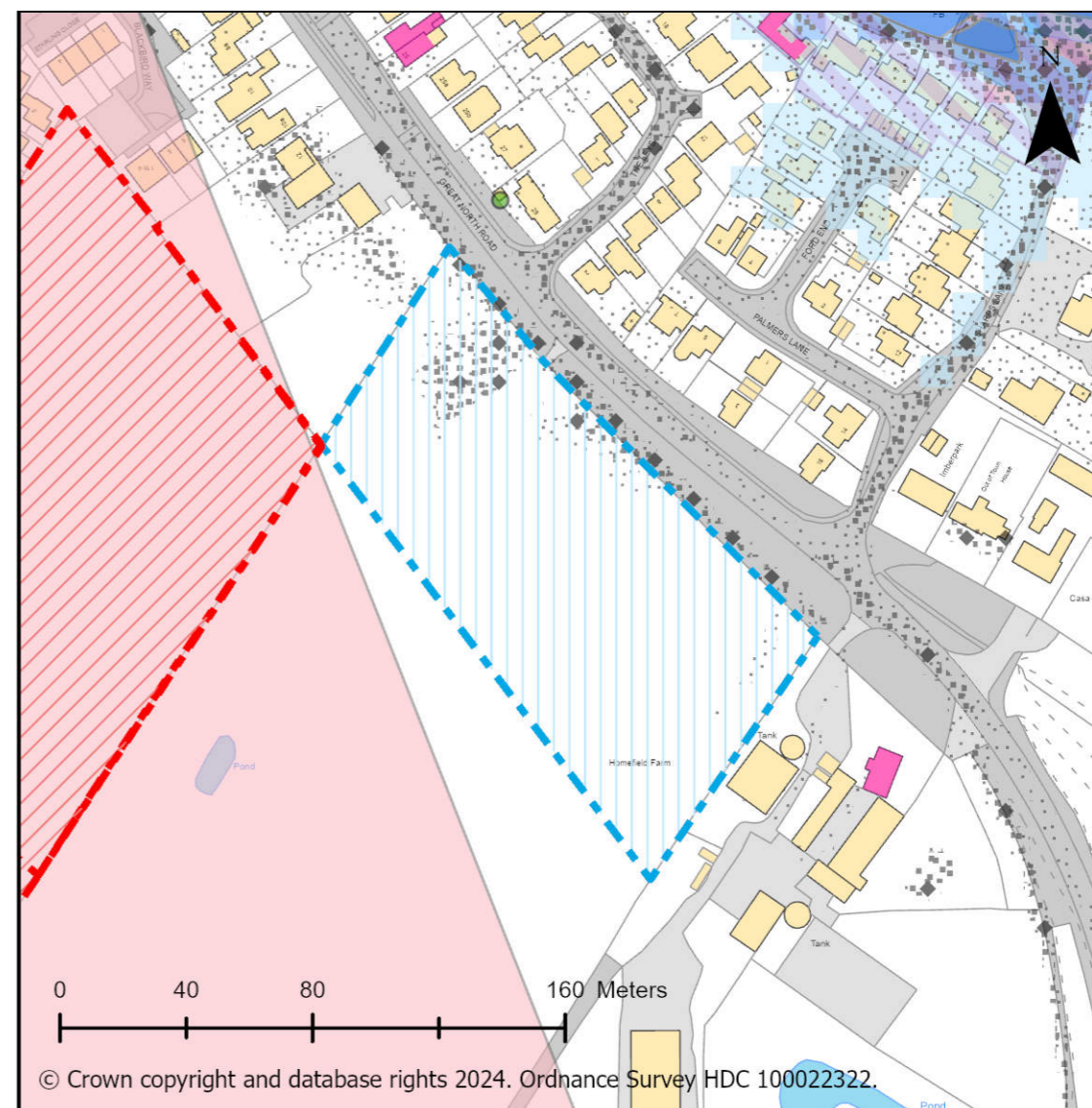
#### Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:164
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1, risk of surface water flooding is present on a small portion of the site. It is located on the southern edge of Alconbury village and is classified as urban land meaning the best and most versatile agricultural land will not be affected. The land slopes gently down the south eastern edge of the site towards Homefield farm but is of similar elevation to the surrounding land. It has no built structures within it. Aside from a few trees forming a circular like feature located at the northwestern side of the site, the site contains no features. The site is bounded by trees and hedges on the northern, eastern and western borders which provides screening from the adjoining road to the north and Homefield Farm to the east. About a 30 m belt of non-coniferous trees separates the site from residential development to west. The site is exposed to the countryside which adjoins the site to the south requiring some landscaping, in keeping with other residential properties to the west.</p> <p>There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. However, the site is in close proximity to a listed building located to the east of the site. The site can potentially be accessed from Great North Road adjoining the site to the north which connects to the A1 (M) motorway less than 500 m east of the site.</p> <p>The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site. It sits entirely within a sand and gravel minerals safeguarding area.</p>	+
<p><b>Availability</b></p> <p>The site is in single company control and ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development. Build out is estimated to take 1 year.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water, electricity supply and digital telecommunications infrastructure are all notes as being accessible from the site boundary. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can be accessed from the Great North Road and is situated less than 500 m east of the A1 (M) motorway. There are no built structures on the site that require clearance. The site promoter seeks residential uses of up to 40 homes or mixed used development comprising residential development</p>	+

<p>and employment uses given the site is located near the A1(M) junction. Landscaping will be required to mitigate the impact of the site on the countryside. Also, the site being within the setting of a listed building (Home Field Farm) to the east means that any future development will need to be sensitive to its impact the setting of the listed building.</p> <p>The site promoter notes that the site's location next to the A1 would minimise traffic impacts upon the village.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping and the impact on the setting of a listed building should be key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial flood risk, some surface water flood risk is present.</li> <li>• The site is greenfield urban land.</li> <li>• Landscape impact would be minimal but has the ability to impact the wider landscape to the south</li> <li>• The site is close to local services and facilities and employment opportunities, with the potential for further onsite employment opportunities.</li> <li>• The site is near to some listed buildings which would require consideration in terms of design, layout.</li> <li>• The presence of the A1 has the potential to cause light, noise odour or visual pollution as may potential proposed employment uses</li> <li>• The site promoter proposes 40 homes and the potential for mixed use, the density of homes is higher than the surrounding area.</li> <li>• It is not considered that logistics/distribution would be a compatible use with a small scale residential due to impact of noise, light and vibrational impact, employment use would have a lesser impact.</li> </ul>
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In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing place for residential or mixed use employment/residential.
- Would require retention of trees and hedgerows and mitigate landscape impact to the south.
- Requires flood mitigation.
- Would require sensitive design and layout to ensure the townscape and listed buildings are not detrimentally impacted.
- May require a heritage impact assessment.
- May need assessment and mitigation of pollution from the A1.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.40ha 90% net developable area to mitigate against landscape impact and flood risk. 1.40ha x 90% = 1.26ha	<b>Option 1:</b> Net developable area of 1.26ha Residential - Market and/or affordable housing Very low density of 25 dph to reflect development to the north. Capacity = 1.26ha x 25dph = <b>32 homes</b>	Available post 2028 subject to allocation Build out 1-3 years
	<b>Option 2:</b> Net developable area of 1.26ha Commercial/ Residential split of 40/60% Commercial - Employment.	

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Land area of 40%: 1.26ha x 40% = 0.504ha Employment on 0.504ha at 0.35 plot ratio Capacity = (0.504ha x 0.35) x 10,000 = <b>1,764 sqm</b> Residential - Market and/or affordable housing. Land area of 60%: 1.26ha x 60% = 0.756ha Very low density of 25 dph to reflect development to the north. Capacity = 1.26ha x 25dph = <b>20 homes</b>	

**Updates after the Initial Assessment**

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**Alconbury 2: Land to the East of Globe Lane (smaller site), Alconbury**

<b>Site reference</b>	Alconbury 2
<b>Site name</b>	Land to the East of Globe Lane (smaller site), Alconbury

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land to the east of Globe Lane, Alconbury, PE28 4WH	Alconbury	3.50 ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing Open Space Uses: Natural, green or open spaces	74 homes  Whilst the site promoter is not proposing a standalone open space use, the development would include the provision of open space and play and sport provision to support the local community.	Available 2023  Build out over 2 to 3 years

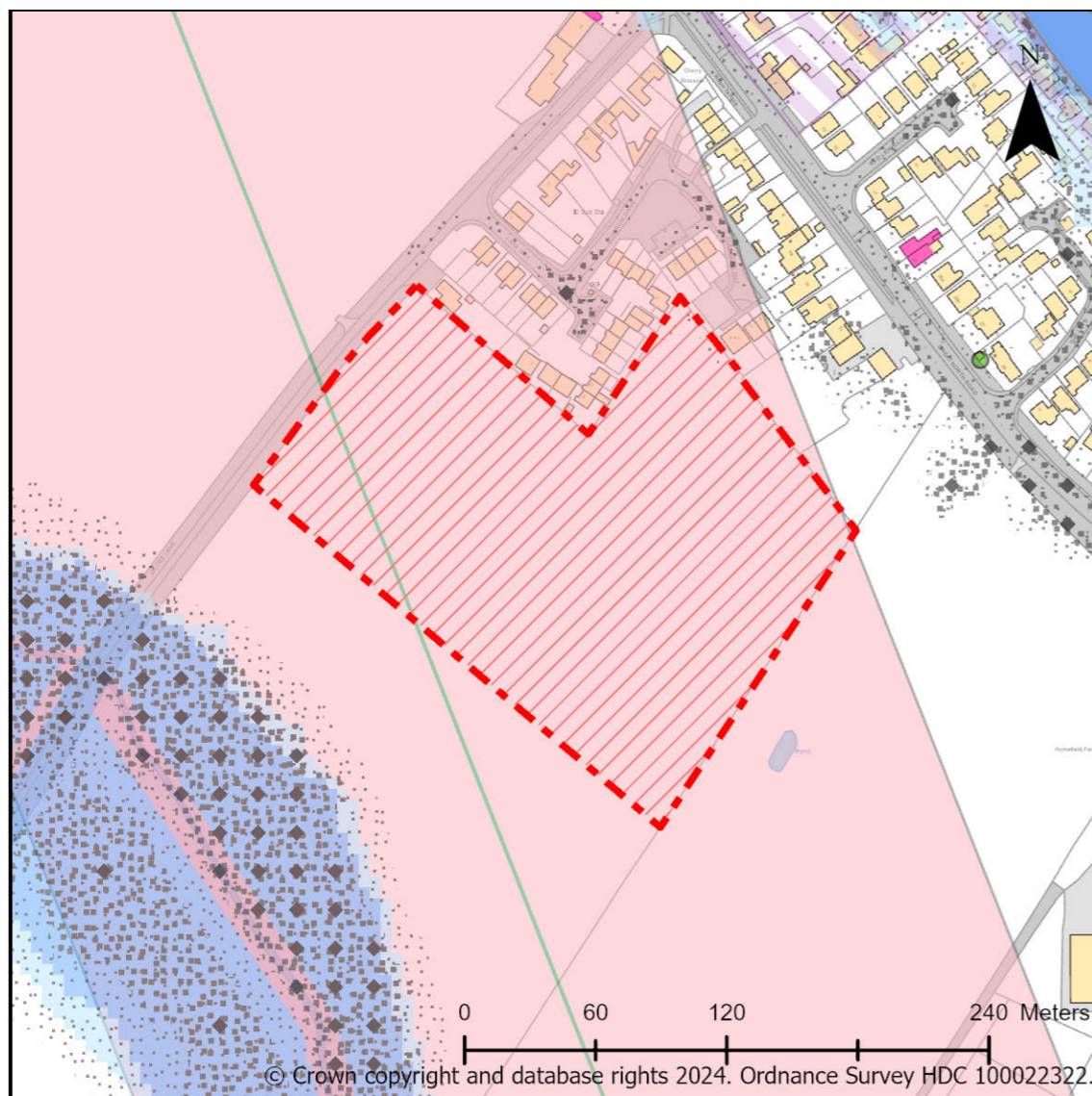
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:359
Relevant planning history	HELAA (December 2017 ): East of Globe Lane, Alconbury (064)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Design and Principles Concept (July 2023)

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

Context, constraints and potential suitability	
The site is wholly within flood zone 1 and has no risk of surface water flooding. The site is mostly classified as urban land; however, a small portion of the western edge of the site is classified as grade 2 agricultural land. The site is in arable use. The site is within an area of undulating countryside and contains no built structures or features. The northern boundary	~

<p>comprises trees and hedging which provides screening from the adjoining residential properties. The southern has very few hedging which makes the site visible from the road and countryside. Although the site is visible from the adjoining agricultural land which to the south and in long views from the open countryside, 15 ha of adjoining land to south has been put forward for potential allocation and development (Alconbury 3). The site is exposed to agricultural land to the east, with the built development of Homefield Farm beyond to the east. The proposed development may be compatible with the neighbouring residential use, but development may impact the surrounding landscape.</p> <p>There are no known pollution or contamination constraints affecting the site. Although no gas pipeline infrastructure affects the site, an oil pipeline runs through the south western corner of the site with a buffer zone covering the entire site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site can potentially be accessed from Globe Lane adjoining the site to the west which connects to the Great North Road about than 200 m north of the site. A transport assessment and an enhancement of the Globe Lane (a narrow lane) may be required to ensure appropriate access can be achieved from Globe Lane without any adverse transport impact.</p> <p>The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site. It sits entirely within a sand and gravel minerals safeguarding area.</p>	
<p><b>Availability</b></p> <p>The site is in single company control and ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development. The site is available now and build out is expected to take 2-3 years based on one housebuilder developing the site at a rate of 35 dwellings per annum</p>	+
<p><b>Achievability</b></p> <p>Accessibility to electricity, gas, water and digital and telecommunications infrastructure from the site boundary is noted as unknown. The site comprises broadly level ground and there are no known topological challenges. No gas pipeline infrastructure crosses the site, and no overhead power lines are present. An oil pipeline infrastructure crosses the site which could impact the achievability of site or affect design, layout and location of properties, this would require further investigation. The site can potentially be accessed from Globe Lane adjoining the site to the west which connects to the Great North Road about than 200 m north of the site, further evidence would be required to establish safety of access from Globe Lane and and that any adverse offsite transport impacts can be adequately</p>	~



<p>mitigated. There are no built structures on the site that require clearance. The site promoter seeks residential uses of 74 homes. Landscaping will be required to mitigate the impact of any future development on the countryside.</p> <p>The site promoter notes that The site would have access from Globe Lane and technical work is underway to demonstrate that safe, appropriate access can be provided from Globe Lane, and that any adverse offsite transport impacts can be adequately mitigated. The Design and Principles Concept document proposed 140 homes (in contrast to the 74 proposed with the site submission), a 1ha multifunctional community park with community gardens, orchard and play areas. Landscape treatment on the southern edge of the development is proposed and a low-speed, pedestrian friendly environment.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping, transport impacts and impact on oil pipeline infrastructure and buffer zone should be key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.</p>	

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial or surface water flood risk.</li> <li>• The site is predominantly classified as urban land with the remainder of the land on the western side being grade 2.</li> <li>• The site is close to local services and facilities and employment opportunities.</li> <li>• The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</li> <li>• The site relates well to the existing area, sitting south residential properties at Lark Way.</li> <li>• The site would need to address landscape impact to the south, east and west.</li> <li>• Access would be from Globe Road, a narrow lane, safety and transport impact may be an issue.</li> <li>• The site promoter proposes 74 homes at a density similar to the surrounding area.</li> </ul>
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<p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• The site has the potential to be suitable for development. The site is located as such that it could be effectively masterplanned to become part of the existing community.</li> <li>• Would require landscaping to address the impact on the surrounding countryside</li> <li>• Access from Globe Road would require confirmation, as a narrow lane, safety and transport impact would require assessment.</li> <li>• An oil pipeline infrastructure crosses the site which could impact the achievability of site or affect design, layout and location of properties, this would require further investigation.</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Gross site area 3.50 ha</p> <p>70% net developable area to compensate for presence of oil pipeline and open space as set out in Design and Concept document.</p> <p>3.50ha x 80% = <b>2.45ha</b></p>	<p>Net developable area of 2.45ha</p> <p>Residential - market and/or affordable homes.</p> <p>Very low density of 25dph to reflect edge of settlement location.</p> <p>Capacity = 2.45ha x 25dph = <b>61 homes</b></p> <p><b>Note:</b> Capacity subject to change based on results of impact of oil pipeline.</p>	<p>Available post 2028 subject to allocation</p> <p>Build out over 2 to 3 years</p>

**Updates after the Initial Assessment**

<p> </p>
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**Alconbury 3: Land to the East of Globe Lane (larger site), Alconbury**

<b>Site reference</b>	Alconbury 3
<b>Site name</b>	Land to the East of Globe Lane (larger site), Alconbury

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land to the east of Globe Lane, Alconbury, PE28 4WH	Alconbury	15 ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing Open space: Natural, green and open space	262 homes  The site promoter notes that they are not proposing a standalone open space use, the development would include the provision of open space and play and sport provision.	Available 2023  Build out over 3 to 5 years

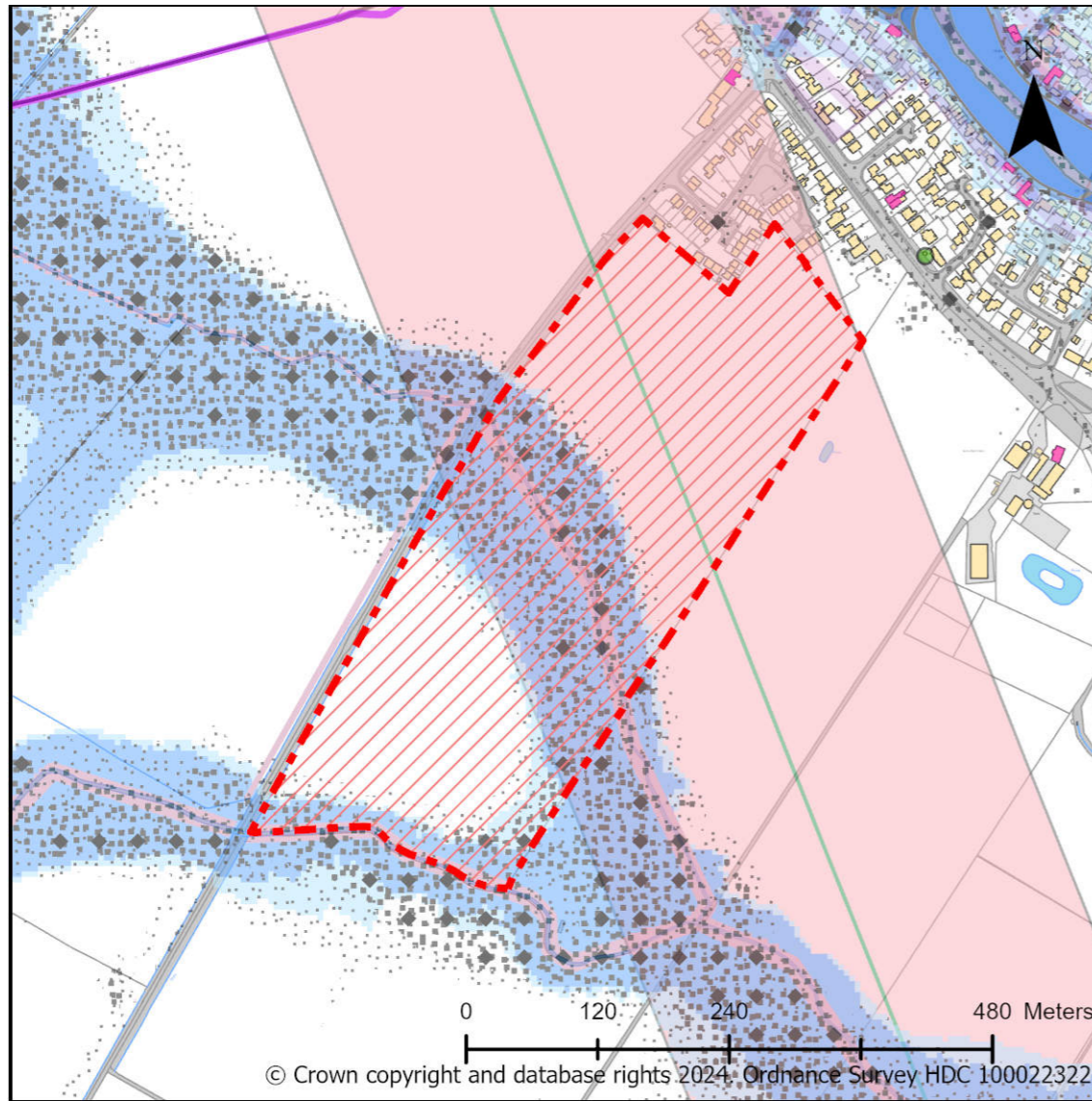
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:322
Relevant planning history	HELAA (December 2017 ): East of Globe Lane, Alconbury (064) - Northern third of the site only
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is predominately within flood zone 1, however, approximately 35% of site is within flood zone 2, 3a and 3b. The site has a risk of surface water flooding as it has a drainage running through it and it also adjoining the southern boundary. Approximately two thirds of the site is grade 3 agricultural land; with a small portion of the north eastern edge grade</p>	~
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<p>2 and the remainder urban land. The site is within an area of undulating countryside and contains no built structures. It contains a narrow belt of trees and hedging that borders drainage running through the site from the northwest to the east. The western and southern boundaries comprise some trees and hedging providing very limited screening from the adjoining agricultural land and the open countryside. The site is exposed to the open countryside on east. The proposed development may be compatible with the neighbouring residential uses and development may impact the surrounding landscape.</p> <p>There are no known pollution or contamination constraints affecting the site. Although no gas pipeline infrastructure affects the site, an oil pipeline and buffer zone runs through the northeastern area of the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site can potentially be accessed from Globe Lane adjoining the site to the west which connects to the Great North Road less than 500 m north of the site. A transport assessment and an enhancement of the Globe Lane (a narrow lane) may be required to ensure appropriate access can be achieved from Globe Lane without any adverse transport impact</p> <p>The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site. It sits entirely within a sand and gravel minerals safeguarding area.</p>	
<p><b>Availability</b></p> <p>The site is in single company control and ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and it is anticipated that planning permission would be acquired by the landowner following an allocation and the site sold to a housebuilder. Build out is expected to take 3 to 5 years</p>	+
<p><b>Achievability</b></p> <p>Accessibility to electricity, gas, water and digital and telecommunications infrastructure from the site boundary is unknown. The site comprises broadly level ground and there are no known topological challenges. No gas pipeline infrastructure crosses the site, and no overhead power lines are present. An oil pipeline infrastructure crosses the site which could impact the achievability of site or affect design, layout and location of properties, this would require further investigation. The site can potentially be accessed from Globe Lane adjoining the site to the west which connects to the Great North Road about less than 500 m north of the site, , further evidence would be required to establish safety of access from Globe Lane and and that any adverse offsite transport impacts can be adequately mitigated. There are no built structures on the site that require clearance. Landscaping will be required to mitigate the impact of the development of site on the countryside. Also, flood risk assessment would be required to access and mitigate the impact of flooding on development.</p>	~



<p>The site promoter seeks residential uses of 262 homes. The site promoter is not proposing a standalone open space use, the development would include the provision of open space and play and sport provision to support the needs of future residents and benefit the local community. No Design and Concept document has been provided as it was for the smaller site - Alconbury 2. They propose that access into the site is being designed by a highways consultant and technical evidence will be undertaken to advise on the design of the development and to demonstrate that the site is developable. It is proposed that residential development is located away from flood risk in the centre of the site and include drainage and biodiversity improvements. A masterplan would be provided.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping, flood risk and transport impacts should be development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.</p>	

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is constrained by fluvial and surface water flood risk.</li> <li>• Approximately two thirds of the site is grade 3 agricultural land; with a small portion of the north eastern edge grade 2 and the remainder urban land.</li> <li>• The site is close to local services and facilities and employment opportunities.</li> <li>• The site is of a size that could that could include a wide variety of types, sizes and tenures.</li> <li>• The site is of a size which may cause light, noise or visual pollution.</li> <li>• The site relates well to the existing area, sitting south residential properties at Lark Way.</li> <li>• The site is of a size that is likely to have a significant impact on the landscape or townscape representing a significant extension to the settlement (40%).</li> </ul>
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<ul style="list-style-type: none"> <li>• Consideration of a smaller number of residential units would assist in integration of the proposed development.</li> <li>• The site would need to address landscape impact to the south, east and west.</li> <li>• Access would be from Globe Road, a narrow lane, safety and transport impact may be an issue as would future transport movements through the village.</li> <li>• The site promoter proposes 262 homes at a density similar to the surrounding area.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as:</p> <ul style="list-style-type: none"> <li>• Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community.</li> <li>• The site is of a size that is likely to have a significant impact on the landscape or townscape representing a significant extension to the settlement (40%).</li> <li>• Access would be from Globe Road, a narrow lane may present safety and transport impacts and significantly increase transport movements through the village, which would require further assessment and mitigation.</li> <li>• An oil pipeline infrastructure crosses the site which could impact the achievability of site or affect design, layout and location of properties, this would require further investigation.</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Capacity calculation not undertaken as site is inappropriate for development due to scale, impact on landscape and townscape and transport/safety impacts.</p>	<p>N/A</p>	<p>N/A</p>

**Updates after the Initial Assessment**

<p> </p>
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**Alconbury 4: Brooklands Farm, land to the East of A1 junction 13, Alconbury**

<b>Site reference</b>	Alconbury 4
<b>Site name</b>	Brooklands Farm, land to the East of A1 junction 13, Alconbury

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Brooklands Farm, land to the east of A1 junction 13, Alconbury PE28 4WZ	Alconbury	5.68ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Commercial: Employment Logistics, distribution Open space: Biodiversity net gain Land to safeguard against flooding	25,000 sqm of employment use or logistics/distribution  0.5 ha for biodiversity net gain  0.15 ha for flooding safeguarding in the east of the site	Available 2024 - 2028  Build out over 1 to 2 years

**Core information**

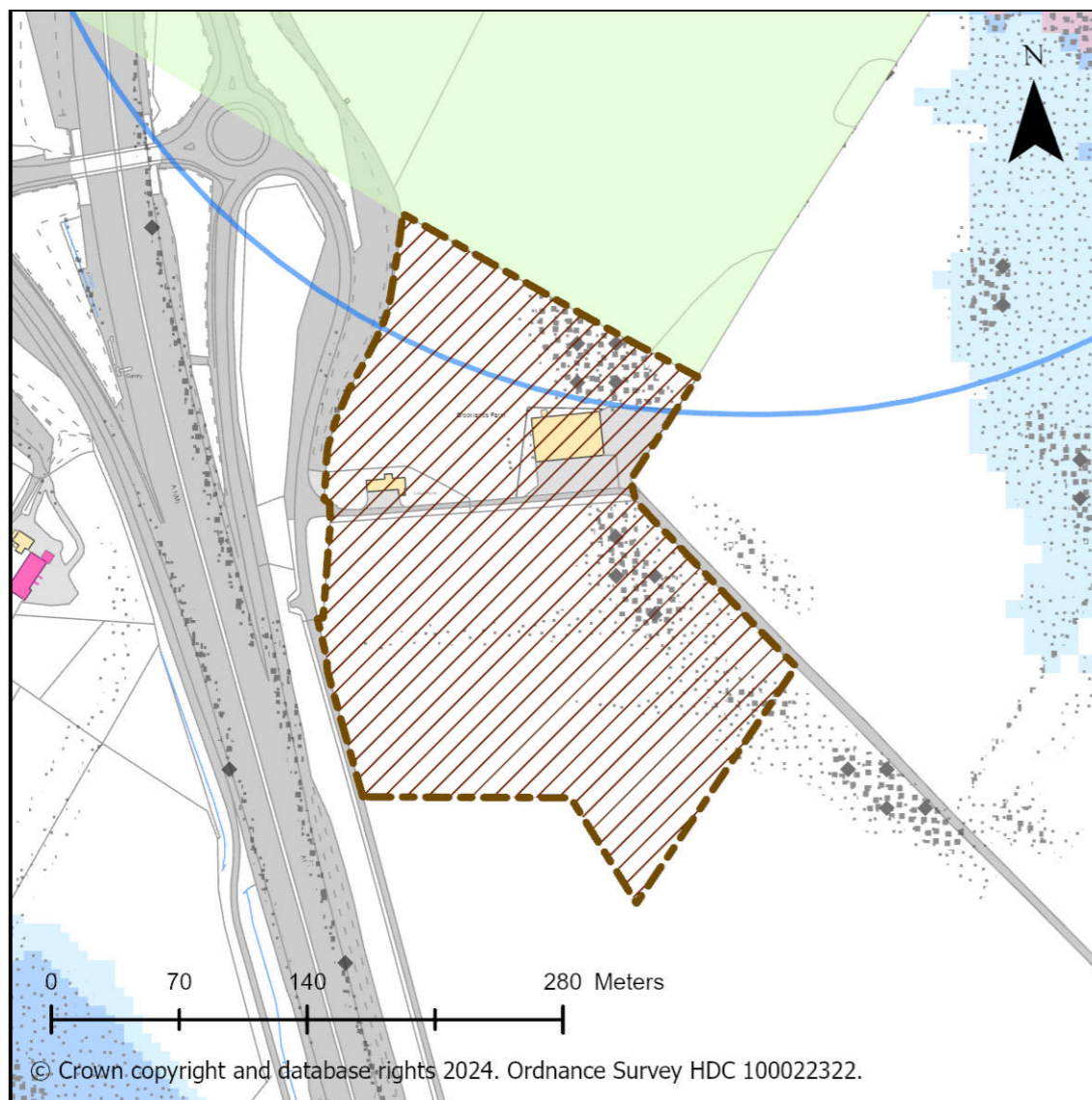
How was the site identified?	Call for sites 2023 submission: site reference – CfS:329
Relevant planning history	Application number: 0602621FUL  Proposed development: Change of use of agricultural building to storage (B8)  Outcome: Approved
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land with residential property

Supporting information	None submitted
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**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Yes (there is over 0.25ha outside water recycling area)	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1, there is risk of surface water flooding within the east of the site. The site is approximately half grade 2 agricultural land (in the east) and half grade 3. The site is within an area of mostly flat land but is a bit lower in elevation to the surrounding land. It contains a track that splits the site into two parts; the northern part</p>	
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<p>contains two built structures a residential property and an agricultural building. It lies to the east of the A1(M) junction and is separated from the A1(M) junction by about a 40m tree belt which gets narrower and more sparse southwest of the site making the southern portion of the site visible from the A1(M). It comprises some hedging on its western boundary and is exposed to the adjoining agricultural land and open countryside on the north, east and south. The site is highly exposed in both the local landscape and in longer distance views from the north, significant landscaping would be required to mitigate impact of the development. The proposed development may be compatible with the neighbouring agricultural use, but development would impact the surrounding landscape.</p> <p>There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site can potentially be accessed from a track road connects to the A1(M) west of the site.</p> <p>The site is partly previously developed land (a residential property), contribution to the reuse of previously developed land or regeneration is therefore negligible. Approximately 0.82 ha of the site is within the 400m buffer around a water recycling site, which may present odour issues and sits entirely within a sand and gravel minerals safeguarding area.</p>	
<p><b>Availability</b></p> <p>The site is in single family control and ownership who support its development. There are no known legal restrictions affecting the site and is currently in agricultural use may require relocated. The land promoter suggests the land is available from 2024-2028 and is likely to be delivered by a master developer either in isolation or in conjunction with a more extensive development. Build out is expected to take 1 to 2 years.</p>	+
<p><b>Achievability</b></p> <p>Mains water and electricity supply and digital telecommunications infrastructure are accessible from the site boundary access to gas supply is unknown. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can be accessed from an existing farm access only arm of the junction roundabout providing connections to the A1(M) less than 500m northwest of the site. There are two built structures on the site that require clearance. The site promoter seeks commercial uses of 25,000 sqm and open space use of 0.65 ha. Landscaping will be required to mitigate the impact of the development of site on the countryside and the wider landscape and townscape. An appropriate assessment would be required to assess and address the impact of the development on the Alconbury Water Recycling Centre.</p>	
<p><b>Deliverability / developability</b></p>	



There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping and impact of the water recycling centre should be key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial, but surface water flood risk is present.
- The site is approximately half grade 2 agricultural land (in the east) and half grade 3.
- The majority of the site is greenfield land. One residential property sits on the site making the prioritisation of previously developed land negligible.
- The site is of a size that could provide open space within the site.
- The site is not sustainably located close to local services and facilities or other employment uses.
- Proximity of the A1 could subject future occupiers light, noise, odour or visual pollution. The site is not of a scale likely to cause substantial pollution.
- The site sits within a water recycling area which means that the site may be susceptible to odour pollution.
- The site is well located for employment uses with separate segregated access and close links to the A1.
- It highly exposed in the wider landscape and more related to the countryside and agricultural uses. There is a large scale tree preservation area directly north of the site.
- The site promoter proposes 25,000sqm of employment use or logistics / distribution which has the potential to provide high or low density employment uses.

In combination the outcomes of the LAA and SA indicate that the site:

- Is well located for employment uses with separate segregated access and close links to the A1. However the site is not in proximity to other compatible or complimentary uses and would therefore form a standalone employment site providing little opportunity for agglomeration or expansion of existing business uses.
- Would require flood mitigation
- May need to consider integration and compatibility of the residential property within the site .
- Effective masterplanning of the site would be contingent on the assessment and impact on and of: the landscape, tree preservation order to the north, the water recycling area buffer zone.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 5.68ha  70% net developable area to mitigate against landscape impact, flooding, northern edge of site within water recycling area buffer zone and tree preservation area.  $5.68ha \times 70\% = 3.976ha$	<b>Option 1</b>  Net developable area of 3.976 ha.  Commercial - Employment on 3.976ha at 0.35 plot ratio  Capacity = $(3.976ha \times 0.35) \times 10,000 = 13,916 sqm$	Available post 2028 subject to allocation  Build out 1 to 3 years
	<b>Option 2</b>  Net developable area of 3.976 ha.  Commercial - Logistics/distribution 3.976ha at 0.40 plot ratio  Capacity = $(3.976ha \times 0.40) \times 10,000 = 15,904 sqm$	

**Updates after the Initial Assessment**

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**Alconbury 5: Land to the North of School Lane, Alconbury**

<b>Site reference</b>	Alconbury 5
<b>Site name</b>	Land to the North of School Lane, Alconbury

Site address	Parish(es)	Site area (ha)
Land north of School Lane, west of A1(M)	Alconbury	6.30ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Space: Natural, green or open spaces	95 homes  Open space provision not identified.	Available 2023  Build out over 3 to 4 years

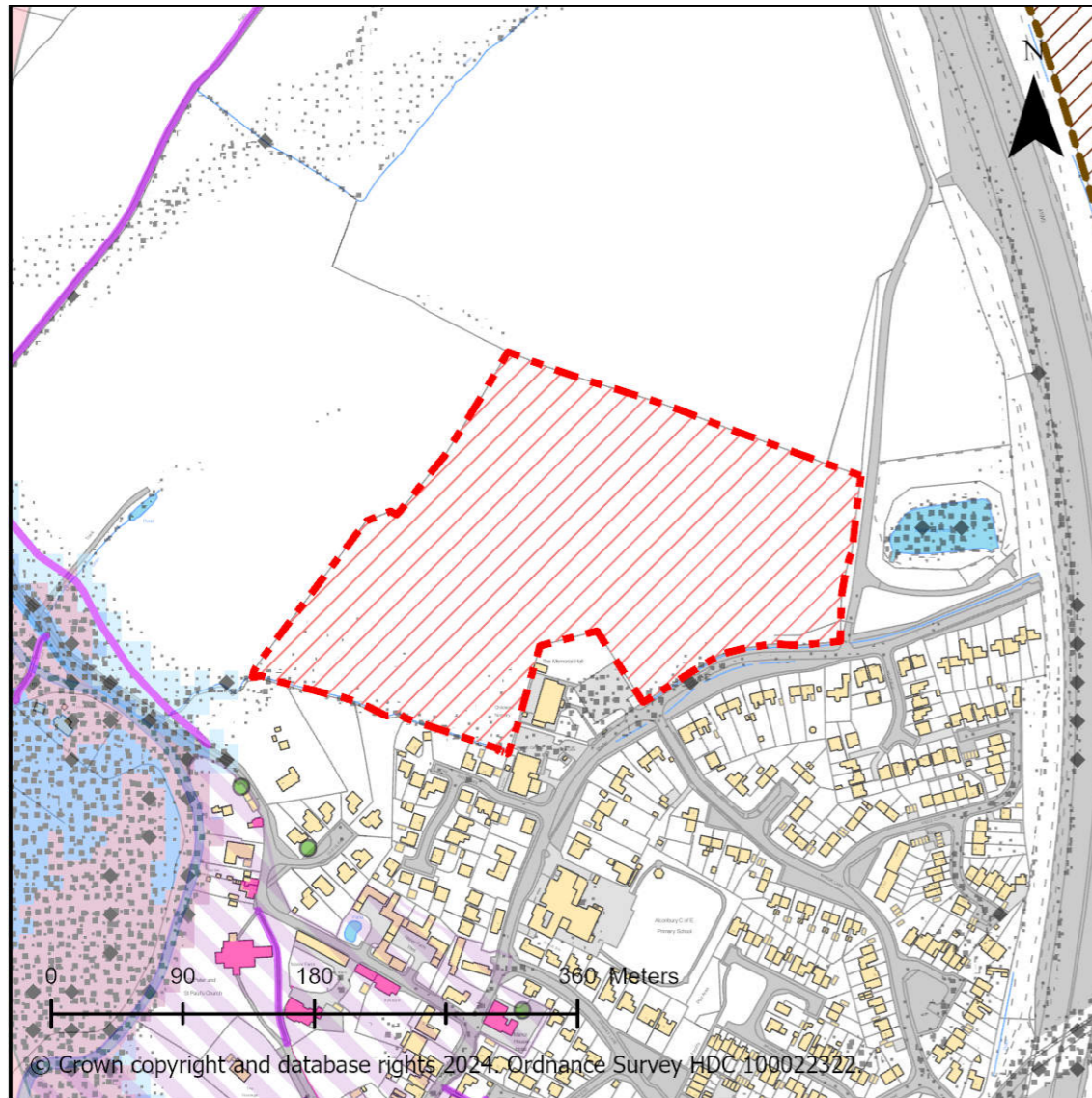
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:346
Relevant planning history	Application number: 18/70074/SCRE  Proposed development: Screening Opinion - development of up to 140 residential units, open space, access and associated infrastructure.  Outcome: Issued  HELAA (December 2017 ): North of School Lane, Alconbury (059)
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	<ul style="list-style-type: none"> <li>Location Plan</li> <li>Illustrative Masterplan (drawing number: SP-01/F) (September 2018)</li> </ul>
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>Although the site is wholly within flood zone 1, the western part of the site is at risk of surface water flooding due to proximity to the Alconbury Brook which lies 200m west of the site. The site is wholly classified as grade 3 agricultural land. It contains no built structures. It rises gently from the southern boundary towards the northern boundary meaning that proposed buildings have the potential to be clearly seen in the wider landscape depending on elevation and location. It is exposed to the open countryside on the northern and the western boundaries and forms a prominent landscape feature. Development on this site could have a significant impact on the landscape and setting of Alconbury. A small area of the north eastern boundary comprises a narrow belt of trees and hedging that</p>	~
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extends out of the site. The site adjoins a track on its eastern boundary but mature trees surrounding a pond next to the road limits further visibility from the A1(M) east of the site and wider landscape. The southwestern boundary of the site comprises trees and hedging that provides screening from the adjoining residential uses and the Memorial Hall adjoining the site on the south. However, the site is exposed to the adjoining road and residential uses on its southeastern boundary. The proposed development is compatible with the neighbouring residential use. The proposed use for 95 homes would represent a disproportionate development on the edge of the settlement.

This site was previously put forward as an allocation in Huntingdonshire's Local Plan to 2036 (AL1 North of School Lane). The site was removed through the Local Plan examination process as it was included within the Local Service Centres category. This category was considered not to be required at the time. Residents noted current flood incidents, if taken forward a detailed flood risk assessment would be required to understand if this could be mitigated.

There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site or tree preservation orders affecting it. The site can potentially be accessed from School Lane which lies south of the site.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site. The western third of the site sits within a sand and gravel mineral safeguarding area.

**Availability**

The site is in single individual/company control and ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development. Build out is estimated to take 3 to 4 years.

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**Achievability**

Access to water, electricity and gas supply are unknown as is digital and telecommunications infrastructure. The site comprises broadly sloping land meaning that proposed buildings could be clearly seen in the wider landscape depending on elevation and location. Landscape impact may be significant. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can potentially be accessed from School Lane which connects to the A1(M) about 500m south of the site. There are no structures on site that would require clearance. The site promoter seeks residential uses of 95 homes.

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<p>Landscaping will be required to mitigate the impact of the development of site on the countryside and flood risk assessment will be necessary to address the potential risk of surface water flooding.</p> <p>The illustrative masterplan submitted for the site indicates adequate hard and soft landscaping has been considered to address the impact of development on the open countryside to the north and the risk of surface water flooding. They also note that development of the site would provide an opportunity to extend cycle and footpath links through the site.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. It is intended to acquire an allocation status for the site and that it is delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial, but surface water flood risk is present.</li> <li>• The site is wholly greenfield grade 3 agricultural land.</li> <li>• The site is sustainably located close to local services and facilities and employment uses.</li> <li>• Proximity of the A1 could subject future occupiers light, noise, odour or visual pollution. The site is not of a scale likely to cause substantial pollution.</li> <li>• It is exposed to the open countryside on the northern and the western boundaries and forms a prominent landscape feature.</li> <li>• The sloping nature of the site may make development exposed to the wider countryside.</li> <li>• The site promoter proposes 95 homes. The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement.</li> </ul>
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<p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is not considered appropriate for development.</li> <li>• Is located such it would have a significant landscape impact.</li> <li>• Development would be highly exposed within the wider landscape due to the sloping nature of the site</li> <li>• Would require flood mitigation</li> </ul>
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**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
Capacity calculation not undertaken due to significant landscape impact.	N/A	N/A

**Updates after the Initial Assessment**

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**Alconbury 6: Land North of B1043 and East of Alconbury, Alconbury**

<b>Site reference</b>	Alconbury 6
<b>Site name</b>	Land North of B1043 and East of Alconbury, Alconbury

Site address	Parish(es)	Site area (ha)
North of B1043 and to the east of the A1(M) Alconbury	Alconbury	20ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Commercial leisure Employment Logistics, distribution	60,000sqm	Available 2024 - 2028  Build out depends on market interest

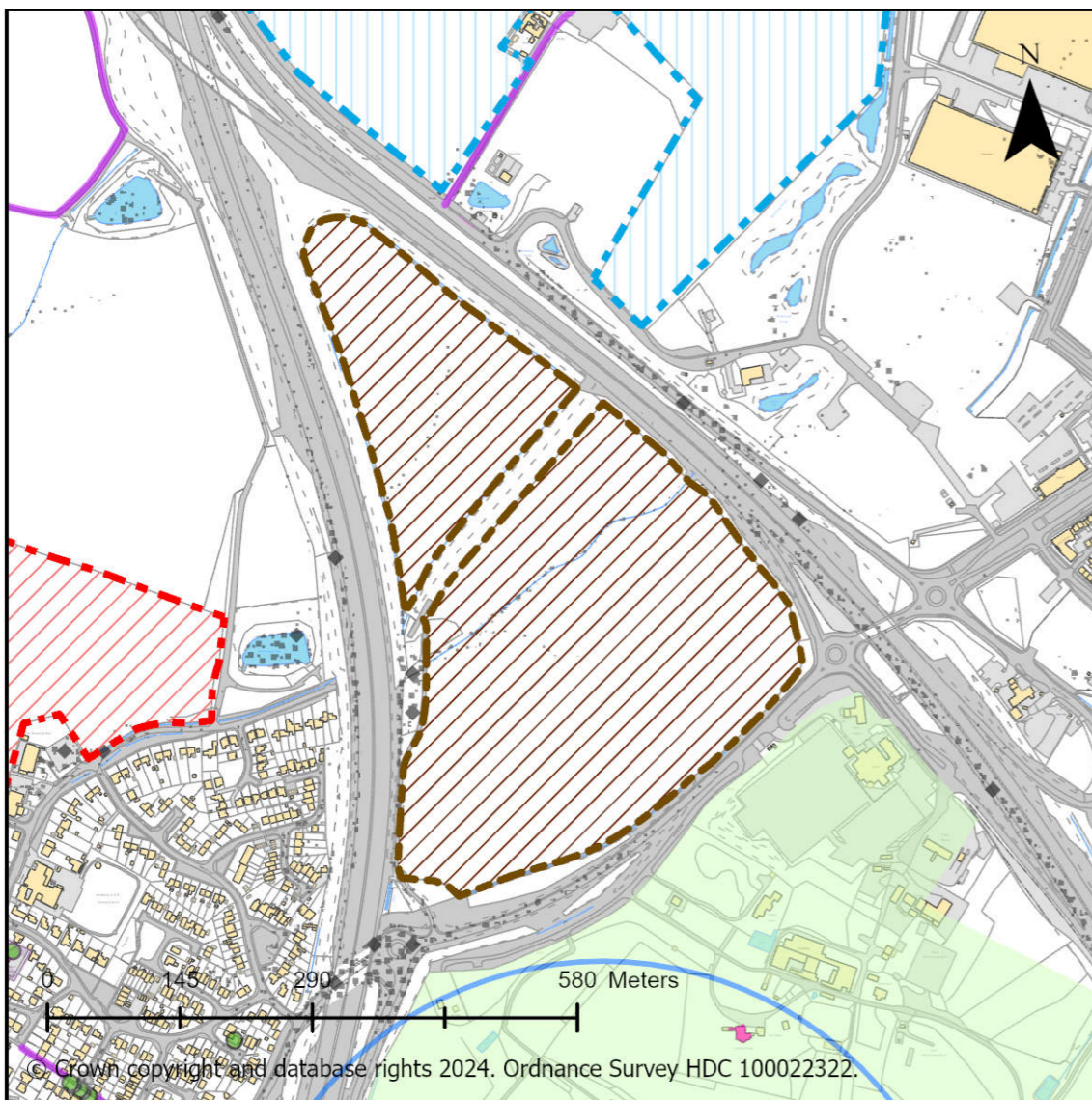
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:321
Relevant planning history	HELAA (December 2017): North of B1043 and to the east of the A1(M) Alconbury (061)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location Plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1 and at small risk from surface water flooding. The site is mostly classified as urban land; however, the majority of northern portion of the site is classified as grade 3 agricultural land. The site lies between the A1(M) and the A1307 and it contains no built structures. It contains about 40m belt of trees and hedging that divides the site into two halves. The site is within a region of land with a slightly higher elevation compared to surrounding land west and south to the site but has a similar topography to the surrounding land to the north and east. The middle part has an elevation of about 37m and the land rises gently towards the south and north with an elevation of about 47m. The eastern and western, southern boundaries comprise mature trees and</p>	+
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hedging the provides screening from the adjoining A1(M) to the west, the adjoining A1307 to the east and the adjoining B1043 and commercial uses to the southeast. The north boundary comprises a thick belt of mature trees that extends further north of the site which reduces visibility of the site from the intersection between the two motorways north of the site. However, much of the site is high ground and is exposed in both the local landscape and in longer distance views from the western and south boundaries. The proposed development would have to consider building elevations and the retention of existing mature trees and hedges. To the south of the site across the road from the B1043 sits an employment area (Rusts Lane) and Alconbury Enterprise Zone is east across the A1307. Air, light and noise pollution could potentially be issues that need to be addressed due to proximity of the site to the A1(M) and A14(M)

There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site or tree preservation areas affecting it. The site can potentially be accessed from a track connecting to the B1043 which lies south of the site.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.

**Availability**

The site is in single individual ownership and control who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development. Build out would depend on market interest.

**Achievability**

Access to water, gas and electricity supply and digital and telecommunications infrastructure is unknown. The site comprises level ground and steep ground which would require levelling before development can be achieved. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can potentially be accessed from a track which connects to the B1043 which lies south to the site. There are not structures on site that would require clearance. The site promoter seeks commercial uses of 60,000 sqm. To address the potential air pollution, light and noise issues, air quality, noise impact and lighting impact assessments will be required, and development should ensure that any impacts will be mitigated through appropriate measures. Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey would be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance

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<p>biodiversity. Also, a proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the B1043, and that any adverse offsite transport impacts can be adequately mitigated.</p> <p>The site promoter notes that a masterplan suite of technical work will be undertaken to support the promotion of the site building upon existing desk top research.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping, impact on existing trees and species, air pollution, noise, light and transport issues should be key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial, but surface water flood risk is present.</li> <li>• The site is mostly classified as urban land; however, the majority of northern portion of the site is classified as grade 3 agricultural land.</li> <li>• The site is not sustainably located close to local services, cultural or leisure facilities.</li> <li>• Proximity to the A1 and A1307 means future occupiers may be subjected to light, noise, odour or visual pollution, but could assist with the operation of the site. The site is of a scale which has the potential to cause visual, light, noise and vibrational pollution as a result of the proposed use.</li> <li>• The topography of the site - which is elevated in the north and south sloping downwards towards the centre - would require assessment of the impact on building heights/elevations on the surrounding area.</li> <li>• The site is largely screened as a result of its location, meaning impact on the countryside would be negligible.</li> </ul>
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<ul style="list-style-type: none"> <li>• An extensive tree preservation area sits south of the site and tree belts surround and are within the site.</li> <li>• The site is approximately 250 from a grade II listed building.</li> <li>• The site promoter proposes employment and/or logistics and distribution uses on site to the amount of 60,000sqm providing substantial high or low density employment opportunities.</li> <li>• The site is in proximity to existing employment uses to the south and Alconbury Enterprise Zone to the East which could provide opportunities for cluster development, business expansion and/or agglomeration of businesses</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is located such that it has the potential to be effectively masterplanned to become part of the existing business cluster.</li> <li>• Would require flood mitigation</li> <li>• Would need to assess and mitigate against air, noise and light pollution where relevant and transport impact and potential road enhancements.</li> <li>• Would need to consider retention of trees and hedgerow and assessment of biodiversity and ecological impact.</li> <li>• Would require consideration of building elevations and impact on the wider area.</li> <li>• Would require assessment of impact on tree preservation area and heritage asset.</li> </ul>
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**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
<p>Gross site area 20ha</p> <p>80% net developable area to allow for enhanced infrastructure, retention of trees and hedgerow, landscaping and mitigation against pollution and flooding.</p>	<p><b>Option 1</b></p> <p>Net developable area of 16 ha</p> <p>Commercial - Employment on 16ha at 0.35 plot ratio</p>	<p>Available post 2028 subject to allocation</p> <p>Build out 2 to 5 years</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
20ha x 0.80ha = <b>16ha</b>	Capacity = (1ha x 0.35)*10,000 = <b>56,000 sqm</b>	
	<p><b>Option 2</b></p> <p>Net developable area of 16 ha.</p> <p>Commercial - Logistics/distribution 16ha at 0.40 plot ratio</p> <p>Capacity = (16ha x 0.40)*10,000 = <b>64,000 sqm</b></p>	

Updates after the Initial Assessment

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**Alconbury 7: Fifty Acres, Land adjacent to Ermine Street and A1304, Alconbury**

<b>Site reference</b>	Alconbury 8
<b>Site name</b>	Fifty Acres, Land adjacent to Ermine Street and A1304, Alconbury

Site address	Parish(es)	Site area (ha)
Land adjacent to Ermine Street and A1304 PE28 4BG	Alconbury	20ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open space: Natural, green and open space Biodiversity net gain	425 homes  8ha for natural, green and open space including biodiversity net gain.	Available 2024 - 2028  Build out over 5 years

**Core information**

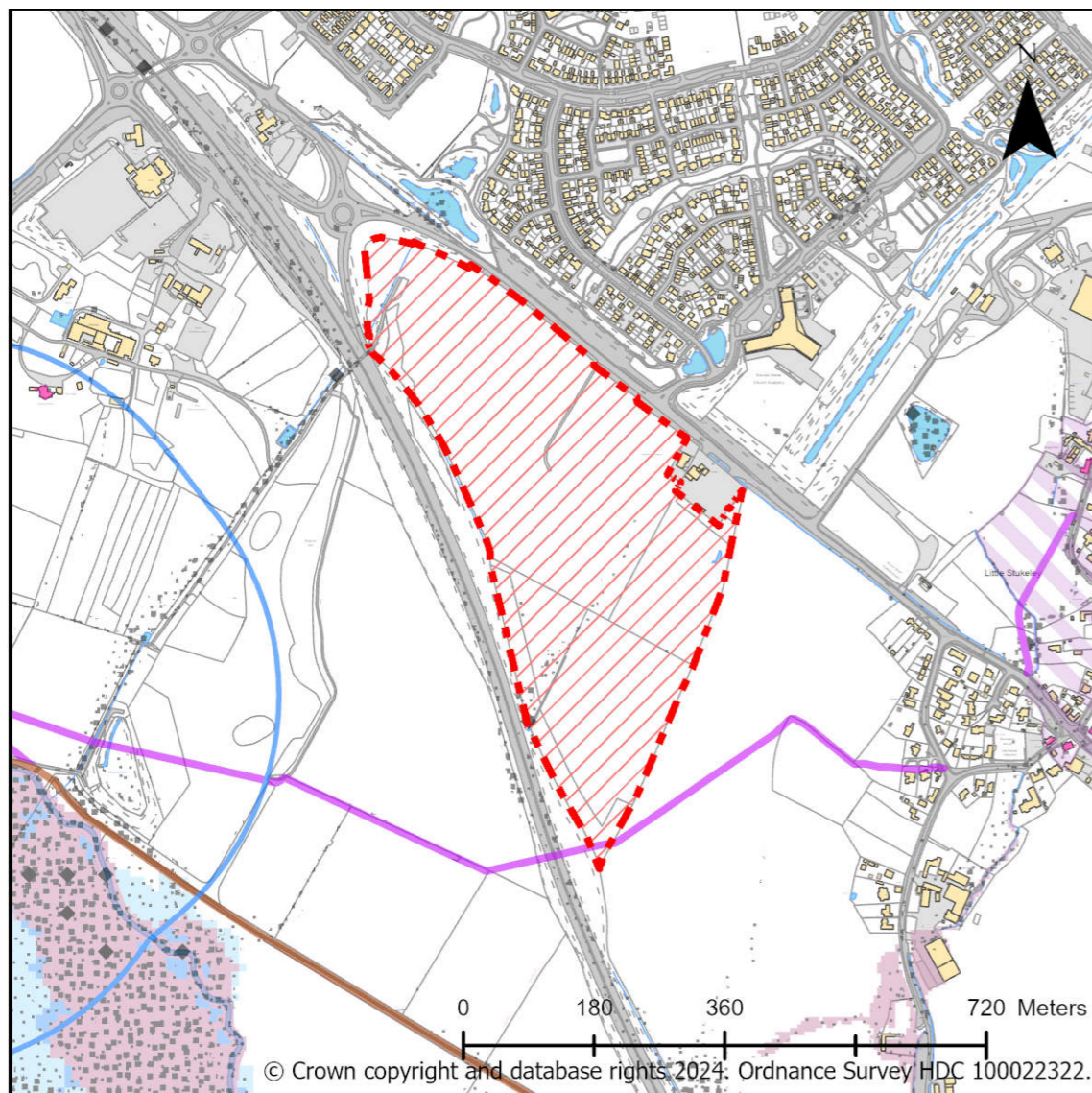
How was the site identified?	Call for sites 2023 submission: site reference – CfS:367
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Air Quality Site Appraisal (332610061/AQ-001) (May 2023)</li> <li>Concept Plan (drawing number: UAC090-011/B) (June 2023)</li> <li>Constraints Plan (drawing number: UAC090-005) (May 2023)</li> <li>Covering Letter (ref: UAC090/TK) (June 2023)</li> </ul>

	<ul style="list-style-type: none"> <li>Location Plan (drawing number: UAC090-010) (May 2023)</li> <li>Land South of Ermine Street – Huntingdonshire District Council Call for Sites (ref: 332610061/TTN-001) (May 2023)</li> <li>Preliminary Acoustic Appraisal (332610061/ACO-001) (June 2023)</li> </ul>
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1, some surface water flood risk is present in the southern and the northern parcels. It is classified as grade 3 agricultural land. The site slopes towards the southwestern boundary. The southwestern parcel is lower with an elevation of about 37m and has a similar topography to the surrounding land whilst the northern and eastern parcels are on much higher ground with an elevation of about 49m which is similar to the surrounding land. It contains no built structures; but contains boundary trees and hedging that divides the site into five parcels and contains a small pond located in the south eastern parcel. The northern boundary comprises mature trees and hedging and a wooded fence which provides limited screening from the adjoining roundabout for</p>	~
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access to the A1(M) from the Ermine Street and residential development. A nursery and car sales forecourt and building are just outside the northern boundary and would require consideration of the integration of these uses into the proposed development. The eastern boundary comprises of some trees and hedging which exposes the site to the adjoining road and residential development east of Ermine Street. The western boundary comprises a substantial number of mature trees and hedging providing screening from the A1307. The site is exposed to the adjoining agricultural land on its southern boundary and the public right of way running within the southern corner and heading towards Little Stukeley. The nature of the site makes it potentially visible in longer distance views and open countryside south of the site and from built development in Little Stukeley which lies southeast of the site. The landscape impact of development on the site would be very significant and appropriate landscaping be required as well as the retention of existing trees and hedges on the boundaries. The proposed use is compatible with residential and commercial development in Alconbury Weald north of the site. However, air quality and noise pollution could potentially be issues that would need to be addressed due to the close proximity of the site to the A1307, A1M and the roundabout.

There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. There are no designated nature conservation assets within the site. The site can potentially be accessed from Ermine Street.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.

**Availability**

The site is owned by a single individual/company and controlled by a developer company. Development is supported by the landowner. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available from 2024-2028 and seeks to obtain planning permission and be delivered by a master developer. Build out is estimated to take approximately 5 years.

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**Achievability**

Water, electricity and gas supply is noted as being accessible from the site boundary as is digital and telecommunications infrastructure. The site comprises level ground and steep ground which would require levelling before development can be achieved. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can potentially be accessed from Ermine Street and connects to the A1307. There are no structures on site that would require clearance. The site promoter seeks residential uses of 425 homes. To address the potential air pollution and noise issues resulting from proximity of the site to the A1(M), noise impact and air quality assessments will be required, and development should ensure that any impacts will be mitigated through appropriate measures.

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<p>Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development. Also, a proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Ermine Street, and that any adverse offsite transport impacts can be adequately mitigated.</p> <p>The site promoter proposes a range of residential densities with lower densities to the east and southeast to respond to open countryside and village setting of Little Stukeley. A perimeter linear park and two green corridors with active travel connections to Alconbury Weald and retention of existing watercourses. Trees would screen the site from the A1307 to buffer any noise and light impacts and to protect the identity of Little Stukeley and their views of the open countryside. A preliminary acoustic assessment identifies existing measures to address noise including building layout, size and location of windows, noise barriers etc. The air quality site appraisal notes that significant air quality impacts would be unlikely, but a detailed assessment would be conducted. Travel plans and electric vehicle charging would be sought.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping, surface water flooding, air pollution, noise and transport issues should be key development considerations within a future masterplanning of the site as would integration of uses on the northern boundary. The site is categorised as developable.</p>	

<ul style="list-style-type: none"> <li>• The site is well related to existing development and sits south of recent housing development of Alconbury Weald,</li> <li>• Sits on the boundary of an existing nursery, car forecourt and associated building.</li> <li>• Could impact on the wider countryside setting and setting of Little Stukeley.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site is:</p> <ul style="list-style-type: none"> <li>• Located as such that it has the potential to be effectively masterplanned to become part of the existing place and community</li> <li>• Would require flood mitigation</li> <li>• Consideration should be given to the existing nursery, car forecourt and associated building and how these can be effectively integrated into the development.</li> <li>• Landscape mitigation would be required to ensure the continued separation from Little Stukeley in order to protect the character and setting of the village and wider countryside setting.</li> <li>• Would require assessment of noise, light and visual pollution.</li> </ul>
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**Progression of Site through to Sustainability Appraisal**

<p>Should the site progress to the sustainability stage?</p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial, but surface water flood risk is present.</li> <li>• The site is wholly greenfield grade 3 agricultural land.</li> <li>• The site is sustainably located close to local services, cultural and leisure facilities and employment opportunities at Alconbury Weald</li> <li>• Proximity to the A1307 means future occupiers may be subjected to light, noise, odour or visual pollution. The site is of a size which may cause light, and or visual pollution to future to the residents of Little Stukeley.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 20ha</p> <p>60% net developable area to provide mitigation against pollution, landscape impact and setting of Little Stukeley and open spaces.</p> <p>20ha x 60% = <b>12ha</b></p>	<p>Net developable area of 12ha</p> <p>Residential - Market and/or affordable housing.</p> <p>Low density of 35dph to reflect edge of town development, mixture of housing types and visual impact on Little Stukeley.</p> <p>12ha x 35dph = <b>350 homes</b></p>	<p>Available post 2028 subject to allocation</p> <p>Build out over 5 to 7 years</p>

**Updates after the Initial Assessment**

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**Alconbury 8: Land at Weybridge Farm (Brampton Cross)**

<b>Site reference</b>	Alconbury 10
<b>Site name</b>	Land at Weybridge Farm

Site address	Parish(es)	Site area (ha)
Land to the north west of A1/A14 Brampton Hut Interchange, west and south of Woolley Road. Nearest Post Code PE28 4HN	Alconbury Ellington	378.76ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Commercial leisure uses - hotels, gyms, cinemas etc. Open space: Natural, green and open space biodiversity net gain	Up to 765,453sqm employment floorspace  Up to 12,000sqm commercial leisure uses including on site supporting services and facilities only, including Skills and Training Hub  Up to 147ha open space uses	Available 2024 - 2028  Build out over 10 to 15 years

**Core information**

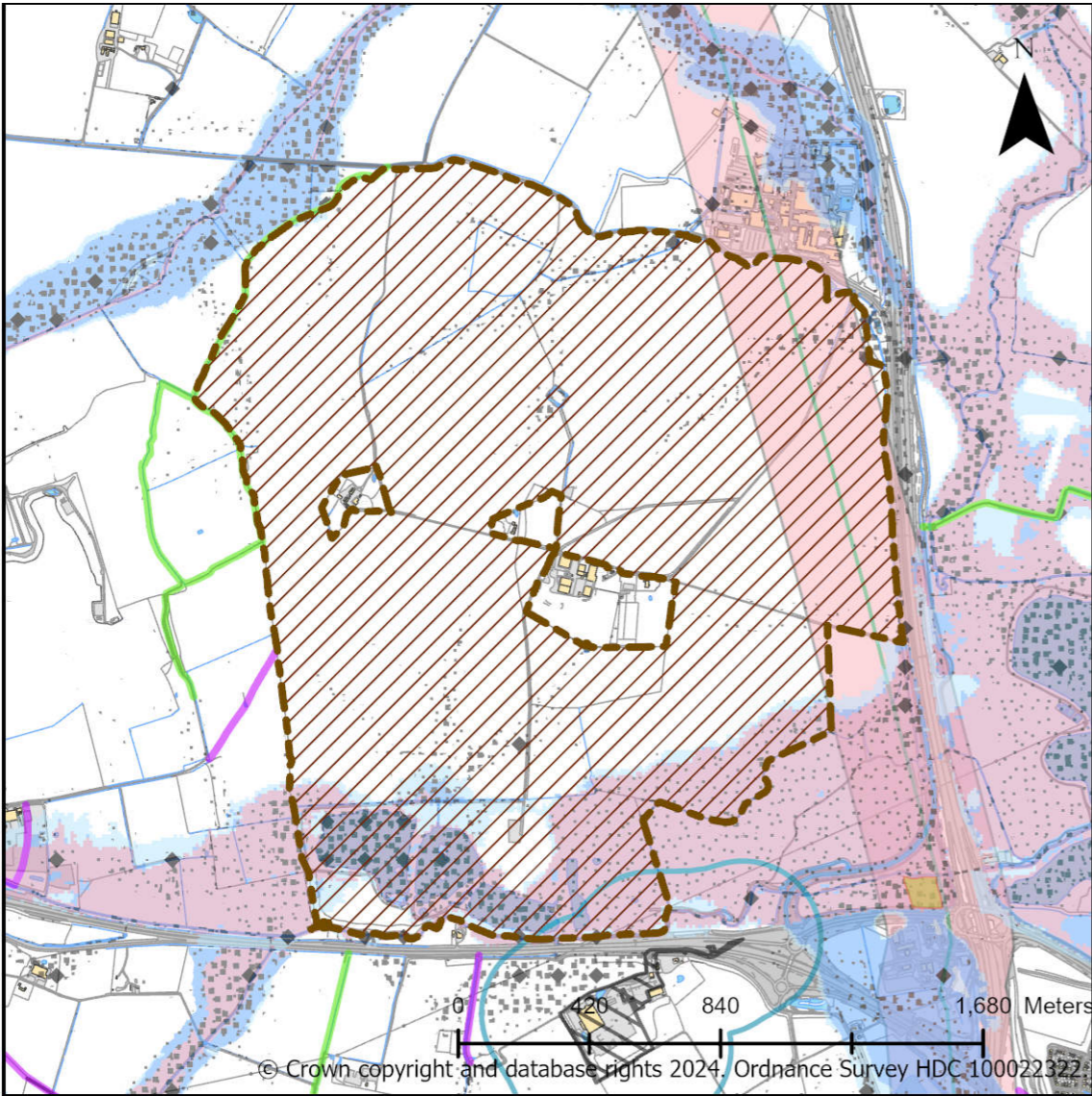
How was the site identified?	Call for sites 2023 submission: site reference – CfS:232
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural
Supporting information	Brampton Cross Vision Document (21-023-000)(June 2023)

	Red Line Boundary (Drawing No. 21-023-00 SGP STE XX DR A 000008)(May 2023)
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 11% of the site (44ha) is within flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site lies northwest of the Brampton Hut Roundabout, west of the A1(M) and north of the A14. It is predominately within flood zone 1 (85%) , however, approximately 15% of the northern part of the site is within flood zone 2, 3a and 3b. The site has some risk of surface water flooding. Approximately 60% of the site is classified as grade 3 agricultural land; part of the central and northern portions of the site is classified as grade 2 agricultural land. The site contains no built structures, but surrounds a number of residential and agricultural buildings associated with Weybridge Farm, Weybridge Valley House and Weybridge Lodge.</p>	~
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The site contains several mature trees, a moat north of Weybridge Farm and water bodies located in the south western corner of the site. The site comprises contrasting terrain which reflects the topography of the wider region. It is characterised by a ridge that extends west to east starting in the centre of the western boundary of the site which falls away and the rises and falls again in the centre of site. Topographical variation here is significant with highest point at an elevation of about 47m dropping to around 18m AOD around the southern eastern and northern boundaries.

The northern boundary comprises several trees and hedgerow which provides limited screening from the adjoining road. An existing use sits outside the north eastern edge across the road. The site is exposed to agricultural land and is visible in longer distance views across open countryside along its northern boundary and from the public right of way running along the north eastern edge. The eastern boundary comprises no trees or hedgerow leaving the site exposed to the adjoining Woolley Road which separates the site from the A1. Fencing along the A1 provides very limited screening making the elevated areas of the site visible from the road. The site has some mature trees along its western boundary and is exposed to the adjoining open countryside and from the public rights of way along and adjoining the western edge. A large part of the southern boundary comprises mature trees that prevents visibility into some of the site from the adjoining road. However, a significant part of the southern boundary closest to Brampton Hut comprises very few trees creating clear views into the site. Impact of development on the site would be very significant on the existing landscape and appropriate landscaping will be required as well as the retention of existing trees and hedges on the boundaries to minimise the impact. Air quality and noise pollution could potentially be issues that need to be addressed due to the site's proximity to major road networks such as the A1 and A14.

There are no known pollution or contamination constraints affecting the site. No gas infrastructure affects the site. An oil pipeline and buffer zone crosses the eastern edge of the site. Overhead power lines traverse the south eastern corner of the and from the south to the centre of the site. It contains no listed buildings or other known heritage assets. There are no designated nature conservation assets within the site or tree preservation orders. The site can currently be accessed via a track connecting Weybridge Farm to Woolley Road north of the site and track south east of the site connecting to Woolley Road.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. The south eastern corner of the site is within the 400m buffer zone for a water recycling site. The southern and eastern extents of the site sits within a sand and gravel minerals safeguarding area.

<p><b>Availability</b></p>	+
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<p>The site is in single individual/company control who support its development, the land is optioned to a development company. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available from 2024 to 2028 and would be delivered by a master developer. Build out is estimated to take 10 to 15 years.</p>	
<p><b>Achievability</b></p> <p>Mains water, electricity and gas supply and digital and telecommunications infrastructure are noted as being accessible from the site boundary. The topography of the site means that buildings could be prominent in the wider landscape and careful design to integrate development within the setting would be required. No gas pipeline infrastructure crosses the site. An oil pipeline and associated buffer zone crosses the eastern part of the site and overhead electricity lines and infrastructure are present, both of which may require mitigation or affect the layout of the site, with the potential to limit development in specific areas. Two accesses exist to the site but these are farm tracks which would require significant upgrades to ensure safe access and exit due to significant increases in traffic that would be associated with the proposed commercial uses. There are no structures on site that would require clearance, however development would need to consider the integration of the existing buildings (which have been excluded from the proposed site boundary lines). The site promoter seeks employment uses of up to 777,453sqm, commercial leisure uses of up to 12,000sqm and open space uses of up to 147ha. Any future development will need to be sensitive to its impact on the adjoining open countryside, existing trees and features within the site and that opportunities are taken to enhance biodiversity. A flood risk assessment would be required to assess and mitigate the impact of flooding. A transport assessment will be required to demonstrate that the wider road network can absorb additional traffic created by the development. To address the potential air pollution and noise issues resulting from proximity of the site to major road networks, noise impact and air quality assessments will be required, and development should ensure that any impacts will be mitigated through appropriate measures.</p> <p>The site promoter proposes a centre for net zero enterprise, a net-zero carbon development and environmental gains in biodiversity. It proposes the integration of educational institutions onto the site. Technical surveys have been completed, assessments and masterplanning is underway. Active travel routes are proposed including incorporating public rights of way, enhancing active travel around the Brampton Hut and reallocating underutilised road space and verge to facilitate a segregated foot/cycleway along the A141 to connect to Huntingdon. Mobility hubs are proposed to coordinate public transport with active travel. Vehicle access is proposed via two points off Woolley Road. The implementation of water sensitive design including rainwater harvesting and natural flood management have been put forward. The site promoter notes the incorporation of the gravel lakes into the design of the development to support species. The retention of the ridgeway as a landscape feature is proposed to provide a green infrastructure feature.</p>	

<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are no structures on site to clear but there many constraints on site to mitigate. Landscaping, topographical challenges, flooding, transport issues, integration of existing properties, oil pipeline and electricity infrastructure, noise, access and air quality should be key development considerations within a future masterplanning of the site. The proposed development is contrary to current adopted planning policy so allocation status would be required. If constraints could be overcome then the site could be categorised as developable.</p>	
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is wholly greenfield and grade 2 &amp; 3 agricultural land</li> <li>• The majority of the site is within flood zone 1 (approximately 336.8ha), flood zones 2, 3a and 3b are present, there is some risk from surface water flooding.</li> <li>• Proposed flood mitigation measures include discharge into existing watercourses, attenuation basins, wetlands and SUDs</li> <li>• There is potential for enhanced active travel and public transport connections, however these schemes are not confirmed without this private transport could dominate.</li> <li>• The site may impact on Brampton Wood and Brampton Racecourse SSSI,</li> <li>• The site promoter has identified protected and rare species of flora and fauna associated, some of regional importance.</li> <li>• 147ha of open space is provided which could enhance biodiversity of the area.</li> <li>• There are opportunities to address the impacts of climate change, including flood risk, net zero enterprise and development..</li> <li>• Presence of the A1 and A14 will present issues with noise, air, vibrational and light pollution.</li> <li>• Active travel and public transport opportunities have been proposed which would create sustainable links to communities if implemented</li> <li>• The scale of the site and proposed commercial uses has the potential to increase traffic on the strategic road network increasing air pollution.</li> <li>• The scale of the site may impact on the wider landscape and the nearby village of Ellington in terms of air, light, noise and visual pollution.</li> </ul>
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- Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Prominent topographical features if removed could impact on the sense of place.
  - The site contains no built structures, but surrounds a number of residential and agricultural buildings .
- In combination the outcomes of the LAA and SA indicate that the site:
- The site is a strategic scale employment site which would contribute to economic opportunities in the district.
  - An existing employment use sits to the north, which could provide opportunities for integration as part of the wider scheme.
  - The site has strong connections to the strategic road network A1 and A14 which would assist in the daily operation of the site.
  - Ambition of net zero enterprise and development could create a more positive impact on net zero ambitions
  - Flood mitigation would be required
  - Noise, air, vibrational, light and visual pollution would require assessment and mitigation require mitigation.
  - Impact on SSSI, and conservation areas in Ellington would require assessment and mitigation.
  - Compatibility with and impact on rare species of flora and fauna associated, some of regional importance requires assessment and mitigation and biodiversity and ecology assessments undertaken.
  - Sustainable transport links for employees would be reliant on successful application of active travel, public transport and mobility hubs.
  - Transport impacts due to the size of the site would require assessment and access to the site established.
  - A landscape assessment would be required, retention of ridgeway could assist with integration of the site into the wider countryside. Significant masterplanning would be required to demonstrate that the site could create a sense of place due to the standalone nature of the site and to demonstrate, accessibility and integration of properties that are surrounded by the site avoiding detrimental impacts.
  - Oil pipeline and electricity infrastructure crosses the site which could impact the achievability of site or affect design, layout and location of units, this would require further investigation.
  - The scale of the site means that there may be archaeological value within the site, but further assessment would be required to confirm or deny this.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross Site area of 378.76ha	Net developable area of 227.256ha	Available post 2028 to allow for allocation of site

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>60% net developable area to allow for retention of ridgeway and gravel lakes, separation from existing residential properties, reduced impact on nature conservation assets(flora and fauna), impact on the wider countryside and flood mitigation.</p> <p>378.76ha x 60% = <b>227.256 ha</b></p>	<p>95% /5% split of employment land and commercial leisure/educational uses respectively to allow for proportionate integration of social, economic and skills creation as indicated by the site vision.</p> <p><b>Commercial - employment</b></p> <p>95% x 227.256ha = 215.8932 ha net developable area.</p> <p>0.35 plot ratio to represent business park employment uses= (215.8932ha x 0.35)*10,000= <b>755,626.20sqm</b></p> <p><b>Commercial - commercial leisure uses including on site supporting services and facilities only, including Skills and Training Hub (educational use)</b></p> <p>5% x 204.5304ha = 11.3628ha net developable area.</p> <p>0.20 plot ratio to reflect density akin to retail park = (11.3628ha x 0.20)*10,000= <b>22,725.60sqm</b></p> <p><b>Total Commercial - 755,626.20sqm + 22,725.60sqm = 778,351.80sqm</b></p>	<p>Build out over 3 to 8 years</p>



Updates after the Initial Assessment

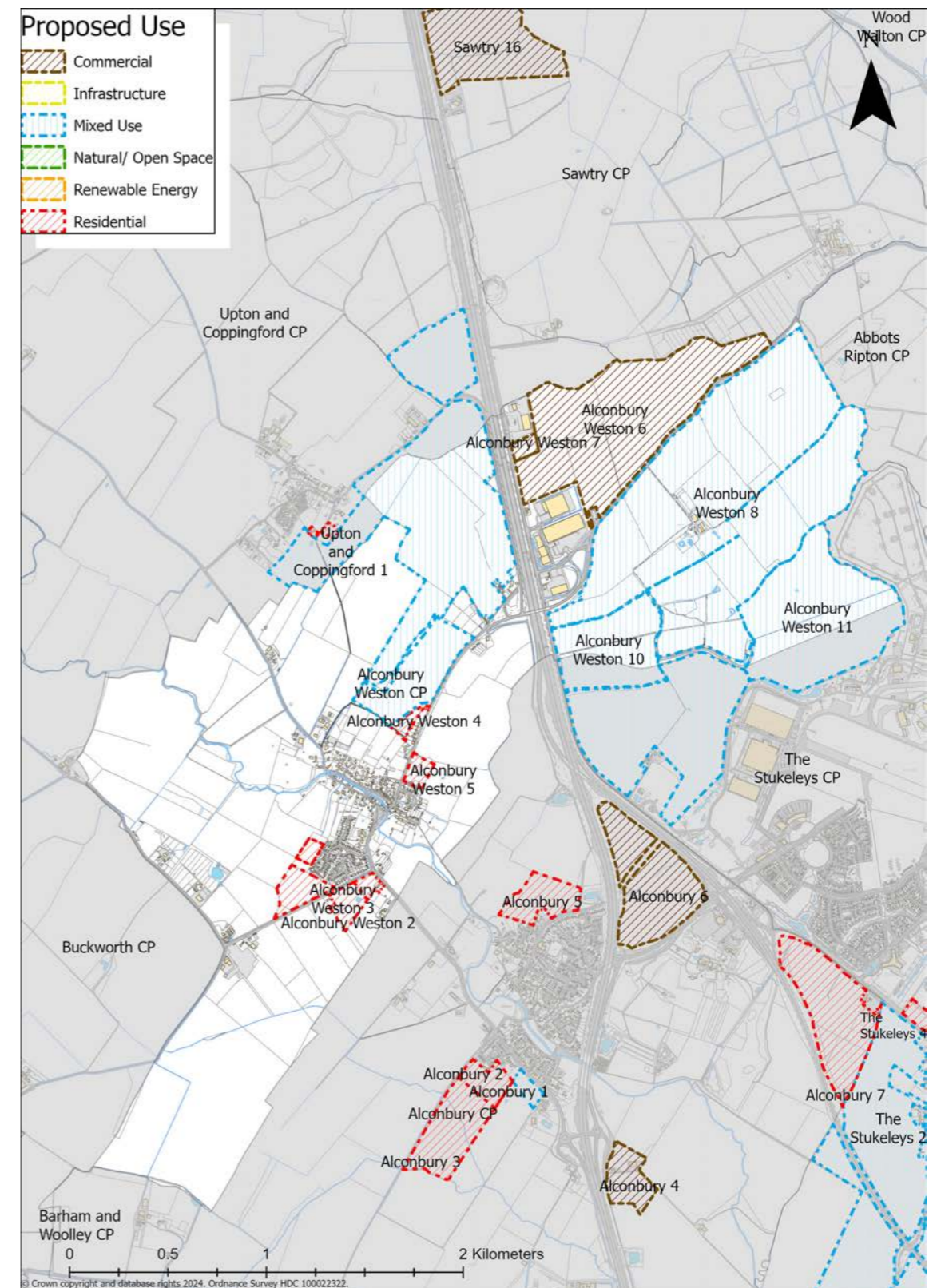
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### 3 Alconbury Weston

3.1 A total of 11 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Alconbury Weston 1: Land North West of Buckworth Road, Alconbury Weston
- Alconbury Weston 2: Land East of High Gables, Buckworth Road, Alconbury Weston
- Alconbury Weston 3: 48 Old Great North Road, Alconbury Weston
- Alconbury Weston 4: Land West of 41 Vinegar Hill, Alconbury Weston
- Alconbury Weston 5: Land East of Vinegar Hill, Alconbury Weston
- Alconbury Weston 6: Land to the North of the Crossways Distribution Centre, Alconbury Hill
- Alconbury Weston 7: Land East of the B1043 and North of Wheatsheaf Cottages, Alconbury Weston
- Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield - note that this site also partially falls within The Stukeleys and Upton and Coppingford parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- Alconbury Weston 9: Land Northwest of Chequers Close, Alconbury Weston
- Alconbury Weston 10: Land East of B1043 and South of Alconbury Hill, Alconbury - note that this site also partially falls within The Stukeleys parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- Alconbury Weston 11: Land adjacent to Alconbury Weald Development and South of Safefield Farm, Alconbury - note that this site also partially falls within The Stukeleys parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.

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3.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2



**Alconbury Weston 1: Land North West of Buckworth Road, Alconbury Weston**

<b>Site reference</b>	Alconbury Weston 1
<b>Site name</b>	Land North West of Buckworth Road, Alconbury Weston

Site address	Parish(es)	Site area (ha)
Land north west of Buckworth Road Alconbury Weston	Alconbury Weston	3.66

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Specialist Housing	Up to 35 homes	Available 2024 - 2028 Built out over 2 years

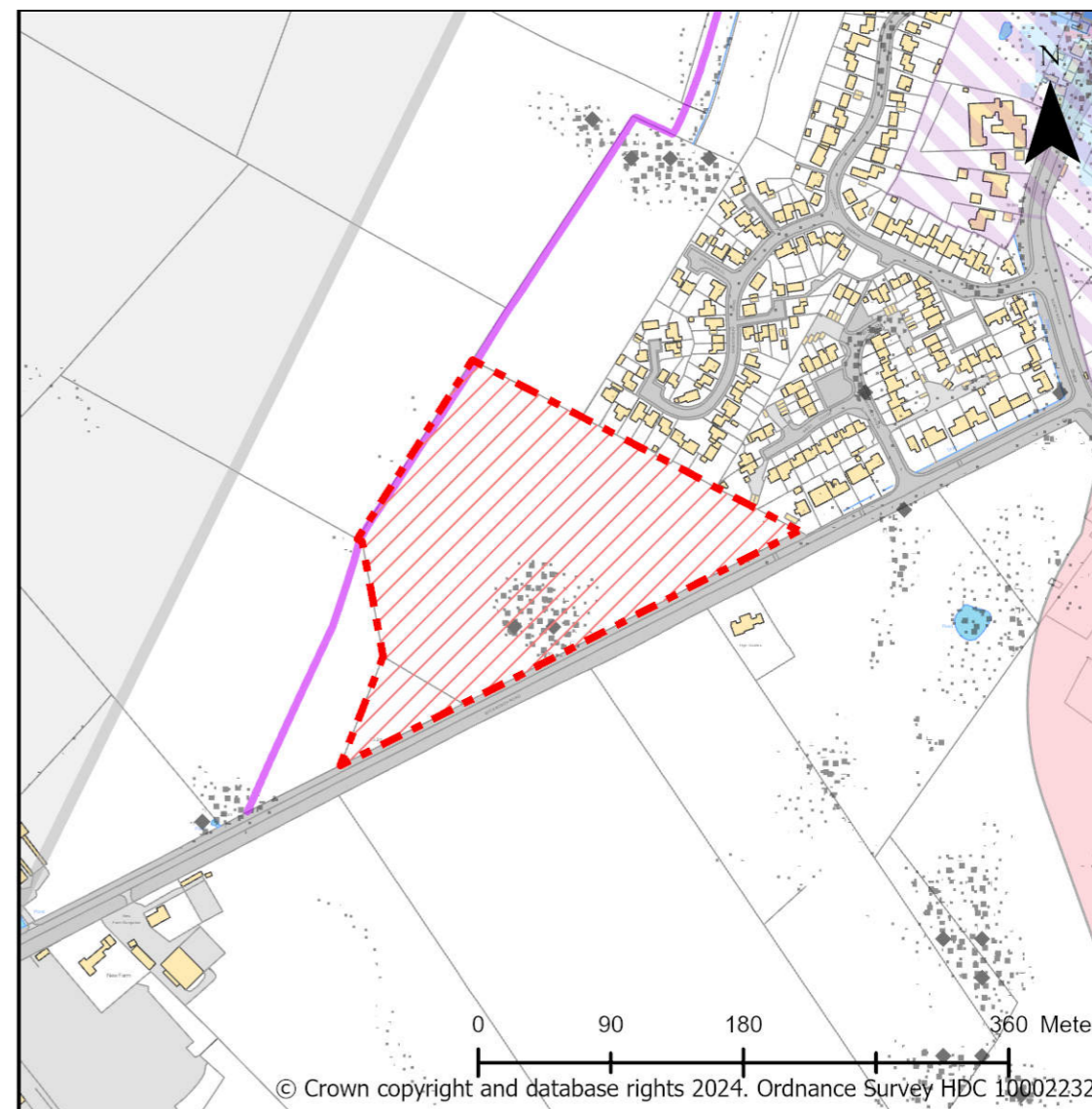
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:13
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Pre-application submission (Ref. V1 280121)(January 2021)

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
The site is within flood zone 1 and has some risk of surface water flooding in the southern part of the site. It is classified as grade 3 agricultural land and is in agricultural use. The site is situated at the southwestern edge of Alconbury Weston, is mainly flat and has similar topography to the surrounding land. It contains no built structures and has no nature	

<p>designations on it or immediately adjoining it which will impact development. It has trees and hedging on the eastern boundary which provides limited screening to the adjoining back gardens of residential development and agricultural land. There is a public footpath along the north western boundary and a substantial group of large mature trees next to footpath on the north western boundary. Part of the western boundary comprises sparse trees/hedging exposing the site to the adjoining agricultural land. The north western boundary comprises of trees and hedging which provides screening from the adjoining open countryside. The southern boundary comprises trees and hedging site which provides screening from the adjoining Buckworth Road. The landscape impact of development would be limited given the extensive boundary trees and hedging around most of the site.</p> <p>There is no known contamination or pollution on site. No gas/ oil pipelines and buffer zones cross the site. Also, there are no heritage and conservation assets existing within or immediately adjoining the site so there are no constraints from these. This site can be accessed from the Buckworth Road.</p> <p>The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The entire site is within a mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling centre.</p>	
<p><b>Availability</b></p> <p>The site is in single ownership who support its development and are in partnership with a planning consultant to bring the site forward. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development.</p>	+
<p><b>Achievability</b></p> <p>All main services are accessible from the site boundary. The topography of the site is broadly level and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can be potentially be accessed from the Buckworth Road and is situated 1.53kms west of the A1(M). There are no built structures on the site that require clearance. The site promoter seeks residential uses of up to 35 homes. Any future development will need to be sensitive to its impact on the open countryside and existing trees and that opportunities are taken to enhance biodiversity. Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development. Also, a transport assessment will be required to demonstrate that the wider road network with Alconbury Weston can absorb additional traffic created by the development.</p>	+
<p><b>Deliverability / developability</b></p>	~

There are no known legal or ownership constraints. There are no structures on site to clear but there are significant constraints on site to mitigate. Surface water flooding, transport issues and landscaping should be key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party after planning permission is obtained. As such, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is in flood zone 1 with minimal risk of surface water flooding.
- It is classified as grade 3 agricultural land
- The site is sufficiently remote from all of the designated nature and heritage assets
- Limited access to education facilities, shops, culture and leisure facilities
- Nearby to concentrations of employment including Alconbury Weald Enterprise Zone and Crossways Distribution Centre
- Active travel infrastructure available but pavement needs to be created outside the frontage on Buckworth Road
- Residential care home use has potential for benefits to the wider community through integration of public spaces
- Could be masterplanned to effectively integrate into the existing place and community; particularly if development occurs on the eastern side of the site where there is a stronger relationship with the built form and potentially lowering adverse landscape impact
- The density of development could be similar to surrounding residential areas

In combination, the outcomes of the LAA and SA indicate that the site:

- Is potentially suitable for development subject to effective master planning to ensure effective integration with the built form and wider landscape.
- The scale and location of the site provides an opportunity for growth in a village location

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 3.66 ha  50% net developable area to ensure effective integration with built form and to allow for appropriate landscaping.  3.66 ha x 50% = <b>1.83ha</b>	Residential - specialist housing  Very low density of 25 dph anticipated due to edge of village location  Capacity = 1.83 x 25 = 46 homes	Available post 2028 subject to allocation  Build out 2 years

**Updates after the Initial Assessment**

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### 3 Alconbury Weston

#### Alconbury Weston 2: Land East of High Gables, Buckworth Road, Alconbury Weston

<b>Site reference</b>	Alconbury Weston 2	
<b>Site name</b>	Land East of High Gables, Buckworth Road, Alconbury Weston	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
The land is situated on the eastern side of High Gables, Buckworth Road, Alconbury Weston, PE28 4JX and on the southern side of Buckworth Road.	Alconbury Weston	2.65

#### Promoter's Intentions

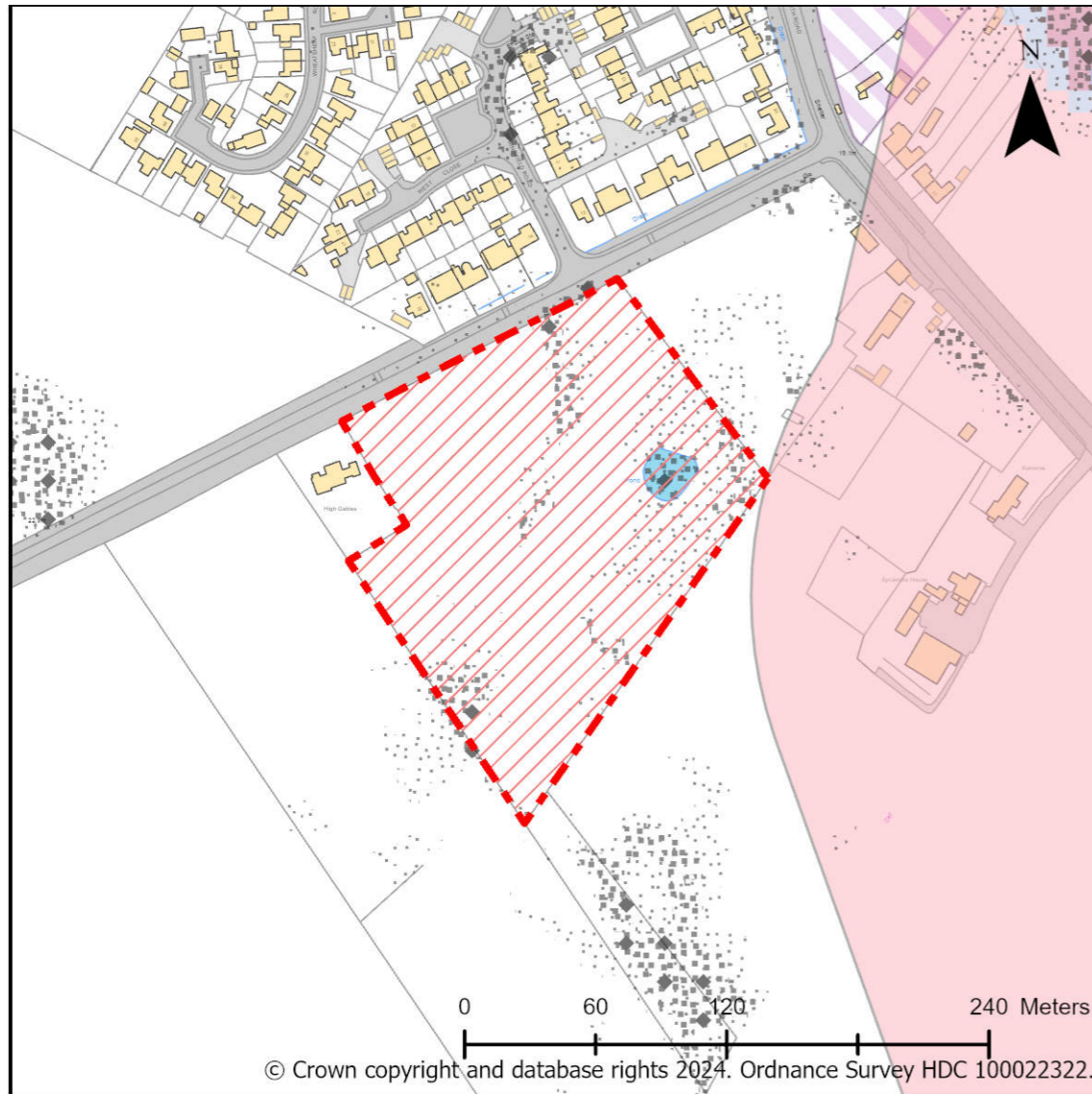
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential:	9 homes	Available 2024 - 2028
Market and/or affordable housing	1.50ha for open spaces	Built out over 1 - 2 years
Open space:	0.38ha for flooding safeguarding	
Natural, green and open space		
Flooding safeguarding		

#### Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:298
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Infographic leaflet (June 2023)

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is within flood zone 1 and has some risk of surface water flooding. It is classified as grade 3 agricultural land and is in agricultural use. The site is situated at the southern edge of Alconbury Weston, is mainly flat and has similar topography to the surrounding land. It contains no built structures and has a pond within it. There are no designated nature assets within or immediately adjoining the site. It has trees and hedging on the northern boundary which provides limited screening to the adjoining Buckworth Road and residential development on the other side of the road. There is a little metal gate on the northern boundary which serves as an entrance into the site. The southern boundary comprises of trees and hedging which provides screening from the adjoining agricultural land and the</p>	+
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<p>open countryside. Although the western boundary comprises some hedging, it is exposed to the adjoining open countryside and residential building situated at the northwestern edge of the site. The site adjoins an area of mature trees and scrubs on its eastern boundary which prevents visibility of the from North Road which is situated about 115m to the east of site. This adjoining site (Alconbury Weston 3) has been submitted for allocation for potential future development. The landscape impact of development would be limited given the extensive boundary trees and hedging around most of the site. Further landscaping will be required especially along the western boundary to minimize impact any future development would have on the open countryside.</p> <p>There is no known contamination or pollution on site. No gas/ oil pipelines and buffer zones cross the site. There are no heritage and conservation assets existing within or immediately adjoining the site so there are no constraints from these. This site could be potentially accessed from Buckworth Road.</p> <p>The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The entire site is within a mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling centre.</p>	
<p><b>Availability</b></p> <p>The site is in single ownership who support its development and are in partnership with a planning consultant to bring the site forward. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available in 2024-2028 and seeks to obtain an allocation before selling it to a third party for development after obtaining planning permission.</p>	+
<p><b>Achievability</b></p> <p>Access to gas supply, water supply and digital and telecommunications infrastructure from the site boundary is unknown except access to electricity supply. The topography of the site is broadly level and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. However, the site is next to an oil pipeline buffer zone. The site can be accessed from the Buckworth Road and is situated 1.30 kms west of the A1(M). There are no built structures on the site that require clearance. The site promoter seeks residential uses of up to 9 homes and open space uses of about 1.88ha. Any future development will need to be sensitive to its impact on the open countryside and existing trees and that opportunities are taken to enhance biodiversity. Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development.</p>	+
<p><b>Deliverability / developability</b></p>	~

There are no known legal or ownership constraints. There are no structures on site to clear but there are significant constraints on site to mitigate. Surface water flooding and landscaping should be key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party after planning permission is obtained. As such, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:

- The site is flood zone 1 with minimal risk of surface water flooding
- It is greenfield, classified a grade 3 agricultural land
- The site does not meet Natural England's Standards for accessing greenspace but has capacity to provide a small amount of natural, green, or open spaces on site.
- There is limited access to culture and leisure facilities, shops, public transport and education facilities within Alconbury Weston
- The site could be effectively masterplanned to integrate into the existing place and community.
- The site has a relationship with the built form, opposite a residential area on the frontage.
- The density is very low but frontage would conserve the character and form of the townscape and landscape.

In combination, the outcomes of the LAA and SA indicate that the site:

- Is potentially suitable for development subject to effective masterplanning to ensure integration with the built form and wider landscape.
- Frontage development has the potential to better integrate the site with the built form and also allows for open space and flood mitigation.
- Access to the site should be achieved via a single track road to conserve the extensive existing vegetation on the north western boundary/ frontage.
- The impact of the oil pipeline buffer zone and A1(M) may need assessment

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2.65 ha	Residential - market and/or affordable houses	Available post 2028 subject to allocation

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
20% net developable area to accommodate for open space, flood mitigation and frontage development.  2.65 ha x 20% = <b>0.53 ha</b>	Very low density of 25dph anticipated due to small village location  Capacity = 0.53ha x 25 = <b>13 homes</b>	Build out 1-2 years

**Updates after the Initial Assessment**

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**Alconbury Weston 3: 48 Old Great North Road, Alconbury Weston**

<b>Site reference</b>	Alconbury Weston 3
<b>Site name</b>	48 Old Great North Road, Alconbury Weston

Site address	Parish(es)	Site area (ha)
48 Old Great North Road, Alconbury Weston, PE28 4JU	Alconbury Weston	1.00

**Promoter's Intentions**

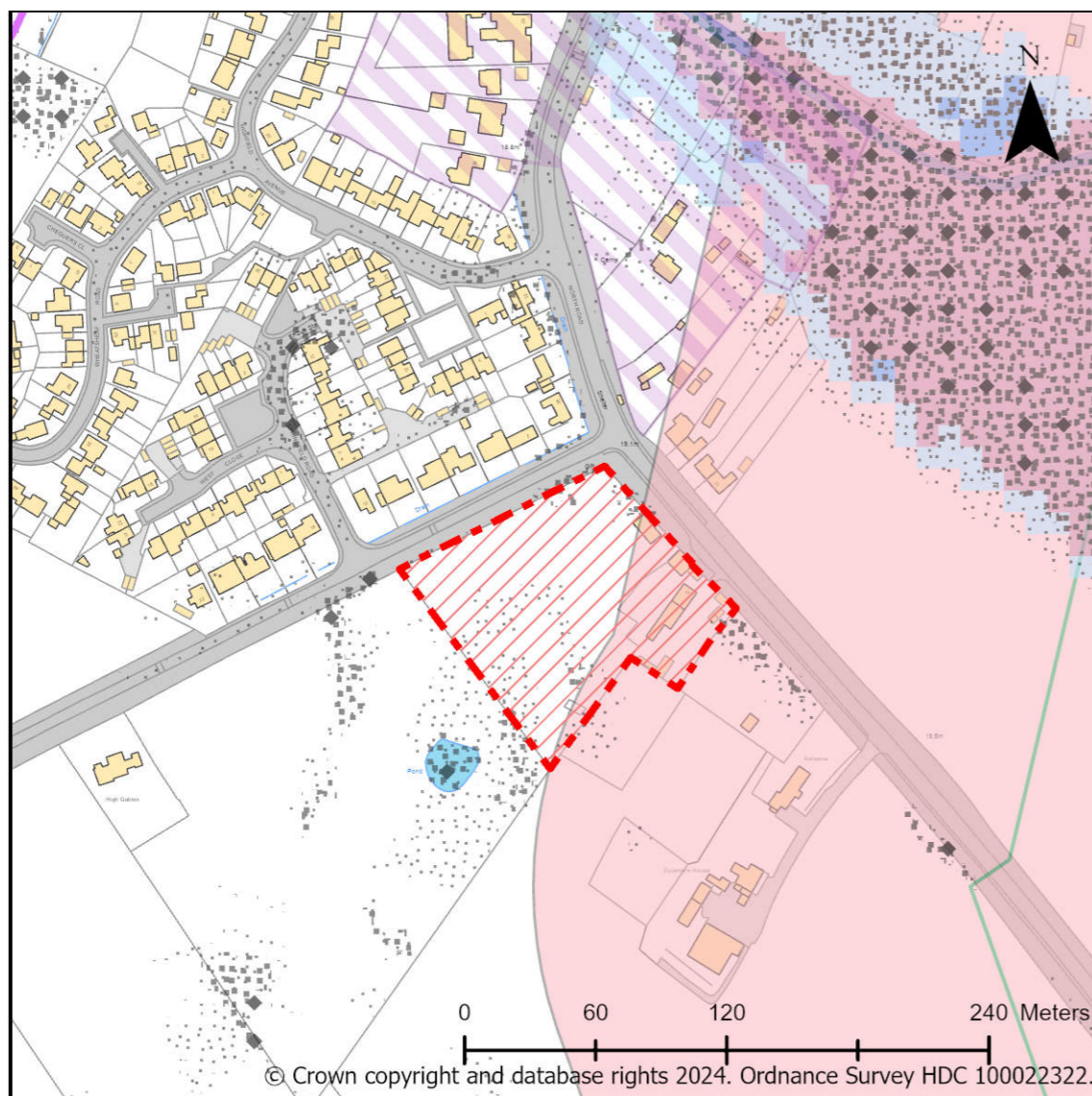
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Proposed use submitted under CfS:137: Residential: Nursing and care homes	130 bedspaces	Available 2024 - 2028  Built out over 2 years and 6 months
Proposed use submitted under CfS:178 Residential: Market and/or affordable housing	20 homes	Available 2024 - 2028  Built out over 2 - 3 years

**Core information**

How was the site identified?	Call for Sites 2023 submissions: <ul style="list-style-type: none"> <li>Call for sites 2023 submission: site reference – CfS:137</li> <li>Call for sites 2023 submission: site reference – CfS:178</li> </ul>
Relevant planning history	None
Land type	Part previously developed land and part greenfield land
Current use of the site	Commercial and Residential
Supporting information	None

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



trees and hedging which provides screening to the adjoining North Road. There is a metal gate on the eastern boundary which provides access to the residential/commercial property within the site. It has trees and hedging on the northern boundary which provides limited screening to the adjoining Buckworth Road and residential development on the other side of the road. The site adjoins a proposed residential development site (Alconbury Western 2) on its western boundary. The site adjoins mature trees and scrubs on its southern boundary which prevents visibility of the site from open countryside and residential development south of the site. The landscape impact of development on the site would be very limited due to the existing trees and hedges on the boundaries which should be predominantly retained.

There is no known contamination or pollution on site. Although no gas/ oil pipelines zones cross the site, an oil buffer zone crosses the site. There are no heritage and conservation assets existing within or immediately adjoining the site; but it is in close proximity to the Alconbury Weston conservation area. The site could be potentially accessed from North Road.

The site is a mixture of greenfield and previously developed land, so its development will somewhat contribute to the reuse of previously developed land or regeneration if the existing residential/commercial structures are included in the development site. The entire site is within a mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling centre.

**Availability**

The site is in single ownership who support its development and are in partnership with a land promoter to bring the site forward. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available in 2024-2028 and seeks to obtain an allocation before selling it to a third party for development after obtaining planning permission.

**Achievability**

All main services are accessible from the site boundary except access to gas supply. The topography of the site is broadly level. No gas pipeline infrastructure crosses the site, and no overhead power lines are present. However, an oil pipeline buffer crosses the site; an appropriate assessment would be required to assess and mitigate the impact of future development on the oil pipeline infrastructure. The site can be accessed from the North Road and is situated 1.15 kms west of the A1(M). There are built structures on the site that may require clearance. The site promoter seeks residential uses (market or affordable homes) of 20 homes or a nursing and care homes with a capacity of 130 bedspaces. Existing trees and scrub within the site would be impacted by the proposed development. As such, an Aboricultural Impact Assessment or an Ecological Assessment may be

**Assessment of Site Potential**

<b>Call for Sites Reference Number:</b>	<b>137</b>	<b>178</b>
<b>Context, constraints and potential suitability</b>		
The site is within flood zone 1 and has some risk of surface water flooding within the northern part the site. It is classified as grade 3 agricultural land and is situated at the southern edge of Alconbury Weston. It is mainly flat and has similar topography to the surrounding land. It contains built structures used for residential and commercial purposes situated in the southeastern part of the site; it also contains a disused shed close to its eastern boundary. The remaining site is covered with trees and scrubs which will likely be impacted by any future development. It has no nature designations on it or immediately adjoining it which will impact development. Its eastern boundary comprises of mature	~	~

	+	+
	~	~

required to assess and minimize the impact of the proposed development on the existing trees. Also, any future development will need to be sensitive to its impact on the setting of the conversation area. Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development.		
<b>Deliverability / developability</b>  There are no known legal or ownership constraints. Built structures may need to be cleared prior to development taking place. There are significant constraints on site to mitigate. Surface water flooding, impact on existing trees and on the setting of the conservation area should be key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party after planning permission is obtained. As such, the site is categorised as developable.	~	~

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:</p> <ul style="list-style-type: none"> <li>• The site is in flood zone 1 with minimal risk of surface water flooding</li> <li>• It is classified as grade 3 agricultural land</li> <li>• There is limited access to natural green space, education facilities, culture and leisure facilities and shops.</li> <li>• There is a pavement along the frontage allowing access to Alconbury Weston and Alconbury</li> <li>• It is in close proximity to the A1 (M) and therefore may be subject to pollution</li> <li>• Alconbury Weald Enterprise Zone and an Established Employment Area are nearby to the site</li> <li>• The site does relate to the built form but may require the removal of a substantial number of established trees on site which could adversely impact the form and character of the area.</li> <li>• It is within the setting of Alconbury Weston Conservation Area</li> </ul> <p>In combination, the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially suitable for development subject to effective masterplanning to ensure successful integration with established trees on site, the oil pipeline buffer zone and Alconbury Weston Conservation Area.</li> <li>• Ecological Assessment may be required to minimise impact to established vegetation situated on site.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1 ha  70% net developable area to accommodate oil pipeline buffer zone, landscaping and potential retention of trees.  1 ha x 70 % = <b>0.7 ha</b>	<b>Option 1:</b>  Residential - market and/affordable houses  Very low density of 25 dph due to edge of small village location  Capacity = 0.7ha x 25 dph = <b>18 homes</b>	Available 2028 subject to allocation  Build out 2-3 years
	<b>Option 2:</b>  Residential - market and care homes  0.7 ha for care home use, engagement with the care home provider should be undertaken for a more detailed capacity on the number of potential bed spaces.	

**Updates after the Initial Assessment**

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### 3 Alconbury Weston

#### Alconbury Weston 4: Land West of 41 Vinegar Hill, Alconbury Weston

<b>Site reference</b>	Alconbury Weston 4
<b>Site name</b>	Land West of 41 Vinegar Hill, Alconbury Weston

Site address	Parish(es)	Site area (ha)
2.7 acres of land west of vinegar hill. Part of the property of 41 vinegar Hill, Alconbury Weston PE284JA	Alconbury Weston	2.70

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	20 homes	Available 2024 - 2028 Built out over 2 years

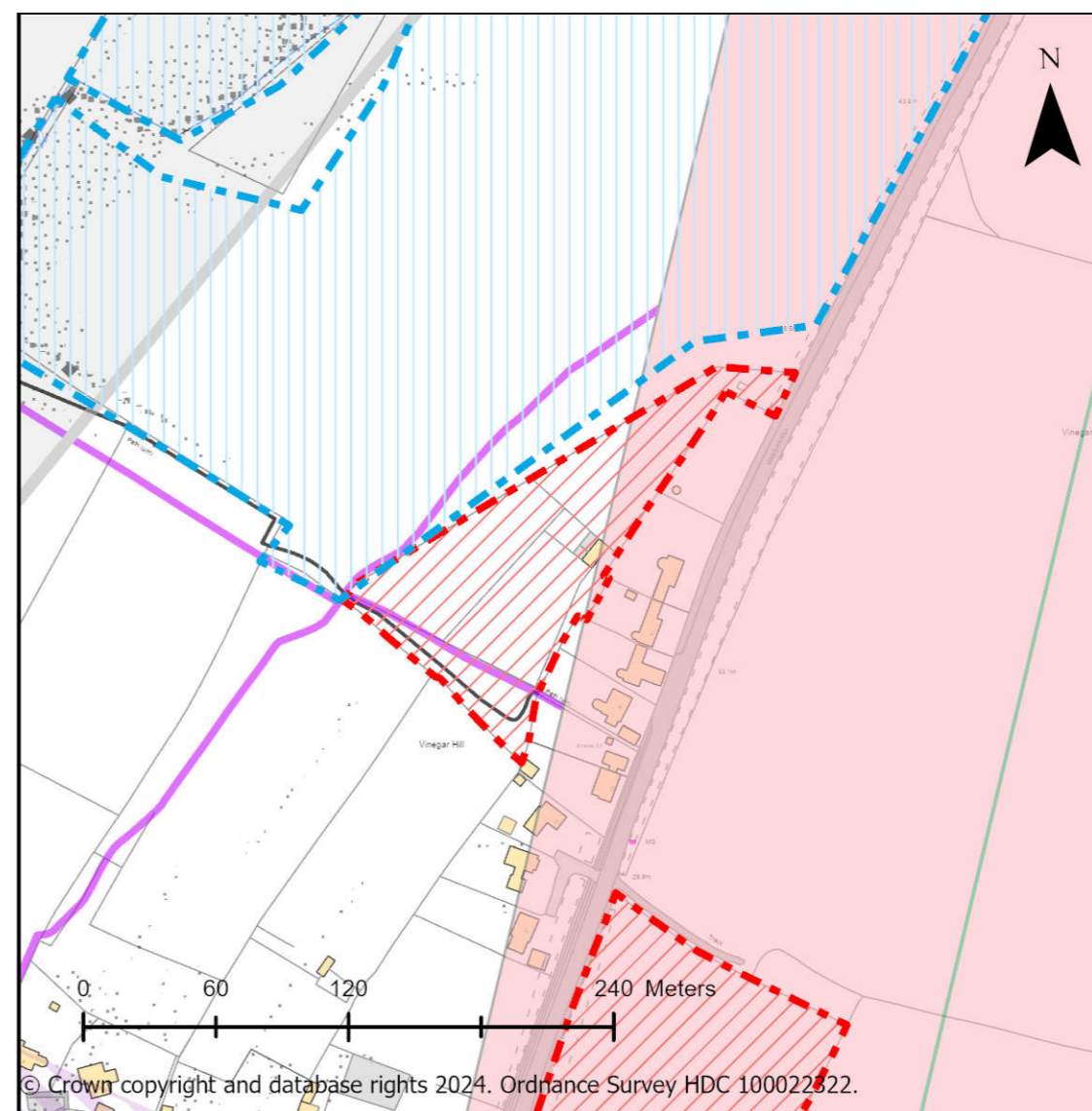
#### Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:134
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Other (Paddocks and grazing land)
Supporting information	None

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



#### Assessment of Site Potential

<b>Context, constraints and potential suitability</b>	~
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<p>The site is within flood zone 1 and has no risk of surface water flooding. It is classified as grade 3 agricultural land and is situated at the northeastern edge of Alconbury Weston. The land within the site rises relatively steeply from the centre to north eastern corner. The site comprises of contrasting terrain with a low elevation of about 29m and a high elevation about 43m. This reflects the topography of the wider region. It contains built structures (stables) for the keeping of horses. A public right of ways runs along the western and southern boundary. The site has no trees or hedging on its north western boundary; it is therefore highly exposed to the adjoining open countryside to the north west. The southern and eastern boundary comprise of trees and hedging which provides limited screening from the the back gardens of residential properties immediately to the east and further south. The site is highly exposed in both the local landscape and in longer distance views from the north, significant landscaping buffers would be required to mitigate impact of the development.</p> <p>There is no known contamination or pollution on site. Although no gas pipelines cross the site, an oil buffer zone crosses the eastern part of the site. There are no heritage and conservation assets existing within or immediately adjoining the site. This site can potentially be accessed from the Vinegar Hill Road.</p> <p>The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in single ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available in 2024-2028 and seeks to obtain planning permission before selling it to a third party for development.</p>	+
<p><b>Achievability</b></p> <p>All main services are accessible from the site boundary except access to gas supply. There are topographical constraints to overcome which could impact layout, capacity and achievability. No gas pipeline infrastructure crosses the site, and no overhead power lines are present. However, an oil pipeline buffer crosses the site; an appropriate assessment would be required to assess and mitigate the impact of future development on the oil pipeline infrastructure. Due to the positioning of the site within the buffer zone it is unlikely that it will have a significant constraint to development. The site can be accessed from the Vinegar Hill Road and is situated less than 1 km west of the A1(M). There are built structures on the site that may require clearance. The site promoter seeks residential uses (market or affordable homes) of 20 homes. The development could levy significant adverse landscape impact and therefore substantial screening on along the north western boundary will be required.</p>	~

<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are built structures on site to clear and there are significant constraint that needs to be mitigated. Landscaping should be a key development consideration within future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party after planning permission is obtained. As such, the site is categorised as developable.</p>	~
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is flood zone 1 with no risk of surface water flooding</li> <li>• It is classified as grade 3 agricultural land</li> <li>• The site is remote from natural greenspace but is sufficiently remote from all of the designated nature assets</li> <li>• Could be subject to pollution from major highway (A1) nearby.</li> <li>• There is limited access to culture and leisure facilities public transport and shops</li> <li>• Employment opportunities are in close proximity to the site</li> <li>• The development could lead to adverse impact upon the setting of Alconbury Weston Conservation Area</li> <li>• The location of the site would be out of place with the existing built form situated behind a linear development</li> <li>• It would be difficult to integrate the site with the existing place and community.</li> <li>• Due to the positioning of the site within the buffer zone it is unlikely that it will have a significant constraint to development.</li> </ul> <p>In combination, the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is not be appropriate for development due to key constraints arising the location of the development being out of context with the built form.</li> <li>• The topography of the land would significantly constrain the achievability of development.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation undertaken as the site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Alconbury Weston 5: Land East of Vinegar Hill, Alconbury Weston**

<b>Site reference</b>	Alconbury Weston 5
<b>Site name</b>	Land East of Vinegar Hill, Alconbury Weston

Site address	Parish(es)	Site area (ha)
Land East of Vinegar Hill, Alconbury Weston, PE28 4JA Title Number: CB260839	Alconbury Weston	1.60

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Up to 48 homes	Available 2024 - 2028 Built out over 2 - 3 years

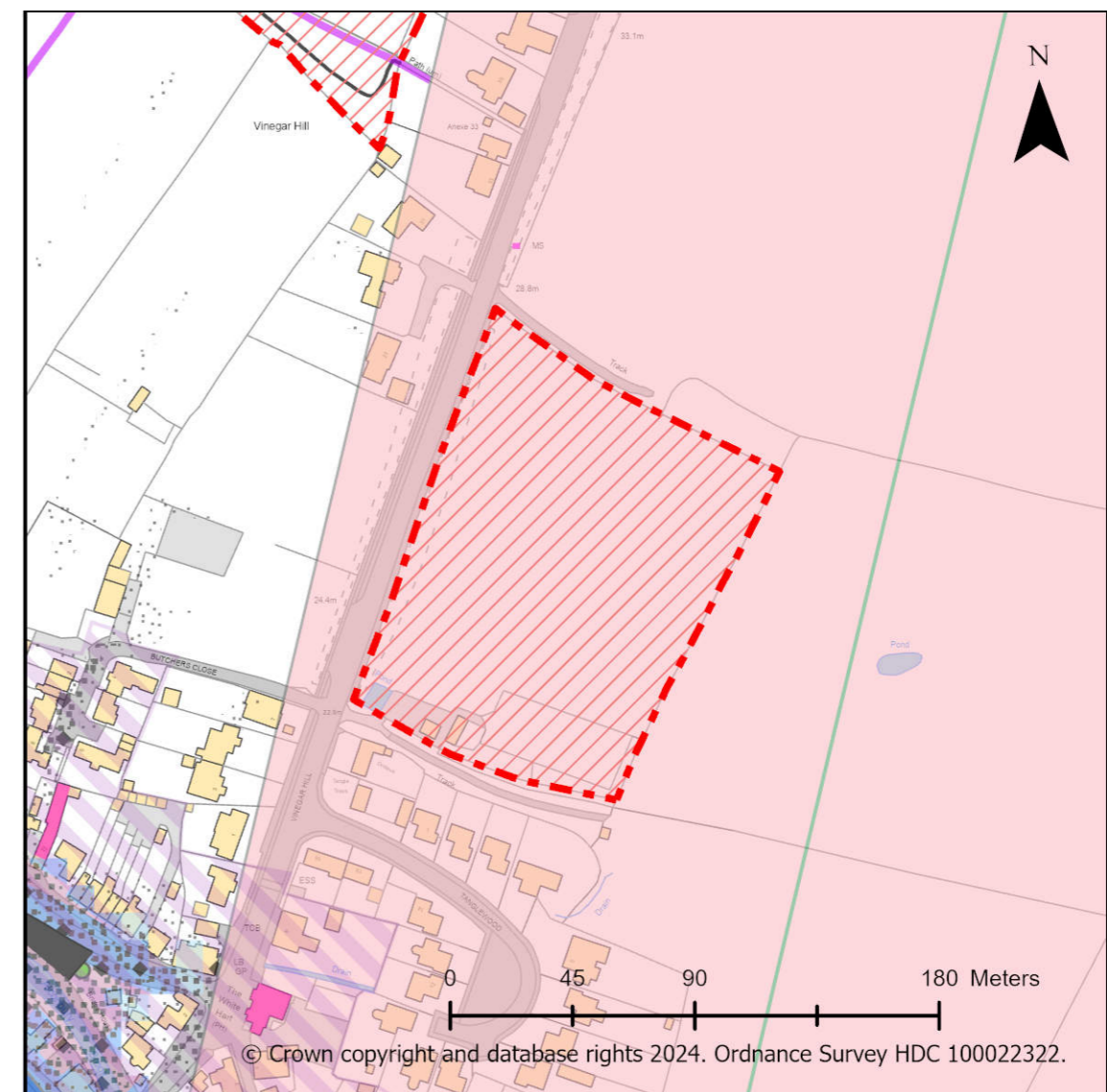
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:195
Relevant planning history	None
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Location Plan</li> <li>Submission Cover Letter (June 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is within flood zone 1 and has some risk of surface water flooding along its western boundary. It is classified as grade 3 agricultural land and is situated at the northeastern edge of Alconbury Weston. The land rises from the west which has the lowest elevation of about 23m up to the east of the site which has the highest elevation about 33m. This reflects the topography of the wider region. It contains two built stables for the keeping of horses and a small pond situated in the northeastern corner. It has no nature designations on it or immediately adjoining it which will impact development. A public footpath runs along its northern and southern boundaries. The site has trees and hedging on all its boundaries which provides screening from the adjoining uses. It is bounded by; Vinegar Hill Road and residential properties on its western boundary; residential properties on its southern boundary; and open countryside on its eastern and northern boundaries. The land to the east of the site has a higher topography and therefore the development will likely be visible for long distances from open countryside. Therefore, significant landscape buffers would likely be required to mitigate adverse landscape impact from the development.</p> <p>There is no known contamination or pollution on site. Although no gas pipelines zones cross the site, the entire site is within an oil buffer zone. There are no heritage and conservation assets existing within or immediately adjoining the site. This site could be potentially accessed from the Vinegar Hill Road.</p> <p>The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. The large proportion of the site is within a mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond the 400m buffer around a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in single ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available in 2024-2028 and seeks to obtain planning permission before selling it to a third party for development.</p>	+
<p><b>Achievability</b></p> <p>All main services are accessible from the site boundary. The site slopes upwards from west to east which may impact the capacity and layout of the site. No gas pipeline infrastructure crosses the site, and no overhead power lines are present. However, the site is within an oil pipeline buffer; an appropriate assessment would be required to assess and mitigate the impact of future development on the oil pipeline infrastructure. Due to the positioning of the site within the buffer zone it is unlikely that it will have a significant constraint to development. The site can be accessed from the Vinegar Hill Road and is situated less than 1 km west of the A1(M). There are built structures on the site that may require clearance. The site promoter seeks residential uses (market or affordable homes)</p>	~

<p>of 48 homes. Further landscaping will be required to mitigate the impact of the development of site on the countryside and opportunities should be taken to enhance biodiversity. Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are structures on site that may require clearance and there are significant constraints on site to mitigate. Landscaping, surface water flooding impact on the oil pipeline infrastructure should be key development considerations within future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party after planning permission is obtained. As such, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Within flood zone 1 with minimal recorded risk of surface water flooding</li> <li>• It predominantly greenfield grade 3 agricultural land, the remaining being previously developed.</li> <li>• It has limited accessibility from natural greenspace, shops, a primary school, public transport and culture and leisure facilities.</li> <li>• There are employment opportunities nearby to the site namely Alconbury Weald Enterprise Zone and an Established Employment Area.</li> <li>• There is a pavement along the frontage promoting active travel.</li> <li>• Development could cause adverse impact upon Alconbury Weston Conservation Area</li> <li>• Relates closely to built form and density is similar to surrounding townscape.</li> <li>• Potential for significant landscape impact due to topography within and surrounding the site.</li> <li>• The site could effectively integrate into the surrounding community and place.</li> <li>• Due to the positioning of the site within the buffer zone it is unlikely that it will have a significant constraint to development</li> </ul> <p>In combination, the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is appropriate for development subject to engagement with utility providers that placing development within an oil pipeline buffer zone is acceptable.</li> <li>• The site will likely be visible from higher land to the east from public right of ways and therefore significant landscape buffering to mitigate impact will be required.</li> </ul>
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- Could be subject to pollution due to major highways requiring further assessment.
- There may be topographical constraints to overcome that could impact the capacity of the proposal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.6 ha  80% net developable area to accommodate significant landscape buffering and consider topographical constraints.  1.6ha x 80% = <b>1.28 ha</b>	Residential - market and/or affordable housing  Very low density of 25dph due to village context  Capacity = 1.28 ha x 25 dph = <b>32 homes</b>	Available post 2028 to allow for allocation  Build out 2-3 years

**Updates after the Initial Assessment**

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#### Alconbury Weston 6: Land to the North of the Crossways Distribution Centre, Alconbury Hill

<b>Site reference</b>	Alconbury Weston 6
<b>Site name</b>	Land to the North of the Crossways Distribution Centre, Alconbury Hill

Site address	Parish(es)	Site area (ha)
Land to the north of the Crossways Distribution Centre, Alconbury Hill PE28 5XP	Alconbury Weston	52.88

#### Promoter's Intentions

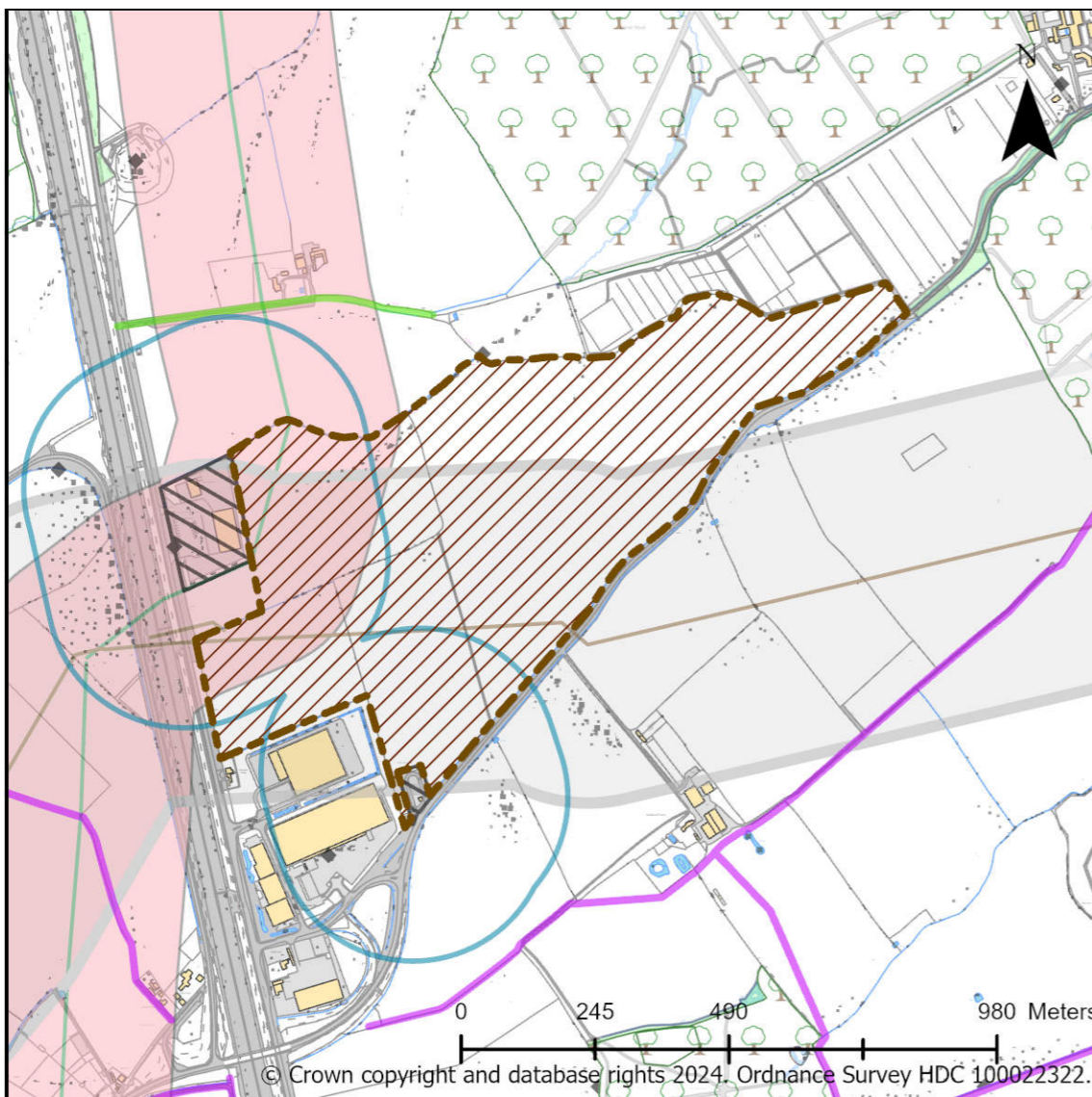
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Logistics, distribution Open space: Biodiversity net gain opportunities Flooding safeguarding	250,000 sqm for either employment/distribution  1ha for biodiversity net gain opportunities  0.5ha for flooding safeguarding	Available 2024 - 2028  Built out over 5 - 10 years

#### Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:327
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location Plan

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Yes (More than 0.25 ha sit outside a Waste Management Area)	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is within flood zone 1 and has some risk of surface water flooding. It is classified as grade 3 agricultural land. The site is situated about 1.5kms northeast of the Alconbury Weston village; about 1.5kms north of Alconbury Weald development and lies to the east of A1(M). The land sits in a region of higher terrain compared to the rest of Alconbury Weston. The site slopes gently from the southwestern corner towards the northeastern corner. It has no nature designations on it, but it is within the immediate setting of a SSSI (Monks Wood National Nature Reserve) which will impact development. It contains no built structures and comprises of arable agricultural land. The northern boundary comprises of trees and hedging which provides screening from the adjoining agricultural land and built</p>	~
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structures associated with Monks Wood Farm. The site is separated from Monks Wood National Nature Reserve situated north of the site by 7ha of experimental plots. The western boundary comprises of trees or hedging which provides screening from the adjoining Ermine Street Road and a Waste Recycling Centre and a Waste Transfer Station. In addition, 10m belt of trees and hedging separates Ermine Street and the A1(M) prevents any form of visibility of the site from the A1(M). There is intermittent trees on the eastern boundary, the site would be exposed to the open countryside to the east. The site adjoins commercial buildings associated Crossways Distribution Centre and Alconbury Household Recycling Centre on its southern boundary. Mature trees and hedging along the site boundary prevent visibility of the site from these uses. However, most of the southern boundary has few trees and hedging which makes the site visible from an adjoining unnamed road and the open countryside. The site is exposed in both the local landscape and in longer distance views from the south, east and north and therefore significant landscaping buffers would be required to mitigate impact of the development. Air quality could potentially be an issue that need to be addressed due to western part of the site being within a Waste Management Area.

There is no known contamination or pollution on site. Oil and gas pipelines cross the site and most of the site lies within an oil and gas pipelines buffer zones. Appropriate consultations and assessment would be necessary to ensure development does not impact any oil and gas infrastructure. There are no heritage and conservation assets existing within or immediately adjoining the site. This site could be potentially be accessed from the Vinegar Hill Road.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.

**Availability**

The site is in single ownership who support its development are in partnership with a planning consultant to bring the site forward. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available in 2024-2028 and it is likely to be delivered by a master developer either in isolation or in conjunction with a more extensive development.

**Achievability**

All main services are accessible from the site boundary. The site elevation is broadly level meaning there will unlikely be topological challenges. An oil and gas pipeline infrastructure crosses the site, but overhead power lines are present. An appropriate assessment would be required to assess and mitigate the impact of future development on the oil pipeline infrastructure. The site can be accessed from an unnamed road which connects to Ermine Street. The site promoter seeks commercial uses (either employment or distribution) of 250,000 sqm. Landscaping will be required to mitigate the impact of the development of

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<p>site on the countryside. An ecological survey would be required to demonstrate that any impacts on protected species within the SSSI are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. To address the potential air pollution, air quality assessments will be required, and development should ensure that any impacts will be mitigated through appropriate measures. Also, Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are no built structures to clear prior to development but there are significant constraints that need to be addressed. Impact on the SSSI, impact on the oil pipeline infrastructure, air quality issues, surface water flooding and landscaping should be key considerations within future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by a master developer. As such, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:</p> <ul style="list-style-type: none"> <li>• The site is in flood zone 1 with minimal recorded risk of surface water flooding</li> <li>• Meets all of Natural England's Standards for accessing greenspace</li> <li>• Monks Wood SSI and National Nature Reserve adjoins the site to the north east which could be adversely impacted by the development.</li> <li>• The scale and location of the proposal could offer substantial employment growth and business clustering opportunities. It is close to employment concentrations to the south and is strategically located, adjacent to the A1(M)</li> <li>• Development on the whole site could levy significant adverse impact upon the countryside/ designated nature assets.</li> <li>• Logistics use would support low density employment land. The density is higher than adjoining uses.</li> <li>• Development on the western of the site could improve integration with adjoining uses and minimise landscape impact. Therefore, with effective masterplanning the site could be integrated with the the local environment.</li> <li>• There are no heritage assets that would be adversely impacted by the development</li> </ul>
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<ul style="list-style-type: none"> <li>• There is a frequent bus service nearby but active travel infrastructure from the bus stop to the site is not available.</li> <li>• The scale and nature of the proposal could levy substantial pollution.</li> </ul> <p>In combination, the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially suitable for employment land development subject to effective masterplanning to ensure adverse impact to a designated nature asset and the countryside is minimised and successful integration with adjoining road infrastructure and existing businesses and the oil pipeline buffer zone is achieved.</li> <li>• An ecological survey will be required to understand impact upon Monks Wood SSSI</li> <li>• Substantial landscape buffering will be required to screen the development from open countryside.</li> <li>• To address the potential air pollution, air quality assessments will need to undertaken</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Gross site area 52.88 ha</p> <p>50% net developable area to ensure effective integration with local environment and oil pipeline buffer zone and to mitigate adverse landscape impact.</p> <p>52.88 ha x 50% = <b>26.44 ha</b></p>	<p>Net developable area of 26.44 ha</p> <p>Commercial - Logistics on 26.44ha at 0.40 plot ratio</p> <p>Capacity = (26.44 x 0.4)*10,000 = <b>105,760 sqm</b></p>	<p>Available post 2028 to allow for allocation</p> <p>Build out 5-10 years</p>

**Updates after the Initial Assessment**

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**Alconbury Weston 7: Land East of the B1043 and North of Wheatsheaf Cottages, Alconbury Weston**

<b>Site reference</b>	Alconbury Weston 7
<b>Site name</b>	Land East of the B1043 and North of Wheatsheaf Cottages, Alconbury Weston

Site address	Parish(es)	Site area (ha)
The land is situated on the eastern side of Ermine Street and adjacent to the north is a Waste Transfer Station. The site comprises Land east of Ermine Street, Alconbury Weston, PE28 4JH	Alconbury Weston	1.20

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Open space: Natural, green and open space Biodiversity net gain opportunities Land to safeguard against flooding	5,400 sqm of employment use  0.12 ha for supporting infrastructure (access and road provision)  0.22 ha for natural, green or open spaces  0.12 ha for biodiversity net gain opportunities  0.20 ha for land to safeguard against flooding	Available 2024 - 2028  Built out over 3 - 4 years

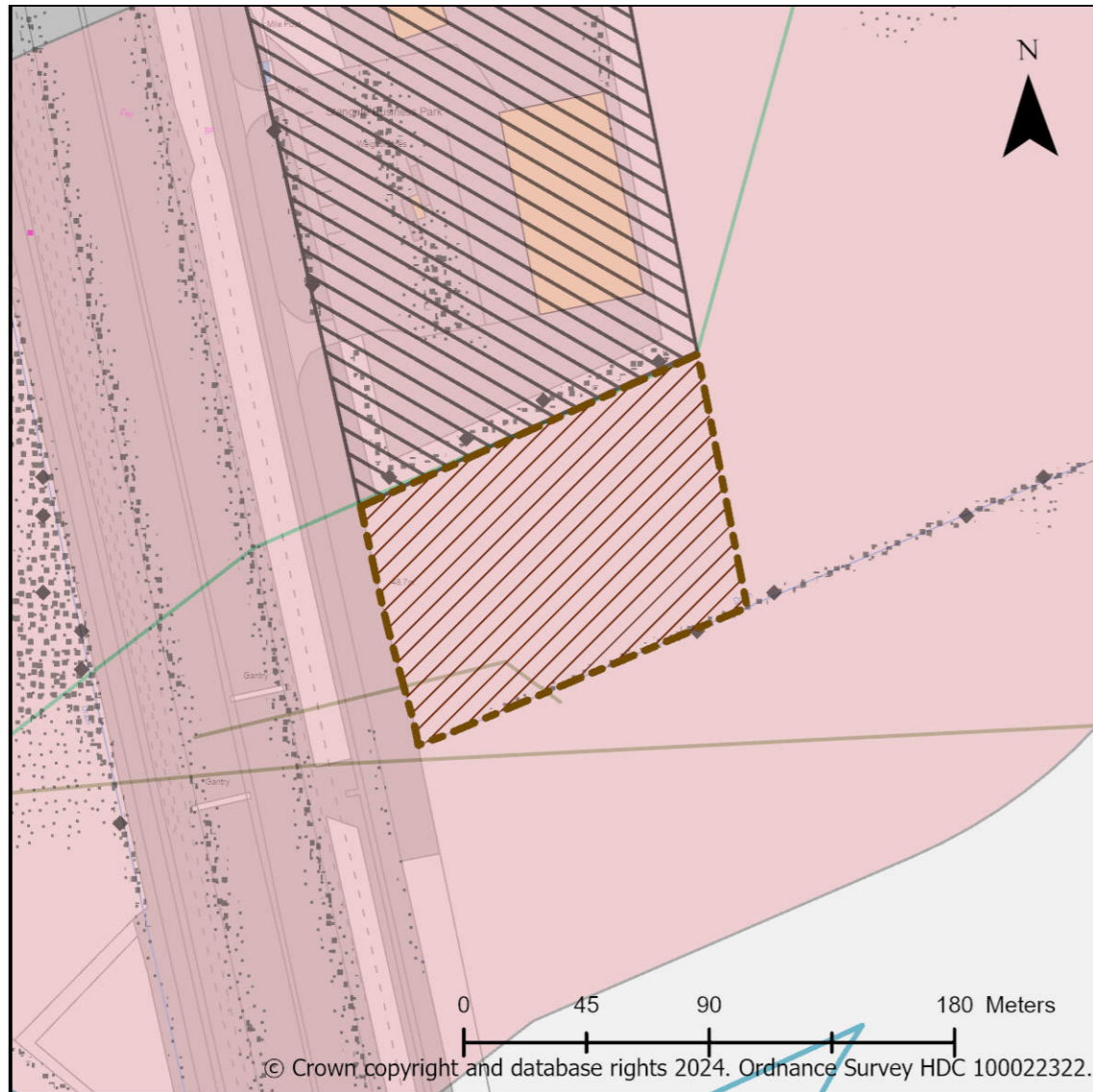
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:312
Relevant planning history	None

Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Infographic leaflet (June 2023)

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Yes (wholly within a waste management area)	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development as it is wholly within a waste management area.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No because the site is wholly within a waste management area which is specifically identified on the Cambridgeshire and Peterborough Minerals and Waste Local Plan as an operational/ committed site for the management of waste.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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**Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield**

<b>Site reference</b>	Alconbury Weston 8
<b>Site name</b>	Safefield Farm, North West of Alconbury Airfield

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Safefield Farm, Land northwest of Alconbury Airfield (otherwise known as Top Farm 1 and Top Farm 2)	Alconbury Weston; The Stukeleys; Upton and Coppingford	267.55ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable homes</li> <li>Specialist housing</li> <li>Custom and self-build housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> <li>Retail</li> <li>Logistics, distribution</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Supporting infrastructure e.g. schools, community centres</li> <li>Health uses</li> <li>Transport and parking/lorry parking</li> <li>Renewable energy</li> </ul> Open spaces: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul>	Circa 3,000 homes  Commercial uses floorspace to be determined  Infrastructure floorspace to be confirmed  Open spaces, number of hectares to be determined	Available 2023  Build out 15 plus years

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**Core information**

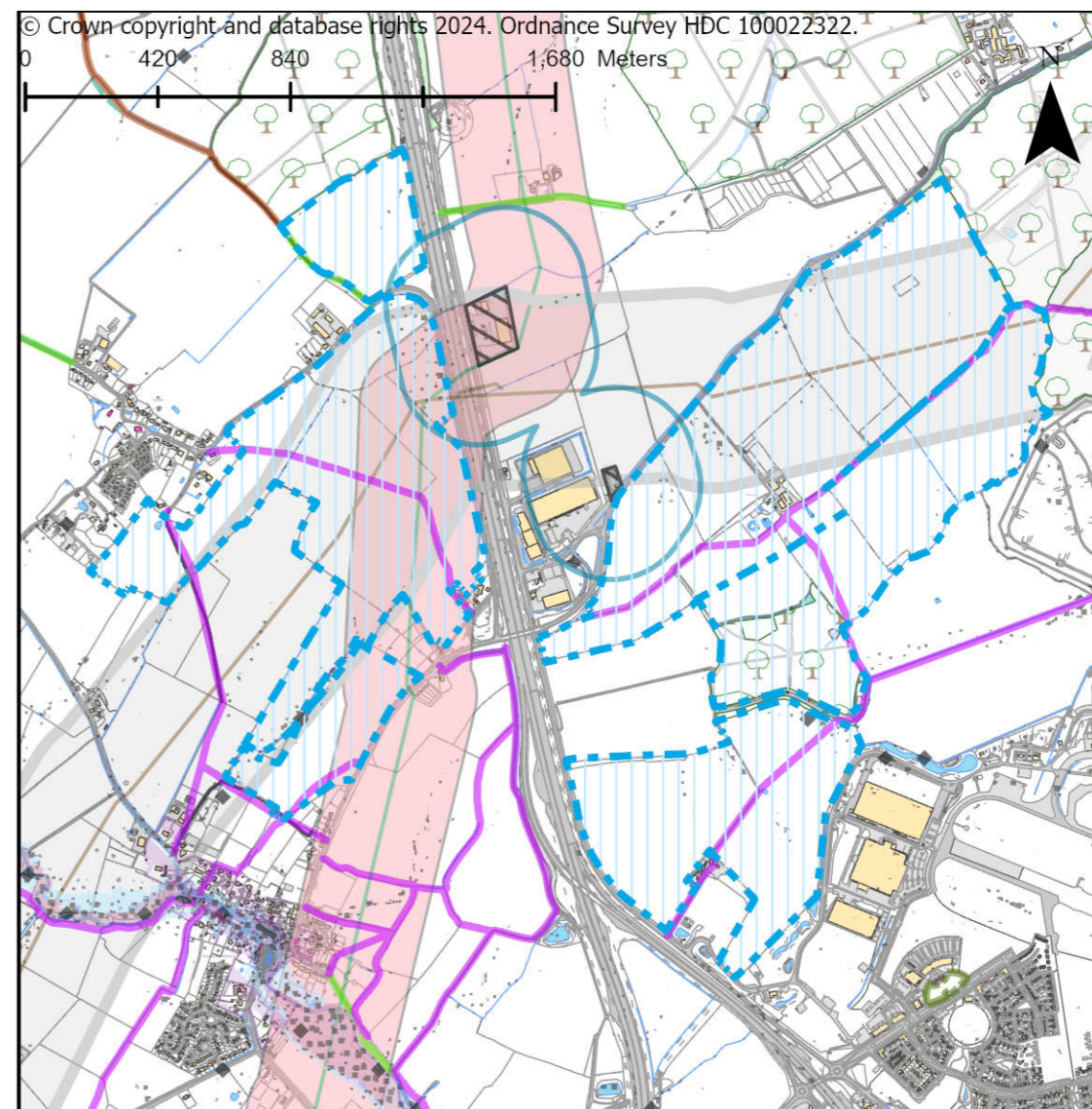
How was the site identified?	Call for sites submission: site reference - CfS:43
Relevant planning history	Application number: 18/02536/FUL  Proposed development: Part retrospective conversion of barn into two, two storey dwellings and external alterations.  Outcome: Approved  Application number: 18/00316/FUL  Proposed development: Retrospective permission for the conversion of an agricultural building to a single dwelling.  Outcome: Approved  Application number: 17/02065/PMBPA  Proposed development: Conversion of agricultural barn to two, single storey residential dwellings.  Outcome: Approved  Application number: 15/01366/PMBPA  Proposed development: Conversion of barn to detached dwelling and creation of garden and parking area.  Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location Plan  Safefield Farm Shapefile



**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	The north eastern parcel, east of the A1 includes Hermitage Wood County Wildlife Site and Ancient and semi-ancient woodland which is approximately 12.50ha in size.	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

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**Assessment of Site Potential**

**Context, constraints and potential suitability**

The site is not constrained by fluvial flood risk. Surface water flood risk is present on the site at high risk (2.44ha), medium risk (3.10ha) and low risk (21.79ha). The site is predominantly grade 3 agricultural land with the exception of 0.60ha.

The site is made up of four parcels of land two east of the A1M and 2 west of the A1M. All parcels sit within the slightly undulating elevated land of the Central Claylands and is agricultural farmland. There are no heritage assets within the site.

The south western parcel sits between the village of Upton to the west and the A1M to the east. Clear views into the site can be seen from Hamerton Road, Vinegar Hill and Nora Wood Way, but is more screened to from Main Street in Upton by trees and hedgerow. Two public rights of way cross the parcel and can be accessed from Upton at Main Street (heading towards Alconbury Hill) and from Pig Market End (heading towards Alconbury Weston). No heritage or nature conservation are present within the site. An oil pipeline and buffer zone covers just under half of the site starting at the A1M and stretching west.

In the north western parcel a public right of way runs along/within the western edge. Lee Wood Business Park and residential properties also immediately abut the western edge. Immediately north of the parcel is Upton Wood Ancient Woodland and County Wildlife site. The eastern boundary abuts the A1 M and the parcel is separated from south western parcel by Main Street/Nora Wood Way clear view into the site can be seen from the roads and public right of way.

Due to the size and nature of the eastern parcels of land landscape impact would be significant and development would be clearly seen from Upton and Alconbury Weston. Presence of an oil pipeline and buffer zone has the potential to affect the layout of the site and could limit development within this area. Presence of the A1M could present noise air and light pollution for future occupants and would require assessment and mitigation. The Central Claylands is characterised by regularly spaced traditional villages, often clustered around village greens strategic landscaping would be required to retain the built form of the distinctive nucleated villages of Upton and Alconbury Weston. Impact on Upton Wood Ancient Woodland may also be a significant constraint in the north western parcel. Integration of residential properties and business park would also be required.

The north eastern parcel of land sits west of the A1M; outside north west corner sits Crossways Distribution Centre an established employment area. The western edge is screened with trees and hedgerow and the northern boundary contains some trees and hedgerow but can be clearly seen within the wider landscape. On the eastern boundary sits Bevill's Wood Ancient woodland and 'Hill Wood and Long Coppice' County Wildlife site and ancient & semi-natural woodland. Within the south of the site Hermitage wood County Wildlife Site and Ancient and semi-ancient woodland is located (approximately 12.50ha), the site also includes a Scheduled Monument. Two public rights of way are present within the site one traversing the site and one linking towards Hermitage Wood. Safefield farm residential properties and agricultural buildings are present within the site and are accessed from Monks Wood Road that bounds northern edge. A gas pipeline and buffer zone runs through north eastern third of the site. The south eastern corner bounds strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm and Alconbury Enterprise Zone, where existing businesses are present. The south eastern parcel wraps around SEL1.1 Former Alconbury Airfield and Grange Farm and Alconbury Enterprise Zone, where existing businesses, MAGPAS and some residential properties are present. A public right of way within the site heads west to east towards hermitage wood and the northern edge of Alconbury Airfield and Enterprise Zone.

Due to the size and nature of the eastern parcels of land landscape impact would be significant and development would be clearly seen from Monks Wood Road and public rights of ways. Presence of an oil pipeline and buffer zone has the potential to affect the layout of the site and could limit development within this area. Presence of the A1M could present noise air and light pollution for future occupants and would require assessment and mitigation. The sites include and abut a number of ancient woodland sites which are a key characteristic of the Central Claylands where the protection and management of such areas would be a key priority. The ecological and biodiversity impact on these sites and from potential increases in footfall has the potential to be significant and assessment of and mitigation would be required. Integration of residential properties and business park would also be required. The site has potential to provide expansion for established employment uses.

The site is greenfield agricultural land and offers no opportunities to contribute to regeneration. The site is not within mineral safeguarding area, part of the eastern (8.9ha) and western (5.4ha) parcels are within a water recycling area, which could limit development or require further assessment.

**Availability**

The site is owned by a single company ownership and control, development is supported by the owners. The site is available from 2023 and would be delivered by a master developer. Build out is estimated to take 15 years plus.

**Achievability**

Gas, mains water and electricity supply are noted as being accessible from the site boundary as are digital and telecommunications infrastructure. The site is in proximity to the A1 which would assist with the logistics of construction. Due to the scale and proposed nature of the site significant infrastructure would be required such as primary and secondary schools, community services and facilities and new junctions to the A1 may be necessary and transport impact assessed and mitigated. Noise air and light pollution from the A1M would require mitigation for future occupants. Gas and oil pipelines and buffer zones and the presence of water recycling areas may affect the layout and achievability of development. Development would require significant landscaping to minimise impact on nearby villages and nature conservation assets.

The site promoter proposes a detailed landscape visual impact assessment to address landscape impact. They note that the setting of Hermitage Wood, open countryside context and views are identified as key constraints and that Safefield Farm East is more suited to development, particularly commercial, due to proximity to Alconbury Weald and Sawfield Business Centre. They note that it is the desire of the landowner to create an exemplar development and new direct access to the infrastructure of the wider Huntingdon region via A14 / A1(M) could be achieved which will help to manage traffic flows in and out of the



<p>development and minimise impact on the local highway network. They believe the site would also support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Development would need to demonstrate that it could overcome, mitigate against or demonstrate integration or positive impact on a number of constraints. These include, but are not limited to transport access and impact, impact on nature conservation assets and nearby villages, provision of substantial infrastructure and design and layout of the site. There are no known legal or ownership constraints. The site is contrary to policy so an allocation status would be required. If constraints could be overcome the site could be categorised as developable.</p>	

<ul style="list-style-type: none"> <li>• Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place.</li> <li>• The scale of the site means that there may be archaeological value within the it</li> <li>• The eastern and western parcels do not relate well to each other (being separated by the A1) and integration of the two may require significant infrastructure.</li> <li>• The scale of the site and the proximity the A1 will present issues with noise, air, vibrational and light pollution and has the potential to impact upon the strategic and local road network through increase vehicle movements.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Would require significant masterplanning to demonstrate that the site could create a sense of place in relation to accessibility, townscape impacts on Upton and Alconbury Weston and the affect on ancient woodlands, alongside the integration of properties that are within the north eastern parcel</li> <li>• Could achieve integration with Alconbury Enterprise Zone once completed.</li> <li>• The north western parcel relates well to existing employment use and could provide opportunity for local business expansion</li> <li>• May face issues regarding integration of the northern and southern eastern parcels of land which may be unachievable do to the dissection of the sites by a public footpath.</li> <li>• Could fundamentally alter the nature of Alconbury Weston and Upton, community services, facilities and infrastructure would be required. Landscaping and separation from Upton and Alconbury Weston would be required to prevent coalescence and retain character of the small villages.</li> <li>• May impact on nature, ecology, biodiversity, archaeological and heritage assets would require assessment and mitigation.</li> <li>• May require new junctions to the A1 and transport impact assessment and mitigation.</li> <li>• May be subject to noise air and light pollution from the A1M which would require mitigation for future occupants.</li> <li>• Has gas and oil pipelines and buffer zones and a water recycling area which may affect the layout and achievability of development. The south western parcel is covered with gas and oil pipelines which may make development unachievable.</li> <li>• Would require significant landscaping to minimise impact on nearby villages and nature conservation assets.</li> <li>• Would require flood mitigation</li> <li>• Requires assessment of active travel and sustainable transport solutions</li> <li>• Will need significant infrastructure to support development, such as schools, local services and green spaces/infrastructure.</li> <li>• Transport impacts due to the size of the site would require assessment.</li> <li>• The A1 dissects the site and integration of parcels of land would require additional infrastructure to compensate.</li> </ul>
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is open countryside and the reuse of previously developed land is negligible. The site is predominantly grade 3 agricultural land with the exception of 0.60ha.</li> <li>• The site is not constrained by fluvial flood risk some surface water flood risk is present.</li> <li>• There is potential for enhanced public transport connections via sustainable rapid transit/busway network and Alconbury railway station, however these schemes are not confirmed without this private transport could dominate.</li> <li>• The site may impact on ancient woodland, county wildlife sites and scheduled monument and is close to conservation areas in Alconbury Weston.</li> <li>• There are opportunities for active travel and significant open spaces with opportunities for green corridors, however these are not specified.</li> <li>• The site is of a size that could provide opportunities to address the impacts of climate change however this is not specified.</li> <li>• If developed the western parcels may not provide a sustainable location for development without significant intervention.</li> <li>• Development would require substantial supporting community infrastructure and services to support the new community.</li> <li>• The site has potential to improve employment opportunities for residents, integration with existing uses could be achieved after the completion of the Enterprise Zone</li> <li>• The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required.</li> </ul>
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 267.55ha	<b>North western parcel</b> Net developable area of 7.62ha Commercial - employment 0.35 plot ratio to represent employment uses= (7.62ha x 0.35)*10,000= <b>26,670sqm</b>	Available post 2028 subject to allocation Build out 2 to 5 years
<b>North western parcel</b> Gross site area approximately 12.7ha 60% net developable area to mitigate against impact on Upwood Wood. 12.7ha x 60% = <b>7.62ha</b>		
<b>South western parcel</b> Gross site area approximately 81ha Classified as undevelopable unless it can be demonstrated otherwise due to landscape and townscape impact on Upton and Alconbury Weston, and coverage of oil and gas pipelines. Significant infrastructure may be required to provide access to the A1.		
<b>North eastern parcel</b> Gross site area approximately 131.12ha 50% net developable area to mitigate against impact on Hermitage Wood, Bevills Wood, Hill Wood and Long Coppice and provide openspace/landscape corridors. 131.12 ha x 50% = <b>65.56ha</b>	<b>North eastern parcel</b> Net developable area of 131.12ha Commercial - employment/ logistics/distribution 0.35 plot ratio to represent a mix of commercial uses= (131.12ha x 0.35)*10,000= <b>458,920sqm</b>	Available post 2032 to allow for allocation and build out of Alconbury Enterprise Zone Build out 10 to 15 years

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HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<b>South eastern parcel</b> Gross site area approximately 42.73ha 60% net developable area to mitigate against impact on Hermitage Wood and provide openspace/landscape corridors. 42.73ha x 60% = <b>25.638ha</b>	<b>South eastern parcel</b> Net developable area of 42.73ha Commercial - employment/ logistics/distribution 0.35 plot ratio to represent a mix of commercial uses= (42.73ha x 0.35)*10,000= <b>149,555sqm</b> Total capacity = 26,670 + 149,555 + 635,145 = <b>811,370sqm</b>	Available post 2032 to allow for allocation and build out of Alconbury Enterprise Zone Build out 5 to 10 years

Updates after the Initial Assessment

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### 3 Alconbury Weston

#### Alconbury Weston 9: Land Northwest of Chequers Close, Alconbury Weston

<b>Site reference</b>	Alconbury Weston 9
<b>Site name</b>	Land Northwest of Chequers Close, Alconbury Weston

Site address	Parish(es)	Site area (ha)
Land Northwest of Chequers Close, Alconbury Weston	Alconbury Weston	1.60ha

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential:	15 homes	Available 2024-2028
Market and/or affordable homes	15 plots	Build out 1 to 2 years
Custom and self-build housing	0.30ha biodiversity net gain	
Open space:	0.3ha land to safeguard against flooding.	
Biodiversity net gain		
Land to safeguard against flooding		

#### Core information

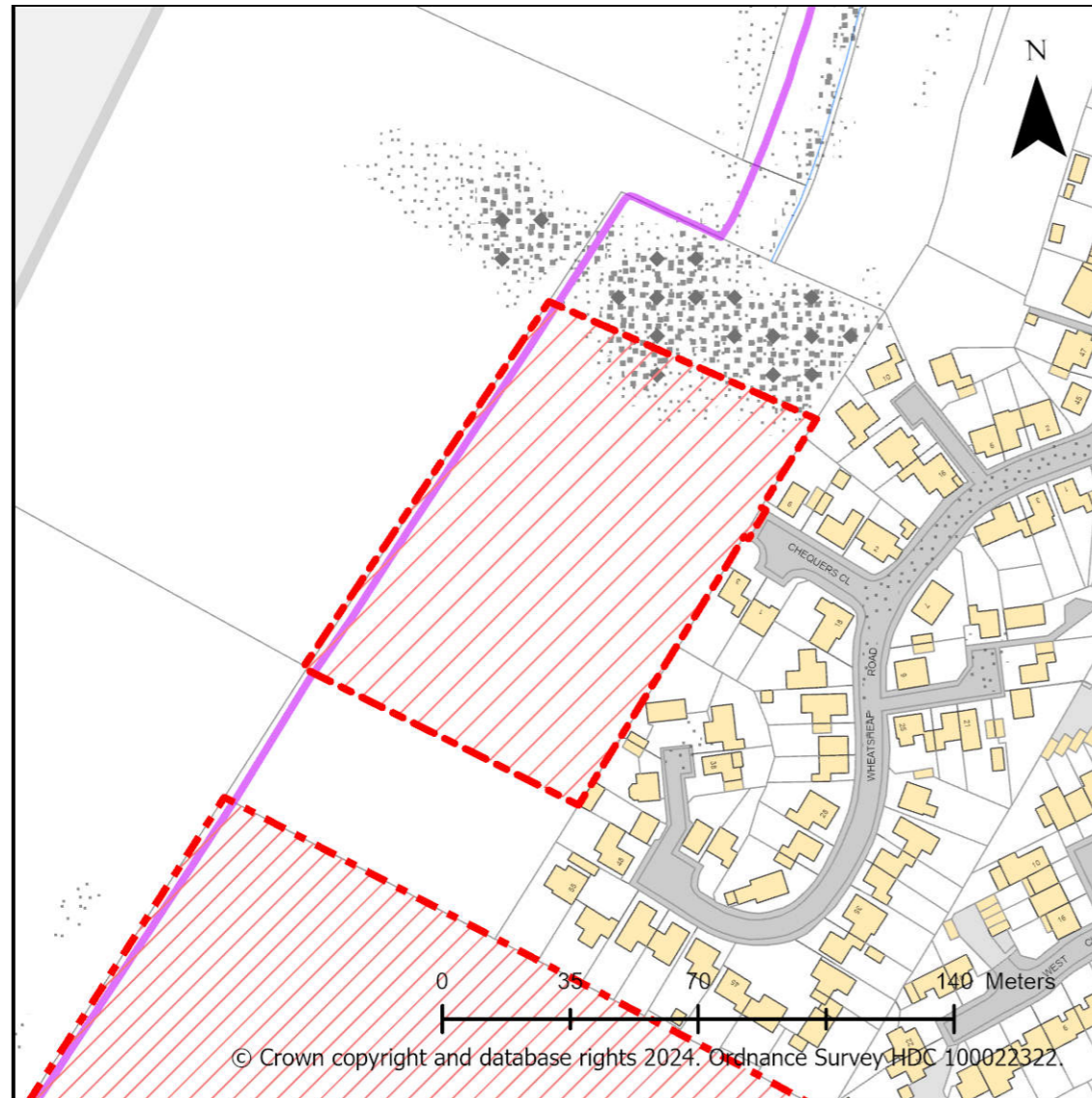
How was the site identified?	Ongoing call for sites submission: site reference - CfS23-249
Relevant planning history	Appeal reference: APP/H0520/W/23/3327277, Proposed development: Residential development for up to 15 dwellings with all matters reserved except access and layout (22/01350/OUT/ 21/01343/OUT) Outcome: Refused Application number: 22/01350/OUT

	Proposed development: Proposed Rural Exceptions Residential Development for up to 15 Dwellings with all matters reserved except access and layout (re-submission of 21/01343/OUT) Outcome: Refused Application number: 21/01343/OUT Proposed development: Outline permission for the erection of up to 15 Dwellings. All matters reserved except access. Outcome: Refused Application number: 0402833OUT Proposed development: Residential development (1.62 hectares) Outcome: Refused
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Appeal decision: Appeal Ref: APP/H0520/W/23/3327277 Land Northwest of Chequers Close, Alconbury Weston, PE28 4LE Site location plan

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, some surface water flood risk is present in the north of the site. The site is grade 3 agricultural land.</p>	+
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<p>The site is flat and situated on the western edge of Alconbury Weston. Residential properties at Wheatshap Road and Chequers Close line the eastern edge of the site and residential back gardens the northern boundary, with trees and hedgerow bounding all edges. A public right of way runs along the western edge within the site (which can be accessed from the High Street in the village) meaning views into the site can be seen from those using the public right of way. The site is screened from the wider countryside and landscape impact would be minimal. There is no current access to the site from existing roads. The land is agricultural land, however the site promoter says that the land is not used for agricultural purposes.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. There are no known heritage or nature conservation assets or tree preservation orders affecting it. The site is greenfield land agricultural land and offers no opportunities to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area, but not within a water recycling area.</p>	~
<p><b>Availability</b></p> <p>The site is owned by multiple owners and is in multiple control with a legal agreement in place, development is supported by all landowners. There are no known legal restrictions. The site is available from 2024 to 2028. The site promoter notes that the site would be delivered by working with an affordable housing provider, or another developer, to progress any application for that provider or developer to build in conjunction with the District Council. Build out is estimated to take 1 to 2 years.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply is noted as being accessible from the site boundary as is digital and telecommunications infrastructure. There is no current access to the site via road. The site promoter proposes access via chequers close, meaning there could be issues with ransom strips to access the site, which could impact viability or deliverability. Suitable access would need to be identified.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. Alconbury Weston is near to the A1M which could assist with the logistics of construction.</p> <p>The site promoter provided the dismissed appeal decision for the site which proposed 3 parking spaces for existing residents of Chequers Close to compensate for the loss of the turning head which would provide access to the proposed site.</p>	~
<p><b>Deliverability / developability</b></p>	~



There are no known legal or ownership constraints. Development would need to demonstrate if access could be achieved. If this constraints could be overcome the site could be categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk, surface water flood risk is present
- The site is wholly greenfield grade 3 agricultural land
- The site is well related to the existing place and community.
- The site is close to limited local services and facilities and employment opportunities are 5km away.
- The amount of development proposed is small enough to not affect the character of the area.
- The site is screened from the wider countryside and landscape impact would be minimal if trees/hedgerow were to be retained.
- Safe access to the site via Chequers Close, which would require careful consideration of the residential amenity of existing residents.
- Incorporation of the public right of way should be included to facilitate active travel opportunities.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing place and community
- Would have minimal landscape impact if trees and hedgerow were retained
- Would require incorporation of public right of way
- Would require assessment of residential amenity of existing residents on Chequers Court if access is obtained from here.
- Site access requires resolution, ransom strips may be present inhibiting development.
- Surface water mitigation would be required.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.60ha  75% net developable area to allow for flood mitigation and incorporation of public right of way and access.  $1.60h \times 75\% = 1.20ha$	Net developable area of 1.20ha  Residential - market and or affordable homes and/or custom and self build homes.  Low density of 35 dph to reflect the lower density context of larger villages.  Capacity = $1.20ha \times 35dph = 42$ homes	Available post 2028 subject to allocation  Build out 2 to 3 years

**Updates after the Initial Assessment**

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**Alconbury Weston 10: Land East of B1043 and South of Alconbury Hill, Alconbury**

<b>Site reference</b>	Alconbury Weston 10
<b>Site name</b>	Land East of B1043 and South of Alconbury Hill, Alconbury

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land east of B1043, west of Hermitage Wood and north of Alconbury village.	Alconbury Weston; The Stukeleys	20ha

**Promoter's Intentions**

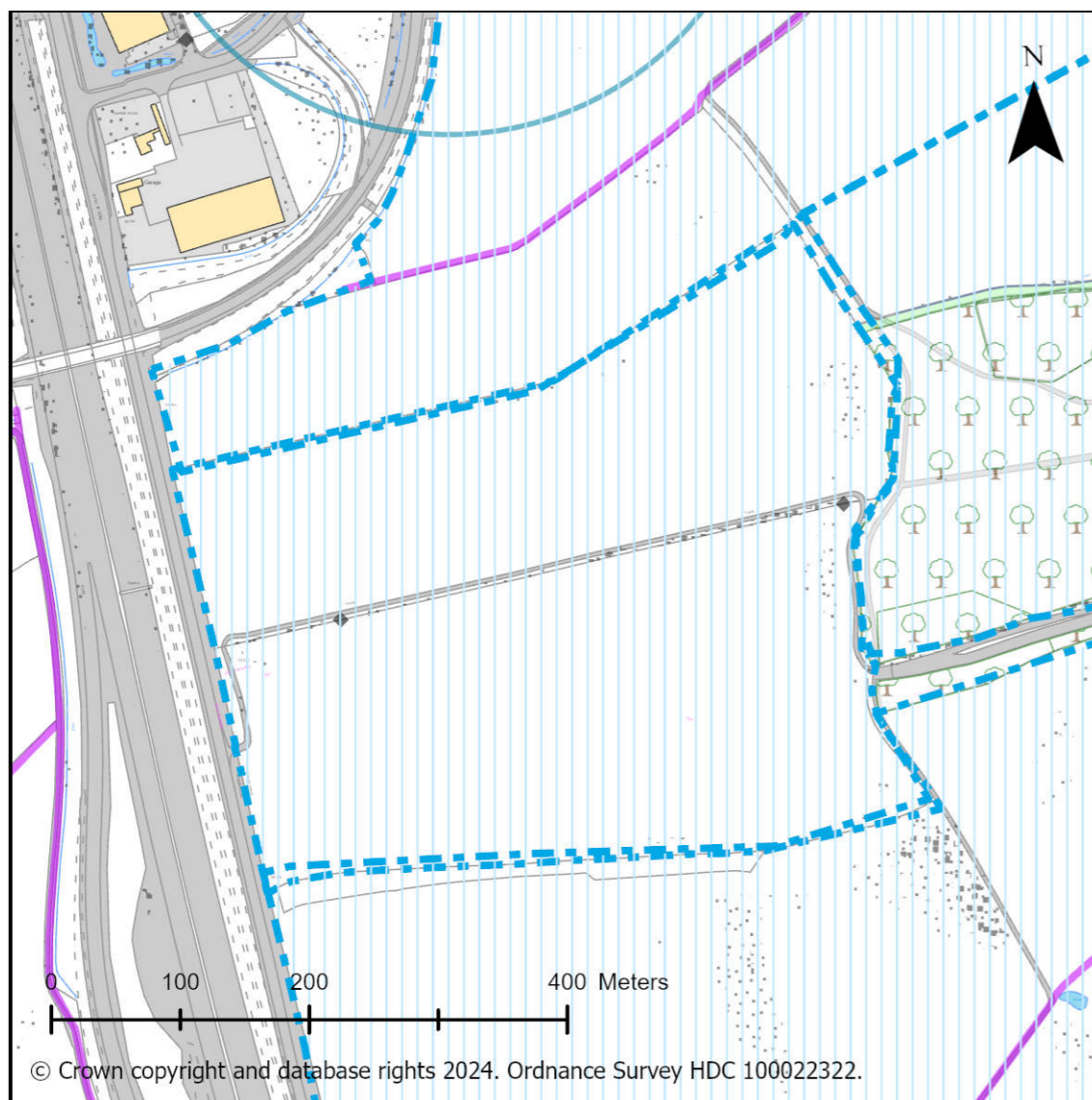
<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing Infrastructure: Supporting infrastructure e.g. schools, community uses Open space: Natural, green and open space	400 homes  Supporting infrastructure and open space area/capacity not specified.	Available 2023  Build out over 6 to 8 years

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:324
Relevant planning history	HELAA (December 2017): East of B1043, Alconbury (062)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location Plan

**Fundamental Constraints**

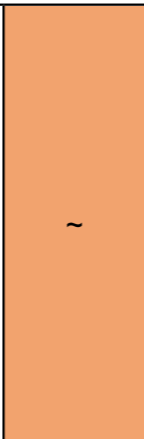
<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

**Context, constraints and potential suitability**

The site is wholly within flood zone 1 and has some risk of surface water flooding. The site is classified as grade 3 agricultural land. The land is generally uniform with an elevation of about 50m. It contains no built structures but contains a few trees and a track that runs through the site from the west to the east dividing the site into two halves. Although it has a similar topography to the surrounding land, it is within a region of land with a much higher elevation compared to land further to the west and south west of site which includes built development in Alconbury and Alconbury Weston (which are separated from this site by the A1). The northern and western boundaries comprise limited trees and hedging which makes the site visible from the adjoining agricultural land to the north and B1043 and A1(M)



which lies to the west of the site. The southern boundary comprises a narrow belt of trees and hedging which gets narrower towards the east; this provides screening from the adjoining agricultural land. The eastern boundary comprises trees and hedgerow and bounds 14ha of County Wildlife Site and Ancient Woodland (Hermitage Wood) which contains a Scheduled Monument. Due to site being on higher ground and in a countryside location, if developed it would potentially be visible in longer distance views from the west to south and would be visible from public rights of way located further north and south of the site. Air quality and noise pollution could potentially be issues that need to be addressed due to proximity of the site to the A1(M) and B1043.

There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site can potentially be accessed from B1043 road which lies west of the site.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.



**Availability**

The site is in single company control and ownership who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development. The site promoter suggests build out is estimated to take 6 to 8 years based on two housebuilders building out a combined rate of 70 dwellings per annum.



**Achievability**

Access to water, gas and electricity supply and digital and telecommunications infrastructure is unknown. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure cross the site, and no overhead powerlines are present. The site can potentially be accessed from B1043 which lies west of the site and connects to the A1(M). There are no structures on site that would require clearance. The site promoter seeks residential uses of 400 homes and open space uses. To address the potential air pollution and noise issues resulting from proximity of the site to the A1(M), noise impact and air quality assessments will be required, and development should ensure that any impacts will be mitigated through appropriate measures. Any future development will need to be sensitive to its impact on the adjoining County Wildlife Site and ancient woodland. An ecological survey would be required to demonstrate that any impacts on protected species within the County Wildlife Site are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. Also, a proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the B1043, and that any adverse offsite transport impacts can be adequately mitigated.





<p>The site promoter proposes high-quality public space which could extend the Hermitage Wood green infrastructure network across the site, increasing biodiversity and that site would be designed to have consideration for the Hermitage Wood County Wildlife Site and the enhancement and protection of wildlife ensuring light; noise or other pollutants are mitigated. Mitigation of pollution as a result from the A1M would be implemented and sustainable transport routes extended from Alconbury Weald, including exploration of bus services. Technical evidence and a masterplan would be developed.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping, impact on County Wildlife Site, air pollution, noise and transport issues are key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial, but surface water flood risk is present.</li> <li>• The site is wholly greenfield grade 3 agricultural land.</li> <li>• The site is not sustainably located close to local services, cultural or leisure facilities, but is near to employment opportunities at Crossways Distribution Centre and Alconbury Weald.</li> <li>• Proximity to the A1 and A1307 means future occupiers may be subjected to light, noise, odour or visual pollution, but could assist with the operation of the site.</li> <li>• The site proposal could also affect the ancient woodlands in terms of light and noise and visual pollution, with the potential to detrimentally impact existing habitats and species.</li> <li>• The site has a greater relationship to the open countryside than the nearby uses.</li> <li>• The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands, specifically Hermitage Wood which also contains a scheduled monument.</li> </ul>
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<ul style="list-style-type: none"> <li>• The site is south of Crossways Distribution Centre, which would require assessment as to the compatibility of these sites in terms of amenity.</li> <li>• The site forms part of a green break between Crossways Distribution Centre and Alconbury Weald/ Alconbury Enterprise Zone.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as:</p> <ul style="list-style-type: none"> <li>• Due to its separation from Alconbury Weald it is currently unclear how the site could be masterplanned to become part of this community, without further completion of the Alconbury Weald development and/or compilation of potential intervening land to create a more comprehensive development, additional information would be required.</li> <li>• The site forms part of a green break between Crossways Distribution Centre and Alconbury Weald/ Alconbury Enterprise Zone.</li> <li>• The site has a greater relationship to the open countryside than the nearby uses.</li> <li>• The site proposal could also impact a significant concentration of ancient woodlands in terms of light and noise, with the potential to existing habitats and species, specifically Hermitage Wood which also contains a scheduled monument.</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Capacity calculation not undertaken as site is inappropriate for development due to landscape and ancient woodland impact, lack of demonstrable integration with nearby development.</p>	<p>N/A</p>	<p>N/A</p>

**Updates after the Initial Assessment**

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#### Alconbury Weston 11: Land adjacent to Alconbury Weald Development and South of Safefield Farm, Alconbury

<b>Site reference</b>	Alconbury Weston 11
<b>Site name</b>	Land adjacent to Alconbury Weald Development and South of Safefield Farm, Alconbury

Site address	Parish(es)	Site area (ha)
Land adjacent to the north-west of the Alconbury Weald Development, east of Hermitage Wood and north of Alconbury village.	Alconbury Weston; The Stukeleys	42ha

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Infrastructure: Supporting Infrastructure e.g. schools, community uses Open space: Natural, green and open space	840 homes Whilst subject to masterplanning, the site promoter anticipates that the site would include a local centre to support the daily needs of the community. No standalone open space proposed but would provide open space and play and sport provision to support the local community.	Available 2023 Build out over 12 to 15 years

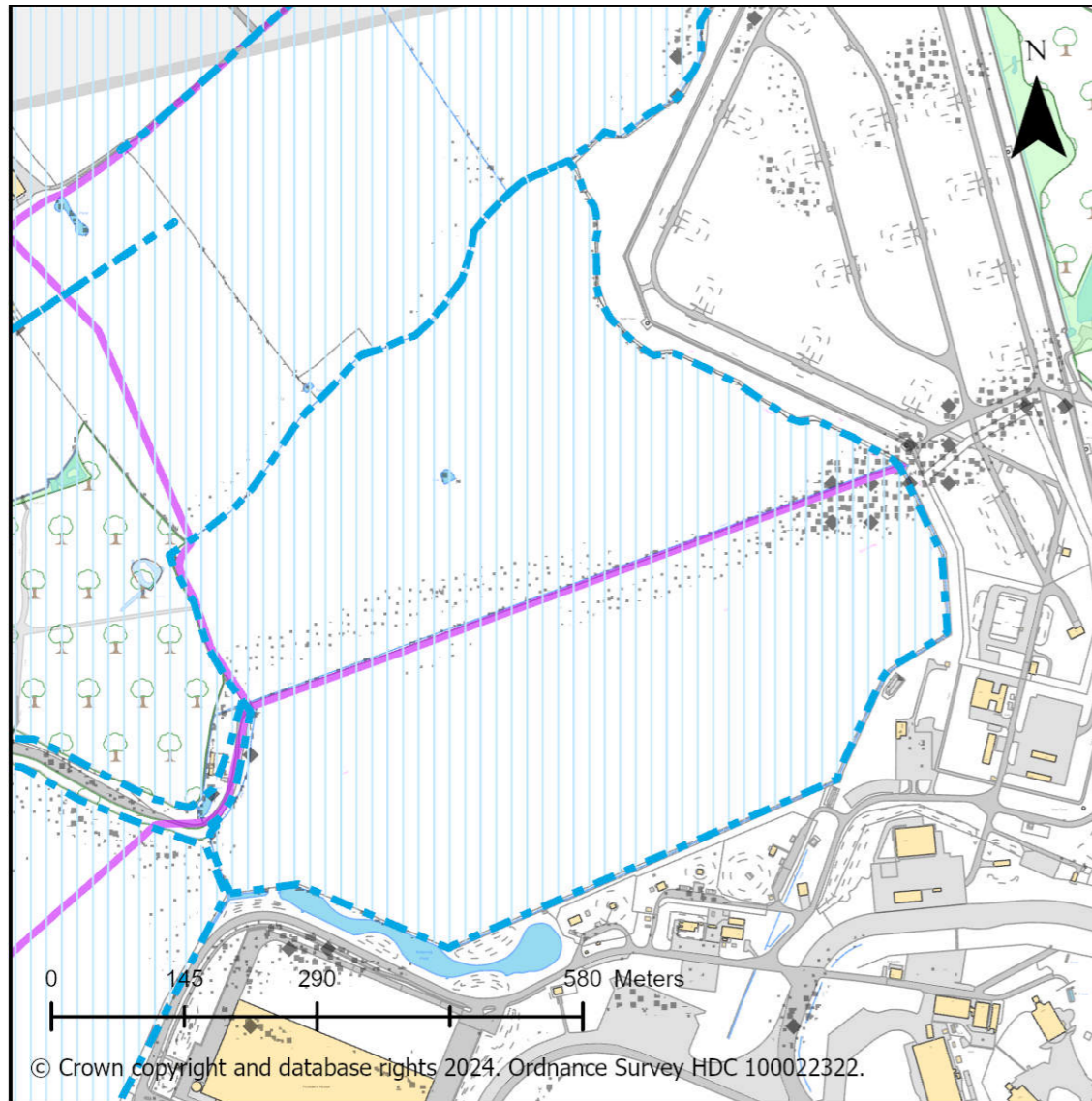
#### Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:360
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Relevant planning history	HELAA (December 2017): Farmland North of Alconbury Weald, East of Hermitage Wood, Alconbury (063) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location Plan

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	No	Pass
Flood zone 3b	No	Pass
Designated local green space	No	Pass
Nature conservation designation	No	Pass
Within mineral development area or water recycling area	No	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1 but has some risk of surface water flooding. It is mostly classified as grade 3 agricultural land; however, part of the eastern portion of the site is classified as non agricultural land. The site has a uniform surface and has a similar topography to the surrounding land. It has no built structures within it; it contains a small pond located in the northern half of the site and a public footpath runs across the site connecting areas to the west of site (including Hermitage Wood) to areas to the east of the site (towards Alconbury Enterprise Zone). The boundary of the entire site comprises some trees and hedging which provides very limited screening from the adjoining uses. It is bounded by agricultural land on the northern and north eastern boundary. There is a</p>	~
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footpath along the western boundary which separates the site from the adjoining County Wildlife Site (Hermitage Wood) which contains a Scheduled Monument. The site lies north of the Alconbury Weald and Alconbury Enterprise Zone. This makes the site removed from residential development. There could be an opportunity for integration of the site with Alconbury Weald, yet the practicalities of this are yet to be confirmed. Impact of development on the site would be very significant on the existing landscape and appropriate landscaping will be required as well as the retention of existing trees and hedges on the boundaries to minimise the impact. Future development will need to be sensitive to its impact on the adjoining County Wildlife Site.

There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site has very limited access to the public highway via a public right of way which passes through the County Wildlife Site and connects to Ermine Street over 1km west of the site. Access to the site through the Hermitage Wood may be harmful to the existing species and trees.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.

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**Availability**

The site is in single company ownership and control who support its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain planning permission before selling it to a third party for development following allocation of the site. Build out is expected to take 12 to 15 years.

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**Achievability**

Access to gas, mains water and digital and telecommunications infrastructure are unknown. No oil or gas pipeline infrastructure crosses the site, and no overhead powerlines are present. There are no structures on site that would require clearance. The site promoter seeks residential uses of 840 homes. An ecological survey would be required to demonstrate that any impacts on protected species within the County Wildlife Site are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity. Surface Water Flood risk assessment would be required to access and mitigate the impact of surface water flooding on development. The site has very limited access to the public highway via a public right of way which passes through the County Wildlife Site and connects to Ermine Street over 1km west of the site. However, development at this site will generate a significant amount of traffic which will impact the County Wildlife Site and Scheduled Monument. Impact on heritage would require assessment. A transport assessment will be required to demonstrate that safe, appropriate access can be provided without negatively impacting County Wildlife Site. It will also need to demonstrate that the wider road network

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<p>can absorb additional traffic created by the development. Access to the site is currently officially unconfirmed and integration to the wider Alconbury Enterprise Zone may present viability issues if landownership is involved.</p> <p>The promoter notes that the site would be designed to have consideration for the Hermitage Wood County Wildlife Site and the enhancement and protection of wildlife currently through careful design. Light; noise or other pollutants will also be mitigated to protect from any impact on the CWS. Cycle and footpath links will be extended through the site, and the public right of way will be retained improving links between the site and Alconbury Weald. They note that the site is currently not immediately accessible from the highway however the development of the site may be undertaken in conjunction with the site to the east of Hermitage Wood [Alconbury 7] which is also under the control of the same landowner. It is also mentioned that the site borders a northern area of the Alconbury Weald development which is</p> <p>shown on a Key Phase 3 plan to have a proposed commercial service route running along the adjoining boundary. It is proposed that this road could be extended into the site to provide an additional route of access and future development here could provide additional access opportunities across the developments. A masterplan would be produced.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are no structures on site to clear but there are constraints on site to mitigate. Landscaping, surface water flooding, and transport issues should be key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by third party developer after planning permission is obtained. As such, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial, but surface water flood risk is present.</li> <li>• The site is wholly greenfield and predominantly grade 3 agricultural land with some urban land.</li> <li>• The site is not sustainably located close to local services, cultural or leisure facilities, but is near to employment opportunities at Crossways Distribution Centre and Alconbury Weald</li> </ul>
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<ul style="list-style-type: none"> <li>• The proximity Alconbury Enterprise Zone mean that future occupiers may be subjected to light, noise, odour or visual pollution</li> <li>• The site proposal could also affect the ancient woodlands in terms of light and noise and visual pollution, with the potential to detrimentally impact existing habitats and species</li> <li>• The site has a greater relationship to the open countryside than the nearby uses.</li> <li>• The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands, specifically Hermitage Wood which also contains a scheduled monument.</li> <li>• The site is north and west of Alconbury Enterprise Zone which would require assessment as to the compatibility of these sites in terms of amenity.</li> <li>• There is a current lack of access from the B1043 and Alconbury Weald the site is isolated regarding means of access.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as:</p> <ul style="list-style-type: none"> <li>• It is currently unclear how the site could be masterplanned to become part of this community without further completion of the Alconbury Weald development, coordination of access arrangements which could present land ownership issues and/or compilation of potential intervening land to create a more comprehensive development, additional information would be required.</li> <li>• The site has a greater relationship to the open countryside than the nearby uses.</li> <li>• The site proposal could also impact a significant concentration of ancient woodlands in terms of light and noise and visual pollution with the potential to existing habitats and species, specifically Hermitage Wood which also contains a scheduled monument.</li> <li>• The site is north and west of Alconbury Enterprise Zone which would require assessment as to the compatibility of these sites in terms of amenity.</li> <li>• Current lack of access from the B1043 and Alconbury Weald means the site is isolated regarding means of access and could present viability issues.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to landscape and ancient woodland impact, lack of demonstrable integration with nearby development, lack of access.	N/A	N/A

**Updates after the Initial Assessment**

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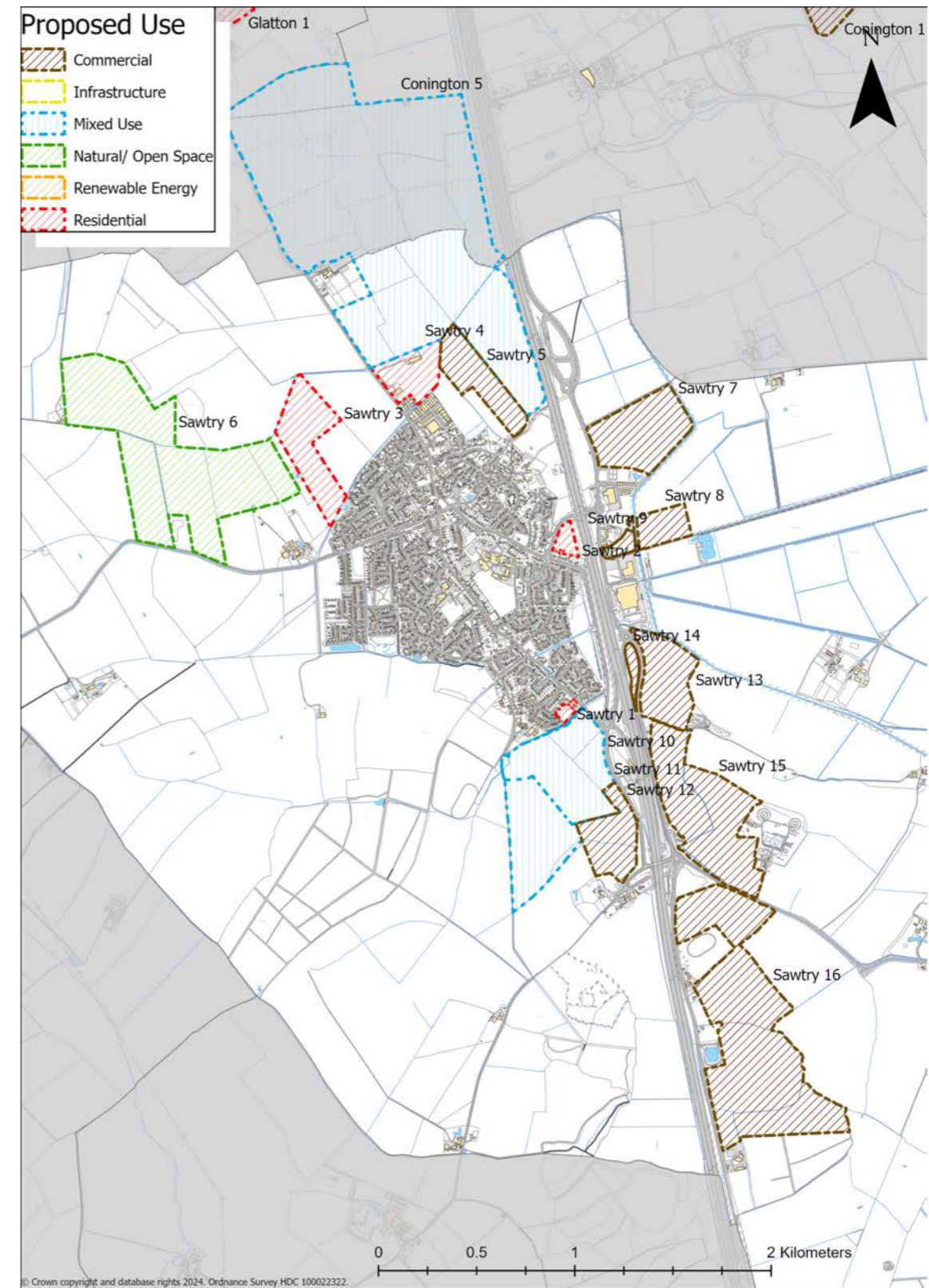


### 4 Sawtry

4.1 A total of 16 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Sawtry 1: Green End Field, Sawtry
- Sawtry 2: Land at St Andrews Way, Sawtry
- Sawtry 3: Land to the West of Glatton Road, Sawtry
- Sawtry 4: Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry
- Sawtry 5: Land to the North East of the Brookside Industrial Estate, Sawtry
- Sawtry 6: Glebe Farm, Sawtry
- Sawtry 7: Land at Little Common Farm, Sawtry
- Sawtry 8: Land North of Black Horse Industrial Estate (larger site), Sawtry
- Sawtry 9: Land North of Black Horse Industrial Estate (smaller site), Sawtry
- Sawtry 10: Land to the East of St Judith's Lane and west of Toll Bar Way and Green End Road (larger site), Sawtry
- Sawtry 11: Land to the West of Toll Bar Way and Green End Road (smaller site), Sawtry
- Sawtry 12: Land to the West of Toll Bar Way and North of Whitehall Farm, Sawtry
- Sawtry 13: Land Southwest of B1090 and East of Stangate Hill B1043 (larger site), Sawtry
- Sawtry 14: Land Southwest of B1090 and East of Stangate Hill B1043 (smaller site), Sawtry
- Sawtry 15: Land East of B1043 and East of Keeper's Cottage, Sawtry
- Sawtry 16: Land at Brickyard Farm, Sawtry

4.2 Please note that Conington 5: Land At, Middlemarsh Farm Glatton Road, Sawtry also partially falls within Sawtry parish, but it has been included under Conington as most of the site lies within that parish area.



4.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2

**Sawtry 1: Green End Field, Sawtry**

<b>Site reference</b>	Sawtry 1
<b>Site name</b>	Green End Field, Sawtry

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
156 Green End Road, Sawtry, PE28 5XA	Sawtry	0.62ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and or affordable homes Custom and self build homes	5 minimum, 10 maximum market and or affordable homes  5 minimum, 10 maximum custom and self build homes	Available 2023  Build out 1 to 2 years

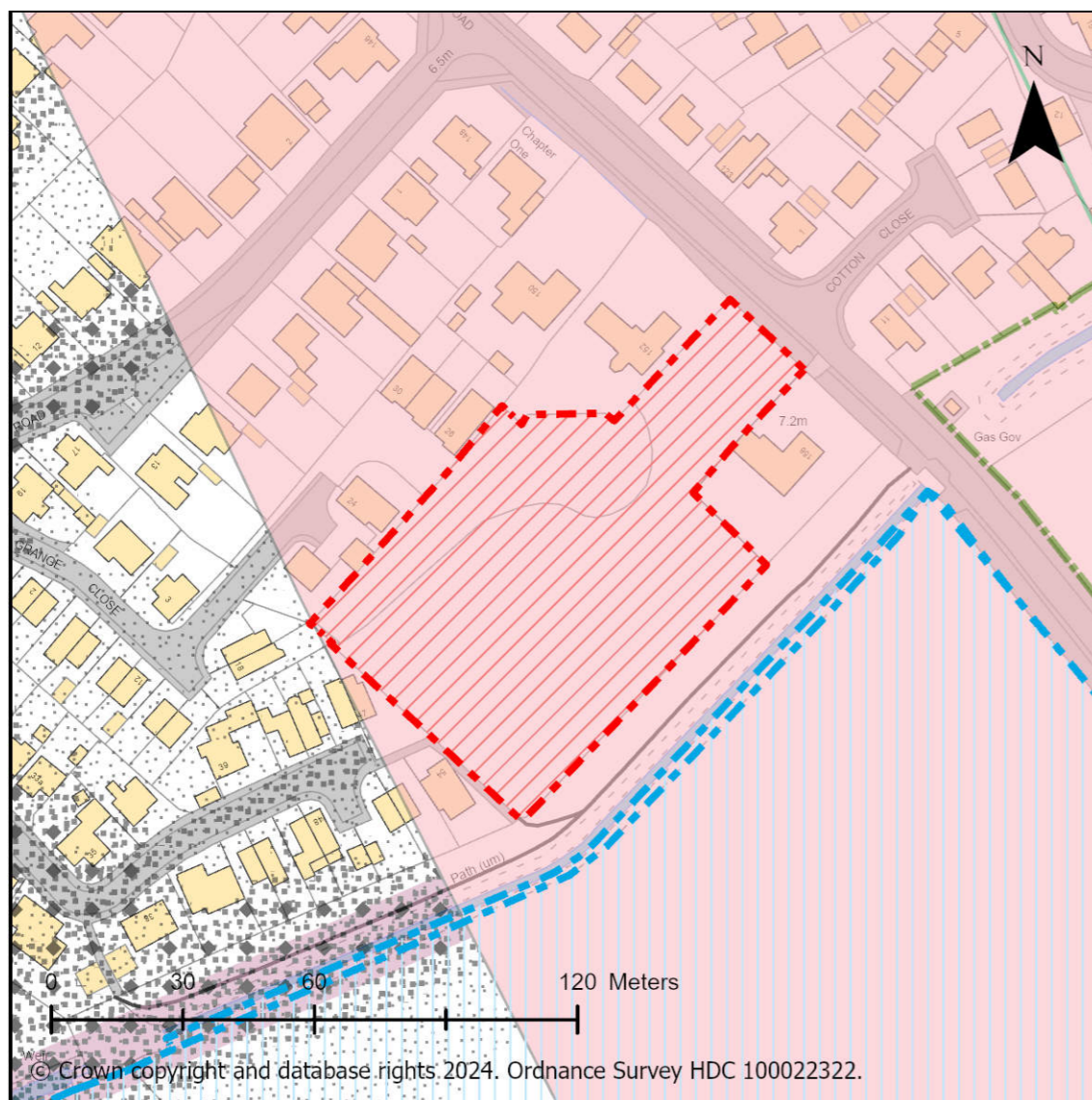
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 11
Relevant planning history	Application number: 8601187OUT Proposed development: Residential development (0.39ha) Outcome: Refused
Land type	Wholly greenfield land
Current use of the site	Agricultural
Supporting information	Flood map for planning Highway information

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk but surface water flood risk is present across the site. The agricultural land class of the site is urban.</p> <p>The site is flat agricultural land, two residential properties fronted by established trees and hedgerow sit either side of the north eastern boundary. The site can be clearly seen from Green End road, Aversley Road and from public right of way that runs along the south eastern boundary connecting with Aversley Road. Residential development bounds the south western and western boundary. The site is highly exposed in long distance views to the south from Toll Bar Way and St Judiths Lane which may require landscaping mitigation,</p>	<p>+</p>
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<p>however existing properties either side of the site and to the north can also be clearly seen. The impact on the landscape would be determinant on site density and elevation. Access to the site could be achieved off Green End Road or Aversley Road.</p> <p>There is no known pollution or contamination and no known gas pipelines and buffer zones cross the site. Overhead powerlines run just outside the south eastern boundary. The site sits within an oil pipeline buffer zone, as do the properties either side of the site, development would have to identify if development in this location is acceptable. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and not within a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in single family ownership and control, development is supported by all landowners. There are no known legal restrictions. The site is available from 2023, planning permission would be acquired and the land sold to a third party for development, build out was estimated to take 1 to 2 years.</p>	<p>+</p>
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. There is no known pollution or contamination and no known gas pipelines and buffer zones cross the site. Overhead powerlines run just outside the south eastern boundary. The site sits within an oil pipeline buffer zone, as do the properties either side of the site, development would have to identify if development in this location is acceptable. The site is in proximity to the A1 which would assist with the logistics of construction.</p> <p>The site promoter notes that there is a potential ransom strip at the southwest boundary if access were to be from Aversley Road. The site promoter notes that access may be an issue and that there is a possibility to use 156 Green End Road as part of the development land, which could assist with access to the site. It is not known if a ransom strip also applies to the access at Green End Road, but purchase of further land here to improve access could present viability issues.</p>	<p>~</p>
<p><b>Deliverability / developability</b></p> <p>There are no known legal restrictions. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. There are a number of constraints which require resolution including landscape impact, impact on the oil pipeline buffer and</p>	<p>~</p>

access issues. The site is available from 2023, once planning permission is acquired the land will be sold to a third party for development. The site is therefore classified as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk, or surface water flood risk.
- The site is wholly greenfield and classified as urban land meaning development will not impact on the best and most versatile agricultural land.
- The site is well related to the existing place and community.
- The site is close to local services and facilities and employment opportunities are 2km away.
- The southern aspect looks out onto open countryside which would require landscape mitigation, but is of a size that would not significantly impact the landscape.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing place and community
- Would require landscape mitigation to the south
- The impact on the landscape would be determinant on site density and elevation
- The oil pipeline buffer zone within the site may limit development and requires further assurance.
- Presence of overhead powerlines just outside the south eastern boundary may require consideration
- Site access requires resolution, ransom strips may be present inhibiting development.
- Surface water mitigation would be required.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.22ha  75% net developable area to allow for landscape mitigation and oil pipeline bufferzone.	The net developable area is 0.915ha	Available 2024

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
1.22ha x 75% = <b>0.915ha</b>	Residential - Market and/or affordable homes, or custom and self build homes  Low density of 35 dph to reflect the lower density context of larger villages.  Capacity = 0.915 ha x 35 dph = <b>32 homes</b>	Build out 2 to 3 years

**Updates after the Initial Assessment**

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**Sawtry 2: Land at St Andrews Way, Sawtry**

<b>Site reference</b>	Sawtry 2
<b>Site name</b>	Land at St Andrews Way, Sawtry

Site address	Parish(es)	Site area (ha)
Land to the East of St Andrews Way, Sawtry	Sawtry	1.42 ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and affordable homes Custom and self build homes Nursing and care homes	circa 40 Market and affordable homes (subject to masterplanning)  Element of Custom and self build homes proposed  Nursing and care homes capacity to be confirmed - potentially provision of a care home and retirement dwellings.	Available 2024-2028  Build out 2 to 3 years.

**Core information**

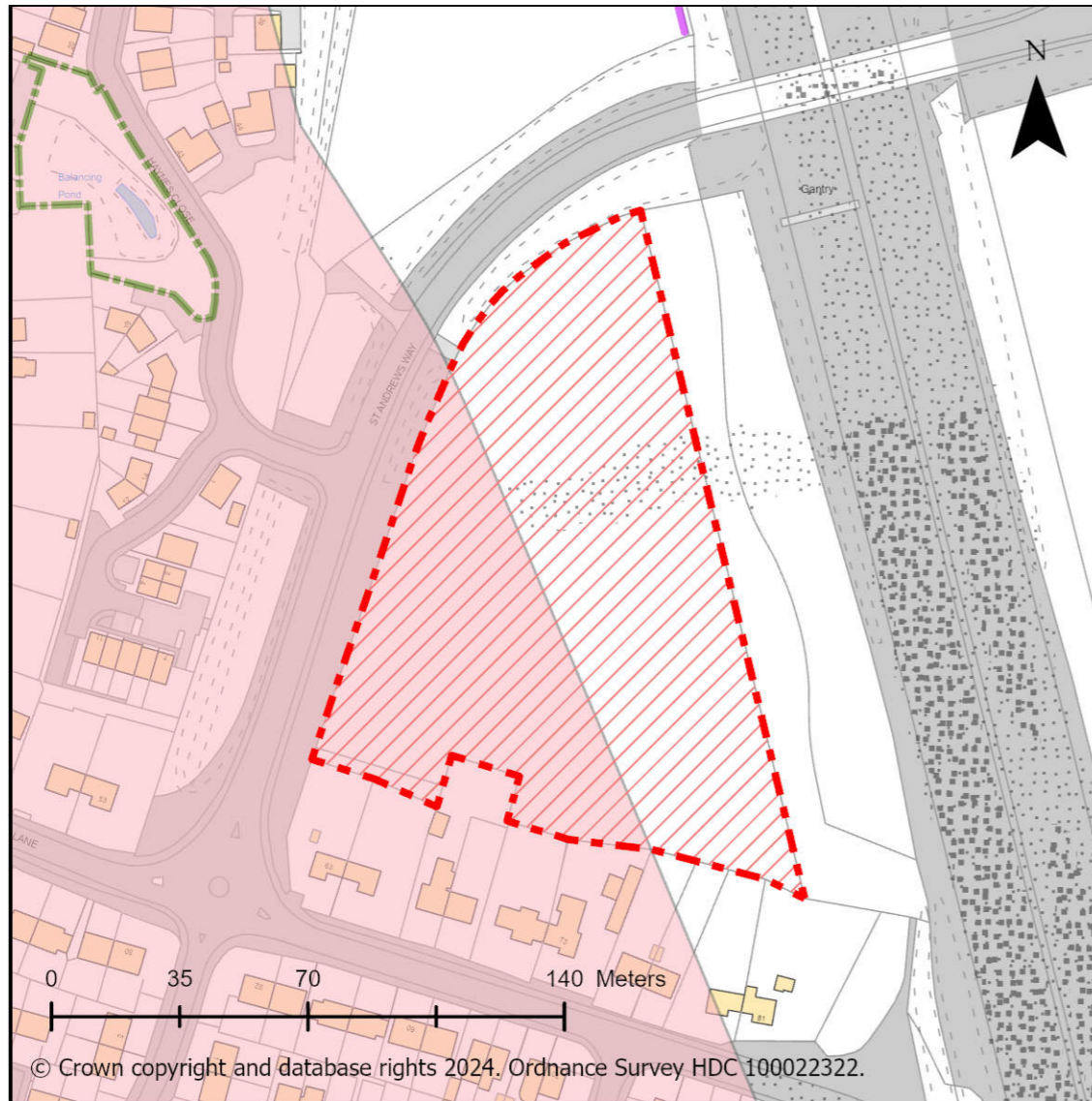
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 81
Relevant planning history	HELAA (December 2017) St Andrew's Way
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Access Appraisal Air Quality Baseline Study Location Plan

	Technical Note - Residential Use Preliminary Noise Assessment
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk but a small percentage of low risk surface water flood risk is present. The site is a mix of grade 3 agricultural land and urban land.</p> <p>Residential properties sit on the southern boundary of the site (Fen Lane) and the A1 bounds the eastern boundary. St Andrews Way abuts the western boundary, this road crosses the A1 and is therefore elevated above ground level north of the site gradually sloping as it continues south. The western edge is screened by mature trees and hedgerow,</p>	~
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<p>with an access available off St Andrews Way. The eastern boundary houses a significant and established tree line screening the site from the A1. Landscape impact would be negligible and the retention of trees and hedgerow would screen the site.</p> <p>The presence of the A1 and St Andrews Way means that the site will be susceptible to substantial noise light and air pollution, some of which may be from an elevated level above the site.</p> <p>There is no known pollution or contamination and no known gas pipelines and buffer zones cross the site nor overhead powerlines. The south western corner of the site sits within an oil pipeline buffer zone, as do the properties to the south and west of the site, development would have to identify if development in this location is acceptable. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and not within a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in individual ownership, it is in individual control however there is housebuilder interest with no legal agreement. Development is supported by the landowner. There are no known legal restrictions. The site is available from 2024-2028, planning permission would be acquired and then land sold to a third party for development. There is potential for a housebuilder to take up promotion subject to acceptable builder and offer, build out is anticipated to take 2 to 3 years.</p>	+
<p><b>Achievability</b></p> <p>Access to gas supply is unknown and water mains supply is not immediately accessible from the site boundary. Electricity supply and digital and telecommunications infrastructure is accessible from the site boundary. Access could be achieved from St Andrews Way, however consideration would be required of safe access and exit to the site due to the access point being located on a bend subject to single carriage way national speed limits potentially creating safety issues. Proximity to the A1 could assist with the logistics of construction.</p> <p>There is no known pollution or contamination and no known gas pipelines and buffer zones cross the site nor overhead powerlines. The south western corner of the site sits within an oil pipeline buffer zone, as do the properties to the south and west of the site, development would have to identify if development in this location is acceptable. The presence of the A1 and St Andrews Way means that the site will be susceptible to noise light and air pollution, some of which may be from an elevated level above the site.</p>	~

<p>The site promoter notes that an easement crosses the site but would be incorporated into the developments road layout to safeguard future access. A preliminary noise and vibrational assessment has been undertaken outlining how development should be possible and a transport access appraisal conducted including sustainable travel options alongside proposals for a priority T-Junction on St Andrews Way.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal restrictions. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. Constraints which require resolution include impact on the oil pipeline buffer, access, safety and pollution issues and impacts. The site is available from 2024, once planning permission is acquired the land will be sold to a third party for development. The site is therefore classified as developable.</p>	

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to, landscape impact, pollution and safety.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial flood risk, but has surface water flood risk.</li> <li>• The site is wholly greenfield and mix of grade 3 agricultural land (approximately 1 third) and urban land (approximately 2 thirds) meaning development would have a limited impact on the best and most versatile agricultural land.</li> <li>• The site has little relationship to the existing place and community and contributes to the approach to the village.</li> <li>• The site is close to local services and facilities and employment opportunities are 800m away.</li> <li>• The site is subject to significant light, noise and air pollution due to proximity to the A1 and the presence of flyover on the northern boundary.</li> <li>• There are safety issues regarding entrance and exit to the site.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it:</p> <ul style="list-style-type: none"> <li>• Has little relationship to the existing place and community and contributes to the approach to the village.</li> <li>• Would be susceptible to substantial noise light, vibrational and air pollution, some of which may be from an elevated level above the site.</li> <li>• Is impacted by an oil pipeline buffer zone which could impact development.</li> <li>• Has safety concerns for access and exit to and from the site.</li> </ul>
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**Sawtry 3: Land to the West of Glatton Road, Sawtry**

<b>Site reference</b>	Sawtry 3
<b>Site name</b>	Land to the West of Glatton Road, Sawtry

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land to the north west of Sawtry and to the west of Glatton Road	Sawtry	12.48ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable homes Open space: Natural Green or open space Biodiversity net gain Land to safeguard against flooding	circa 300 homes  1.50ha Natural Green or open space  1.60ha Biodiversity net gain  0.90ha Land to safeguard against flooding	Available 2029-2034  Build out 7 years

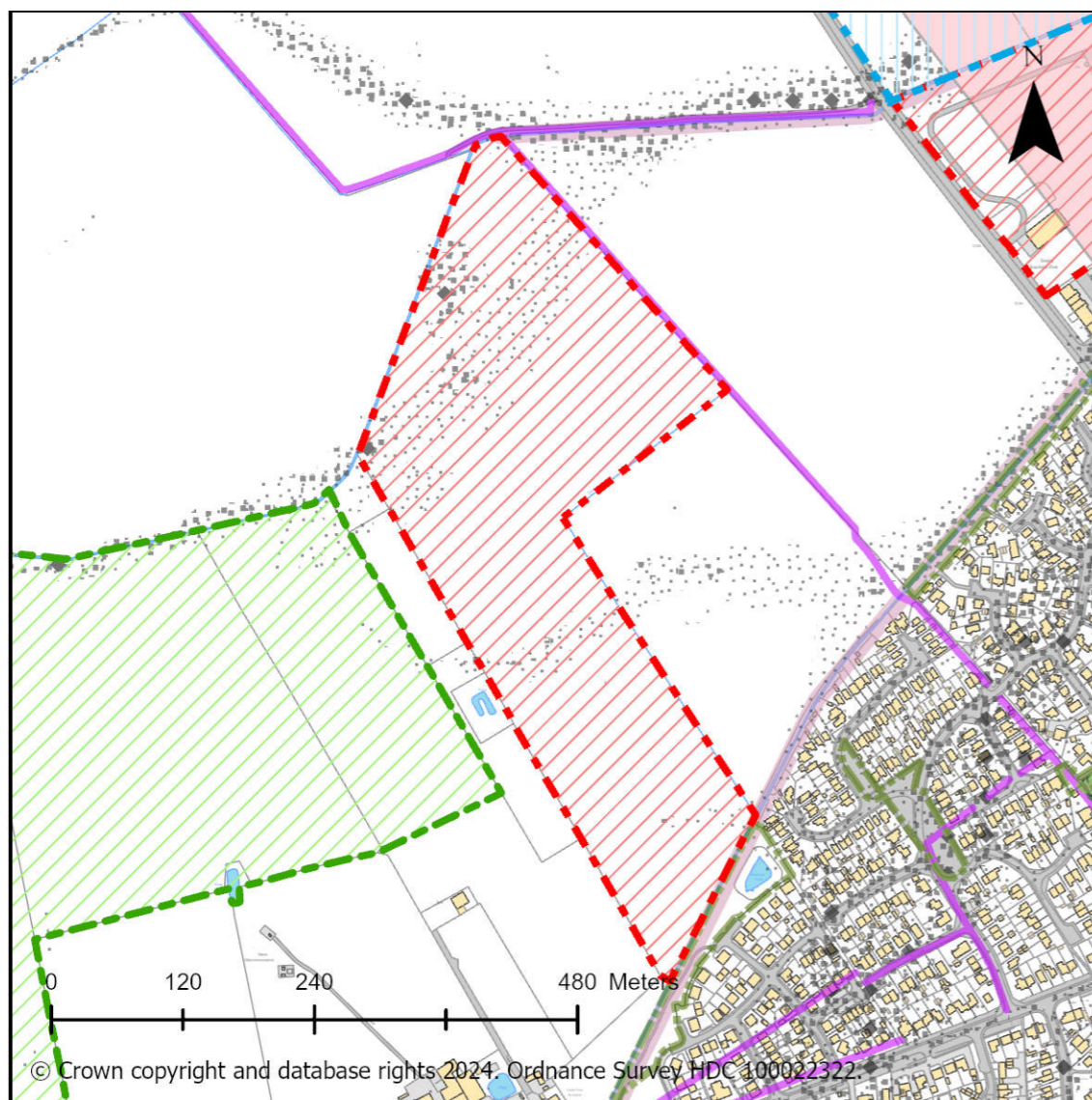
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 88
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location Plan  Vision document

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	0.43% in flood zone 3b (0.05ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The majority of the site is within flood zone 1 with a small portion in flood zone 3b, surface water flood risk is present on site. The site is wholly grade 3 agricultural land. The land slopes north west to south east and sits within an area of open countryside at the base of a hill. The eastern, northern and southern edges of the site are bounded by Sawtry Brook, with tree and hedgerow along the southern boundary. The built area of Sawtry is south of the site and a public right of way runs by the northern boundary and alongside the north eastern boundary, meaning views can be clearly seen into the site from multiple locations and also currently from Glatton Road which is exposed to open countryside providing long distance viewpoints. There are no buildings within the site, however a</p>	~
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<p>permitted outline application (20/01407/OUT - Allison Homes site) for 340 dwellings is extant immediately east of the site, but has not commenced. At present the landscape impact of development would be high requiring strategic landscaping. The site is currently removed from residential development and more related to the countryside, meaning integration with the existing community may be difficult to achieve. Access to the site is a significant constraint at present with no direct link to road infrastructure meaning there may be issues regarding viability or ransom strips.</p> <p>There is therefore potential for contaminants to be present, such as from agrochemicals from previous use, which would require mitigation. No known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and is not within a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single individual / company with a promotion agreement in place, development is supported by the landowners. There are no known legal restrictions. The land is available from 2029 - 2034, the site would be delivered by a housebuilder and build out is expected to take 7 years.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply are noted not being immediately accessible from the site boundary nor are digital and telecommunications infrastructure. Access to the site access is currently unavailable via road meaning access for construction and for residents presents a significant restriction to the achievability of the site and presents potential financial and viability impediments. There is a possibility that access could be achieved from the east if development of site 20/01407/OUT (currently without reserved matters permission) were to come forward, although access through the site presents similar issues and integration of these sites would require confirmation from all parties. At present the landscape impact of development would be high requiring strategic landscaping. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. The site promoter notes that there may be potential contamination due to the site's current use.</p> <p>Evidence submitted by the site promoter notes that the primary access route to the site for vehicles, will be from the neighbouring site (which is currently has outline permission), which itself is accessed via Glatton Road creating an integrated development, secondary access for pedestrians, cyclists and emergency vehicles is proposed from to the south. It also notes that existing vegetation along existing hedgerows, would need careful consideration and incorporation into the scheme and lower densities on the outskirts of the development could help integrate development with the built form within the village and the wider countryside.</p>	

<b>Deliverability / developability</b>		
<p>There are significant constraints regarding access and rights to access the site. The site's location within a mineral safeguarding area may limit the possibility of residential uses on site. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Subject to overcoming the constraints the site could be categorised as developable.</p>		

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is constrained by some 3b fluvial flood risk, and surface water flood risk.</li> <li>• The site is wholly greenfield grade 3 agricultural land. The site is of a size that could include a wide range of types, sizes and tenures.</li> <li>• The site has little relationship to the existing place and community and is in an isolated countryside location.</li> <li>• The site is close to a convenience store and Sawtry Village where there is a primary school; an unimplemented site to the east plans for provision of a primary school, however the site to date remains undeveloped. It is removed from other local services and facilities and cultural and leisure facilities, employment opportunities are 500m and 2km away.</li> <li>• Development on the site would have significant landscape impact</li> <li>• There are fundamental issues regarding access to the site.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is at present not appropriate for development as it has little relationship to the existing place and community and is in an isolated countryside location.</li> <li>• Would require flood mitigation</li> <li>• Investigation and mitigation from potential land contaminants may be required.</li> <li>• Would require strategic landscape mitigation</li> </ul>	
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<ul style="list-style-type: none"> <li>• Access is unachievable at present via road meaning access for construction and for residents presents a significant restriction to the achievability of the site and presents the possibility of ransom strips creating potential financial and viability impediments.</li> <li>• Development could only be integrated into the existing community once development to the east is complete.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 12.48ha</p> <p>75% net developable area to allow for landscape mitigation, open space and flood mitigation.</p> <p>12.48ha x 75% = <b>9.36ha</b></p>	<p>The net developable area is 9.36ha</p> <p>Residential - Market and/or affordable homes</p> <p>Low density of 35 dph to reflect the lower density context of larger villages.</p> <p>Capacity = 9.36ha x 35 dph = <b>328 homes</b></p>	<p>Available post 2032 after completion of approved residential outline application to the east.</p> <p>Build out 7 years</p>

**Updates after the Initial Assessment**

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**Sawtry 4: Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry**

<b>Site reference</b>	Sawtry 4
<b>Site name</b>	Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry

Site address	Parish(es)	Site area (ha)
Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry, PE28 5SY	Sawtry	6.50ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self-build housing Open Spaces: Natural, green or open spaces for a variety of uses	180 Market and/or affordable housing 10 Custom and self-build housing Natural, green or open spaces for a variety of uses to policy requirements	Available 2029-2024 Build out unknown

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 52
Relevant planning history	Application number: 1201154S73 Proposed development: Variation of condition 1 of PP 0900793FUL to allow the siting of a mobile home for use as temporary dwelling

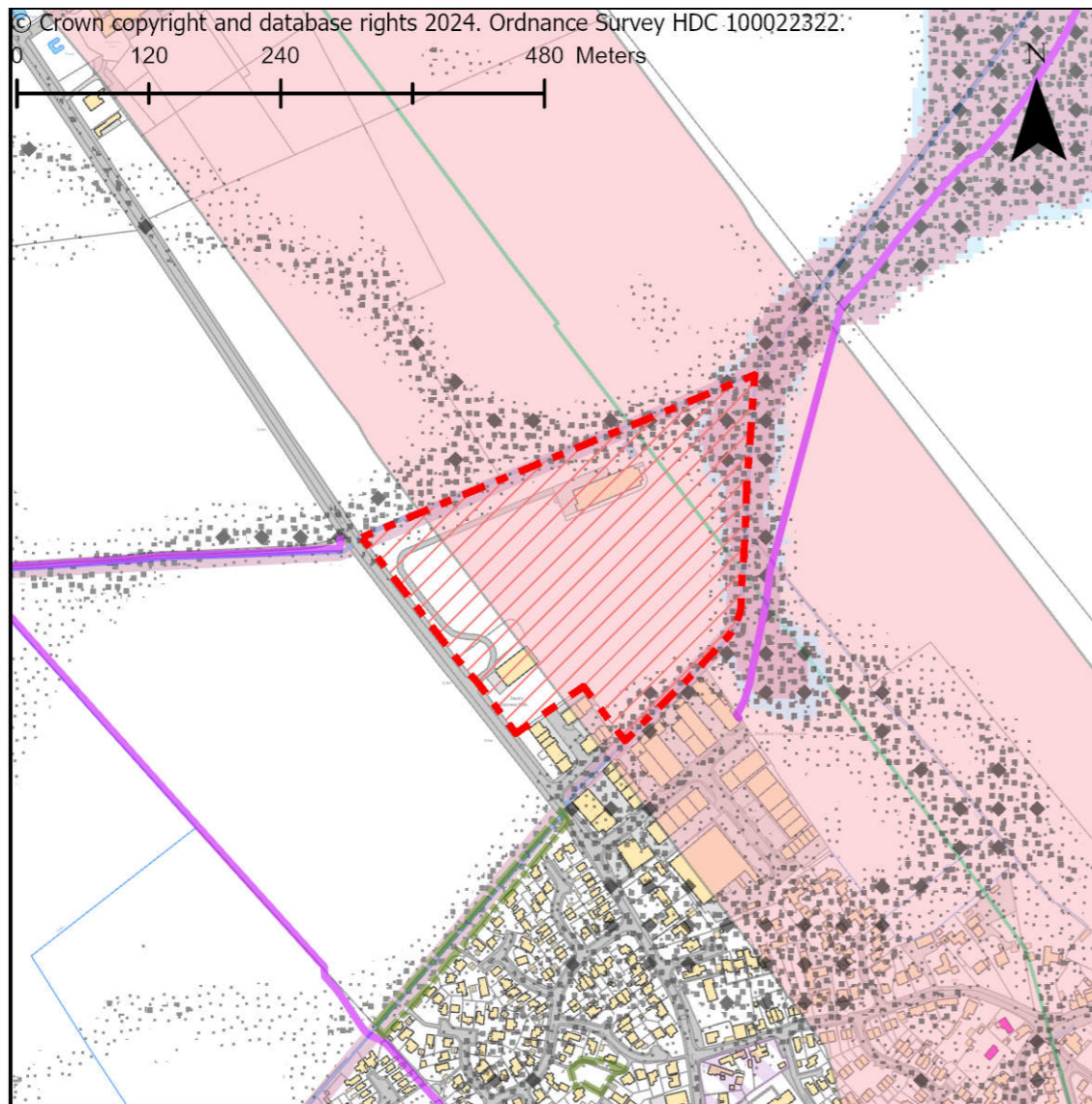
	Outcome: Approved Application number: 0900793FUL Proposed development: Change of use of land for the siting of a mobile home for use as temporary dwelling for agricultural workers Outcome: Approved Application number: 0900780FUL Proposed development: Proposed poultry house including access road and landscaping scheme Outcome: Approved Application number: 0401288FUL Proposed development: Erection of turkey rearing building Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	15% of the site is within floodzone 3b (1.03ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass



Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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The site slopes down west to east in the direction towards the A1 and forms part of the wider open countryside to the north. The southern boundary is bounded by Sawtry Brook and an established employment area - Brookside Industrial Estate - which is screened by trees, buildings and hedgerow creating a landscape barrier to the wider countryside and the site to the north. The eastern and northern boundaries look out into interrupted open countryside. A public right of way just outside the eastern boundary facilitates uninterrupted views into the site and wider countryside. The site is also clearly visible from Glatton Road (on the western edge) which is bounded by hedgerow. The site is agricultural land and contains two agricultural buildings, roadways, hard standing and access to Glatton Road. Current access is provided off Glatton Road making the site accessible. The site is highly exposed in both the local landscape and longer distance views, significant landscaping would be required to mitigate the impact of development.

The site is removed from current residential development and separated by an industrial estate, however a permitted outline application (20/01407/OUT) for 340 dwellings is extant immediately east of the site, but has not commenced. Integration with the wider residential area could be achieved if this site were to come forward for development.

There is no known pollution or contamination, but may be present due to its current use and no known gas pipelines and buffer zone cross the site nor overhead powerlines. An oil pipeline and buffer zone crosses the site and some electricity infrastructure is present within the western edge of the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is part previously developed land and part greenfield land offering some opportunity to contribute to regeneration. The site is within a brickclay mineral safeguarding area and is not within a water recycling area.

**Availability**

The site is in single company ownership and in family control, development is supported by all landowners. Legal restrictions include development overage on site which expires in 2027. Internal Drainage Board drainage easements along northern and eastern (Sawtry Brook) boundary. The site is available from 2029-2034 and would be delivered through acquiring allocation status and then selling the land to a third party for obtaining planning permission and development. It is noted that it is unknown how long build out would take.

**Achievability**

Gas supply to the site is unknown. Mains water and electricity supply and digital and telecommunications infrastructure are accessible from within the site. The public highway is accessible from the boundary. There are legal restrictions on the site including overage and easement which would require addressing. The strategic oil pipeline and electricity infrastructure may also limit the layout or achievability of development. At present the landscape impact of development would be high requiring strategic landscaping. Proximity

**Assessment of Site Potential**

Context, constraints and potential suitability	
The majority of the site is within flood zone 1, flood zone 2 and 3b are also present on site following the north, east and southern boundary, some of the site is at risk of surface water flooding within the same locations. The site is grade 3 agricultural land.	~

<p>to the A1 and direct access from Glatton Road would provide good long term road connectivity and assist with the logistics of construction. Demolition of existing structures would be required and contamination may be present and require remediation. Integration with residential development to the west could be achieved once development is completed / under construction.</p> <p>The site promoter says - The masterplan/ final layout will need to take all physical environmental and ecological constraints into account and would be demonstrated via a masterplan.</p>	
<p><b>Deliverability / developability</b></p> <p>There are legal and physical constraints such as overage, easement, a strategic oil pipeline and electricity infrastructure which would require mitigation. The site's location within a mineral safeguarding area may limit the possibility of residential uses on site. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Subject to overcoming the constraints the site could be categorised as developable</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is constrained by some 2 and 3b fluvial flood risk, and surface water flood risk.</li> <li>• The site is wholly greenfield grade 3 agricultural land. There are two agricultural buildings on the site meaning that reuse of materials or buildings would be minimal</li> <li>• The site is of a size that could include a wide range of types, sizes and tenures.</li> <li>• The site forms part of the wider open countryside. It is exposed in both the local landscape and longer distance views, significant landscaping would be required.</li> <li>• The site is close to some local services and facilities and employment opportunities are 2km away.</li> <li>• Currently the site has little relationship to the built area of Sawtry meaning integration with the existing community at this point in time is not achievable.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is at present not appropriate for development as it has little relationship to the existing place and community and is exposed within the wider countryside setting.</li> </ul>
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<ul style="list-style-type: none"> <li>• Would require flood mitigation</li> <li>• Investigation and mitigation from potential land contaminants may be required.</li> <li>• Would require strategic landscape mitigation</li> <li>• The oil pipeline buffer zone within the site may limit development and requires further assurance.</li> <li>• Electricity infrastructure within the western edge of the site may require mitigation</li> <li>• There are legal restrictions on the site including overage and easement which would require addressing.</li> <li>• Development could only be integrated into the existing community once development to the west is complete.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 6.50ha</p> <p>75% net developable area to allow for landscape mitigation, open space and flood mitigation.</p> <p>6.50ha x 75% = <b>4.875ha</b></p>	<p>The net developable area is 4.875ha</p> <p>Residential - Market and/or affordable homes and custom and self-build housing</p> <p>Low density of 35 dph to reflect the lower density context of larger villages.</p> <p>Capacity = 4.875ha x 35 dph = <b>170 homes</b></p>	<p>Available 2029-2024</p> <p>Build out 3 to 4 years</p>

**Updates after the Initial Assessment**

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**Sawtry 5: Land to the North East of the Brookside Industrial Estate, Sawtry**

<b>Site reference</b>	Sawtry 5
<b>Site name</b>	Land to the North East of the Brookside Industrial Estate, Sawtry

Site address	Parish(es)	Site area (ha)
Land to the north east of Sawtry, off Tort Hill	Sawtry	9.2ha (Google MyMaps)

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Logistics, distribution	25,000 sqm split to be determined	Available 2024-2028 Build out 2 to 3 years

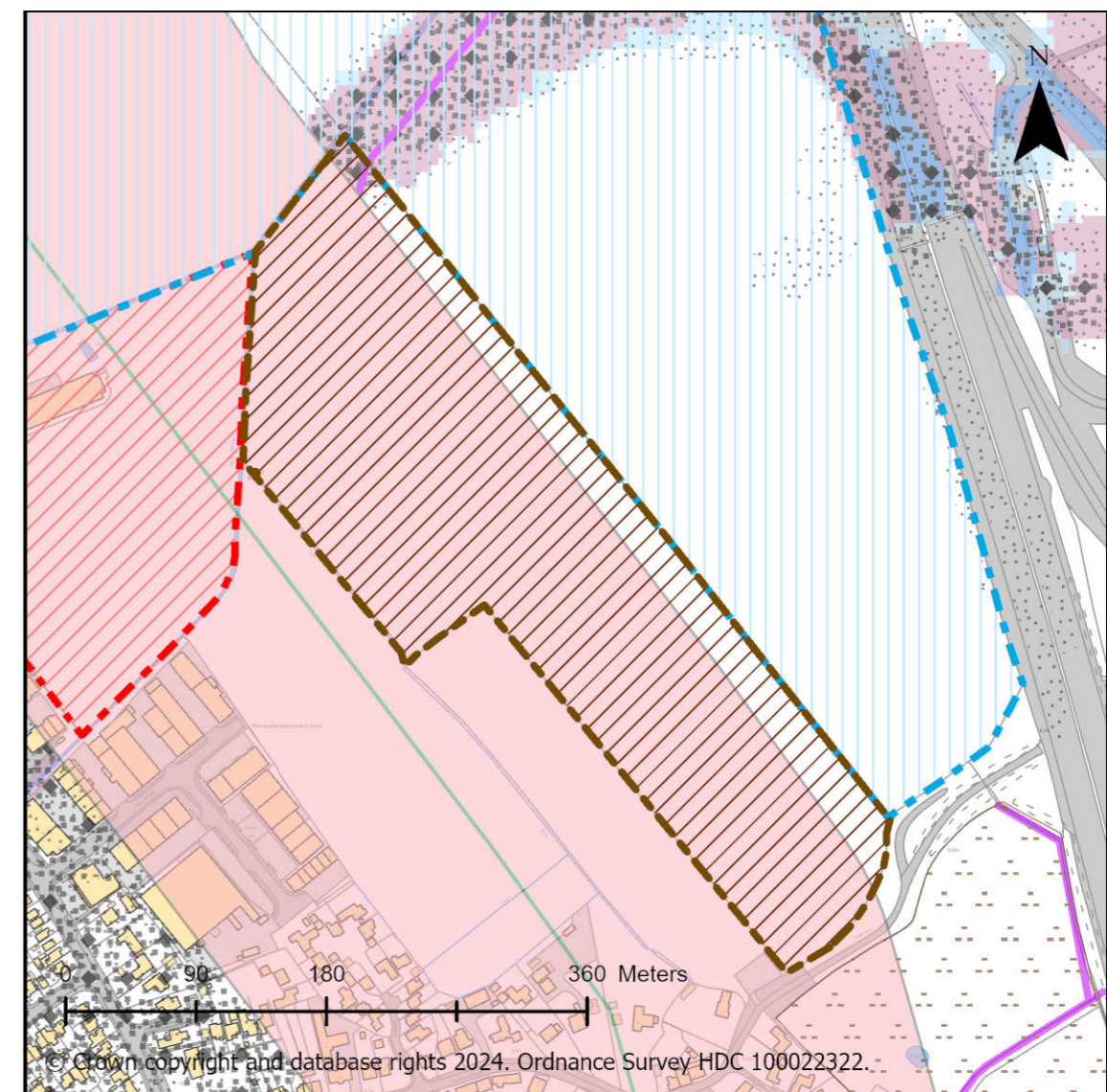
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 169
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	6.86% of the site is in flood zone 3b (0.63ha)	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The majority of the site is within flood zone 1, with flood zones 2 and 3 present along the northern boundary. Surface water flood risk is present within a similar location. The site is grade 3 agricultural land.</p> <p>The site is in open countryside and comprises relatively flat agricultural field with hedgerow outlining the boundaries. The eastern and northern boundaries look out into interrupted open countryside. The northern boundary is bounded by Sawtry Brook. The site can be clearly seen from Tort Hill, a narrow lane which extends along the southern boundary of the site transitioning from residential area to countryside accessible for walking and active travel. A public right of way also traverses the northern section of the site facilitating uninterrupted views into the site and wider countryside. The site is also clearly visible from Glatton Road to the west. Current access is provided off Tort Hill. The site is highly exposed in both the local landscape and longer distance views , significant landscaping would be required to mitigate the impact of development.</p> <p>There is no known pollution or contamination, and no known gas pipelines and buffer zone cross the site nor overhead powerlines. An oil pipeline buffer zone crosses the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and is not within a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is single organisational control, development is supported by the landowners. The site is available from 2024-2028, planning permission would be acquired and then sold to a third party for development, build out is expected to take 2 to 3 years.</p>	+
<p><b>Achievability</b></p> <p>The site promoter notes that access to gas supply is unknown but mains water, electricity supply and digital and telecommunications infrastructure are accessible from the site boundary. Access to the site is currently from Tort Hill a narrow lane making access for construction or operational purposes difficult to achieve. The site promoter notes that access is a significant constraint at present, but proposes that comprehensive development could be achieved in conjunction with the neighbouring land, this may pose significant issues regarding viability or ransom strips affecting viability and/or achievability. The landscape impact of development would be high requiring strategic landscaping.</p> <p>The site promoter proposes employment and distribution uses, the transport impact as a result of the proposed use with potential for heavy goods vehicles would require investigation.</p>	-
<p><b>Deliverability / developability</b></p>	~

<p>There are significant constraints regarding access and rights to access the site via alternative means. The site's location within a mineral safeguarding area may limit the possibility of residential uses on site. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Subject to overcoming the constraints the site could be categorised as developable.</p>	
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is constrained by fluvial flood and surface water flood risk.</li> <li>• The site is wholly greenfield grade 3 agricultural land.</li> <li>• The site is more related to the countryside and forms part of the countryside approach to the village.</li> <li>• The proposed use of the site could impact the character and form of the extremely low density residential area (where access would be required) and village in general and increase large goods vehicle and transport movements through the village.</li> <li>• The site is close to a church and public house, but is beyond 800m from other cultural and leisure facilities. The site is adjacent to Brookside Industrial Estate which could provide additional employment opportunities and opportunities for expansion.</li> <li>• The proposed use of the site could cause light, noise, odour, air or visual pollution dependent on the final use.</li> <li>• There are safety issues regarding entrance and exit to the site.</li> <li>• This would support a mix of new high and low density employment within the district.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it:</p> <ul style="list-style-type: none"> <li>• Has little relationship to the existing place and community and contributes to the approach to the village.</li> <li>• Would cause light, noise, odour, air or visual pollution dependent on the final use.</li> <li>• The proposed use of the site could impact the character and form of the extremely low density residential area (where access would be required) and village in general and increase large goods vehicle and transport movements through the village.</li> <li>• Has safety concerns for access and exit to and from the site.</li> </ul>
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- An oil pipeline buffer zone could impact the layout and proposed use of the site.
- The site promoter notes that access is a significant constraint potential access from neighbouring land, may pose significant issues regarding viability or ransom strips affecting viability and/or achievability.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to, landscape impact, impact on character and form of nearby residential area and the village in general, pollution and safety.	N/A	N/A

**Updates after the Initial Assessment**

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**Sawtry 6: Glebe Farm, Sawtry**

<b>Site reference</b>	Sawtry 6
<b>Site name</b>	Glebe Farm, Sawtry

Site address	Parish(es)	Site area (ha)
Glebe Farm, Gidding Road, Sawtry, PE28 5UJ	Sawtry	48.87ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Open space uses:	48.87ha	Available 2023
Biodiversity net gain		Build out N/A

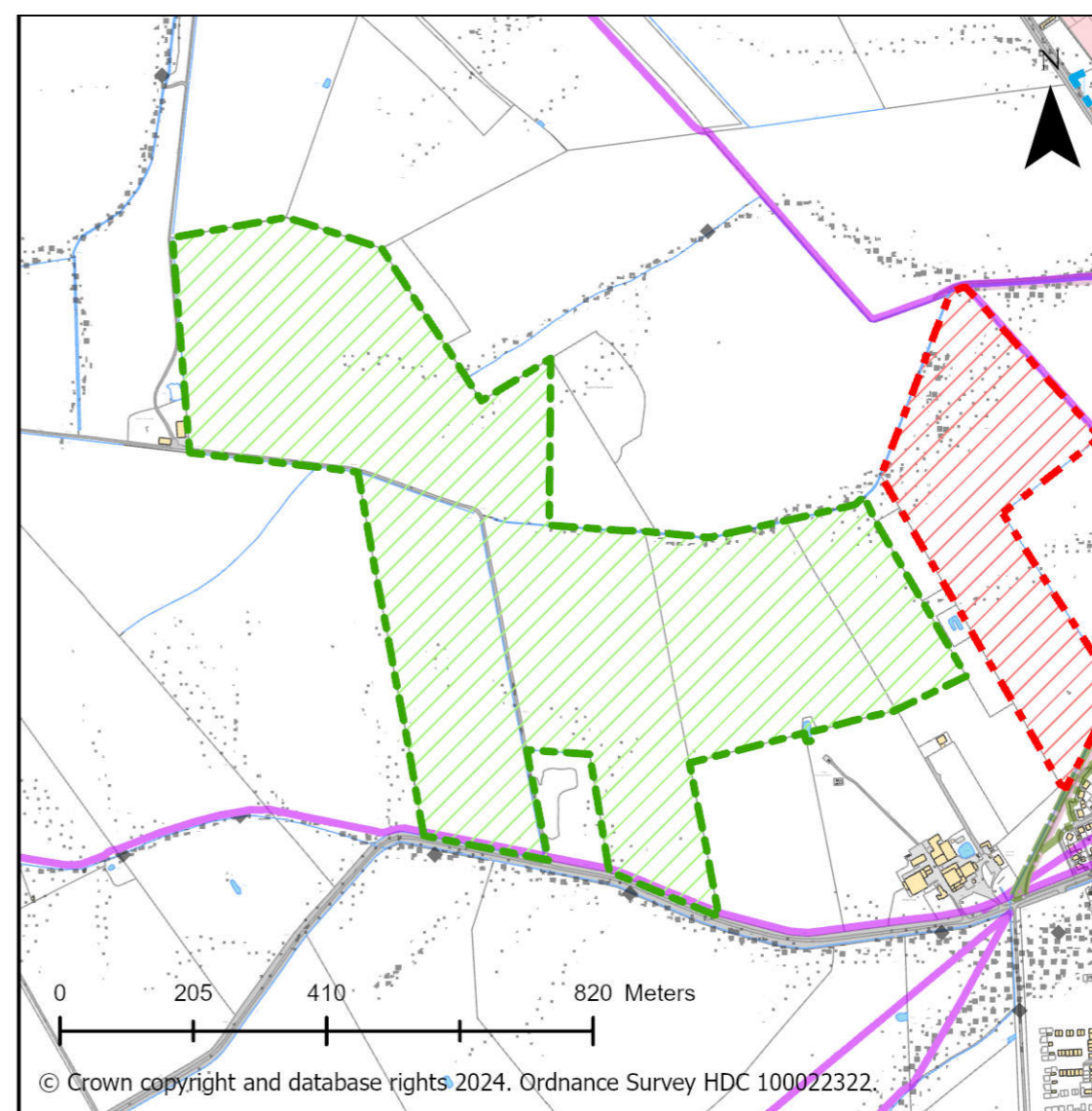
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 330
Relevant planning history	None
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	Location plan Technical Note - Biodiversity Net Gain Assessment Summary

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk and has minimal surface water flood risk. The site is wholly greenfield, arable agricultural land categorised as grade 3.</p> <p>The site is within open countryside sloping west to east by over 20 metres. It forms part of the wider undulating countryside, the hills of which form prominent landscape features and can be seen from long distance views and public rights of way. The southern edge of the site is bounded by established hedgerow and Gidding Road. Drainage ditches are present with and around the site.</p> <p>Due to the proposed use of the site it is unlikely that any adverse landscape or ecological impact would occur. The proposed use of the site for biodiversity net gain would be considered complementary to active agricultural use and has the potential to enhance the surrounding sites of nature conservation importance.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines or their associated buffer zones cross the site, nor do any overhead electricity powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers the potential to contribute towards biodiversity improvements. The site is not within a mineral safeguarding or water recycling area.</p>	+
<p><b>Availability</b></p> <p>The site is in single individual ownership and control, the proposal for biodiversity net gain is supported by the landowner. There are no known legal restrictions. The site is proposed to be delivered through a combination of the biodiversity net gain representative and credit broker with the landowner establishing and managing the site for the 30 year period. The site is available from 2023.</p>	+
<p><b>Achievability</b></p> <p>Access to gas, mains and electricity supply are unknown, as is access to digital and telecommunications infrastructure although the proposed use would generate limited if any demand for utility services. No gas or oil pipelines and buffer zones, nor overhead electricity lines cross the site. There is no known pollution or contamination. The proposal to create biodiversity net gain would enhance the biodiversity and ecological profile of the area.</p> <p>Access has not been established within the submission, however as the site is proposed to be managed by the landowners and due to the nature of the proposal it is not considered that this would affect the achievability of the site given the landowner actively farms the land.</p>	+

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<p>The site promoter provides further information on the biodiversity status of the land and potential enhancements that could be achieved.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is deliverable. There are no known legal or ownership constraints. The site would be delivered by the landowner and the biodiversity net gain representative, who would act as a planning authority liaison and facilitate credit brokerage and managing the sale process. The landowner would be responsible for establishing the habitats and managing the site for the nationally required minimum period of 30 years.</p>	+

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial flood risk, surface water flood risk is present. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage.</li> <li>• It can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration</li> <li>• Public right of way along the frontage could provide opportunities for active travel and leisure uses.</li> <li>• The site would have a positive impact on the surrounding landscape and ecology.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for biodiversity net gain</li> <li>• Is proposed to be delivered through a combination of the biodiversity net gain representative and credit broker with the landowner establishing and managing the site for the 30 year period.</li> <li>• The site promoter provides further information on the biodiversity status of the land and potential enhancements that could be achieved.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 48.87ha  100% net developable area due to proposed use of site.	48.87ha for biodiversity net gain.	Available from 2024  Build out and retention - 30 years minimum

**Updates after the Initial Assessment**

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**Sawtry 7: Land at Little Common Farm, Sawtry**

<b>Site reference</b>	Sawtry 7
<b>Site name</b>	Land at Little Common Farm, Sawtry

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land at Little Common Farm, Cooks Lane, Sawtry, PE28 5XN	Sawtry	14.56 ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Commercial: Employment Commercial leisure uses Infrastructure: Transport and parking/lorry parking Renewable energy	Not specified	Available 2024 to 2028 Build out 5 years

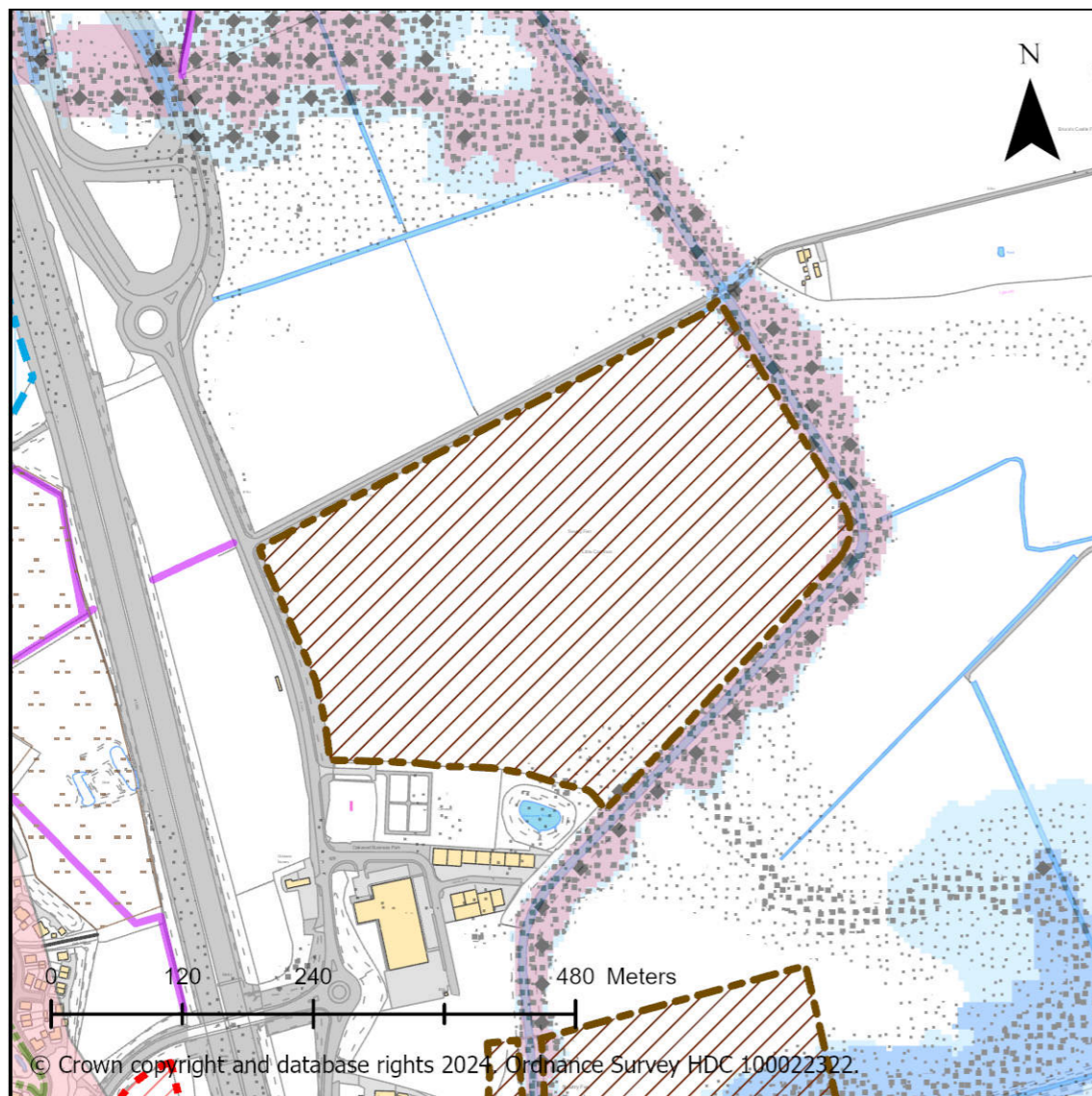
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 380
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Covering letter Site boundaries

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	1.12 % (0.16ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The majority of the site is within flood zone 1 with elements of flood zone 2, 3a and 3b present associated with drainage that bounds the south and east. Some surface water is also present in a similar location. The site is a combination of grade 3 and 2 agricultural land.</p> <p>The site slopes slightly down from west to east and is surrounded by countryside and in agricultural use. The site is bounded by Old Great North Road (B1043) to the west and Cooks Lane to the north; immediately south is St Andrew's Cemetery and grade II listed building along with land allocated in the Sawtry Village Neighbourhood Plan for new or</p>	+
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<p>enhanced cemetery facilities. Hedgerow is present along the northern boundary and some sparse tree planting along the western edge. Long distance views can be seen into the site from the roads and cemetery and public rights of way further south meaning the site is highly exposed in the wider landscape, strategic landscaping would be required to address this.</p> <p>The site is removed from the main residential development of the settlement which is east of the A1, and more related to the countryside, although wider industrial uses are present to the south.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and is not within a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in single / individual company control, the land/property is owned by a registered charity as part of its investment property portfolio. supported by landowners. No known legal restrictions. How will the site be delivered - unknown, build out over 5 years</p>	+
<p><b>Achievability</b></p> <p>Access to gas, mains water and electricity supply are unknown as is digital and telecommunications infrastructure. Site access could be achieved from the Old Great North Road or Cooks Lane, proximity to the A1 would assist with the logistics of construction and operation of the site. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. There are no other known constraints, however evidence of how the site could be delivered is not provided.</p> <p>The evidence submitted by the site promoter suggests that access could be achieved from either the B1043 or Cooks Lane. Perimeter planting would screen development minimising landscape impact.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site and landscape impact would require addressing. The proposed development is contrary to current adopted planning policy so allocation status would be required. The site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is constrained by some fluvial and surface water flood risk.</li> <li>• The site is wholly greenfield just over half of the site is grade 3 agricultural land and the remaining land is grade 2</li> <li>• The site is well related to the existing employment cluster</li> <li>• Has the potential to support high or low density employment within the district.</li> <li>• The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use. The site is near the A1 which could cause noise odour or visual pollution.</li> <li>• The site is exposed in the wider landscape setting and would require landscape mitigation.</li> <li>• Proposed uses could impact on the tranquillity and setting of the cemetery and grade II listed building.</li> <li>• The site is distant from local services and facilities, with only a pavilion within 800m. The site will provide 14.56ha of employment land is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate which could provide additional employment opportunities to compliment current uses.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Has potential to provide development of a scale that could be integrated into the existing business cluster</li> <li>• Access to the A1 could assist with the operation of the proposed use(s)</li> <li>• Would require strategic landscape mitigation and flood mitigation</li> <li>• Would need to mitigate impact on the cemetery and grade II listed building</li> <li>• Would require investigation into noise, odour, air and visual pollution.</li> <li>• Delivery of the site would have to be demonstrated including achievability of access to mains water, electricity supply and digital and telecommunications infrastructure.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 14.56 ha</p> <p>60% net developable area to facilitate landscape mitigation and impact on cemetery and wider landscape.</p> <p>14.56ha x 60% = <b>8.736ha</b></p>	<p>The net developable area is 8.736ha</p> <p>Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = <math>(8.736ha \times 0.35) \times 10,000 =</math> <b>30,576sqm</b></p> <p>or</p> <p>Commercial - Commercial leisure uses at 0.25 plot ratio to reflect stand alone large units with associated smaller associated uses and extensive complimentary parking = <math>(8.736ha \times 0.25) \times 10,000 =</math> <b>21,840 sqm</b></p> <p>or</p> <p>Transport and parking/lorry parking = <b>8.736ha</b> including associated infrastructure.</p> <p>or</p> <p>Renewable energy = 8.736ha for a solar farm</p>	<p>Available post 2028 subject to allocation</p> <p>Build out 5 years</p>

**Updates after the Initial Assessment**

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**Sawtry 8: Land North of Black Horse Industrial Estate (larger site), Sawtry**

<b>Site reference</b>	Sawtry 8
<b>Site name</b>	Land North of Black Horse Industrial Estate (larger site), Sawtry

Site address	Parish(es)	Site area (ha)
Land east of Old Great North Road, south of Sawtry Motors and North of Black Horse Industrial Estate	Sawtry	5.97ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	Undefined	Available 2024-2024, Build out 3-4 years.

**Core information**

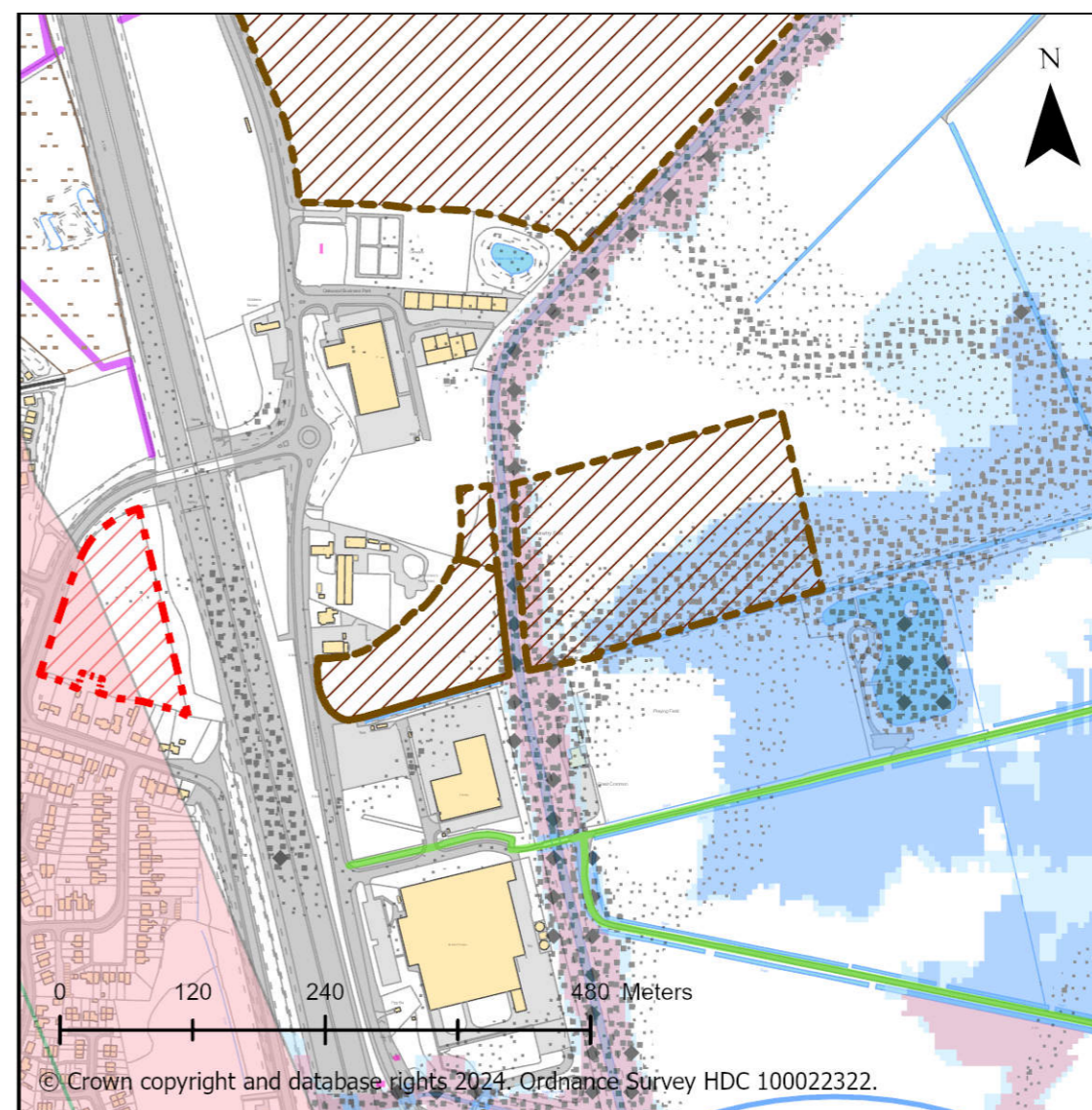
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 83
Relevant planning history	HELAA (December 2017): North of Black Horse Industrial Estate  Western parcel of proposed site only.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	4.90% of the site is within flood zone 3b (0.29ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

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**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>Just over two thirds of the site is within flood zone 1, with flood zone 2 (and some flood zone 3a &amp; 3b) prominent in association with a drainage that runs through the site and focussing also on the south and south eastern area of the site, surface water food risk follows a similar pattern. The site is grade 3 agricultural land and is relatively flat sloping gently down west to east.</p> <p>The site is separated by Middle Level Catchwater Drain, which would require mitigation to allow for safe crossing. The eastern parcel of land has been allocated in the Sawtry Village Neighbourhood Plan - Proposed Allocation for Sport and Recreation (Greenfields Extension) - meaning that the land has been identified for community use and proposals to create new or enhanced community facilities for recreation and leisure. It is therefore considered that the western parcel is unsuitable for development as it undermines the Neighbourhood Plan.</p> <p>Immediately south of the western parcel lies Old Great North Road Industrial estate an established employment area, to the north is Sawtry Motors a nursery and some residential properties. Development in this location could join up existing business and industrial uses allowing room for commercial expansion of the industrial estate. The site is relatively enclosed but could be seen from the east from Greenfields (sports and leisure fields and facilities) and Sawtry Fishing Lake.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and is not within a water recycling area.</p>	-
<p><b>Availability</b></p> <p>The site is in single individual / company ownership and in individual control, development is supported by the landowner. There are no known legal restrictions. The site is available from 2024-2024, the site would be delivered by acquiring allocation status acquired and then would be sold to a third party to obtain planning permission and develop. Build out is estimated to take 3 to 4 years.</p>	+
<p><b>Achievability</b></p> <p>Access to gas, mains water and electricity supply are noted as being unknown, as are digital and telecommunications infrastructure. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. Access could be achieved from the B1043 (Old Great North</p>	-

<p>Road) and is in proximity to the A1 which could assist with the logistics of construction and day to day operation of the site. The site is separated by Middle Level Catchwater Drain, which would require mitigation to allow for safe crossing.</p> <p>The site promoter notes that a bridge or culvert may be required to cross Middle Level Catchwater Drain which separates two parcels, but access is not an issue for western parcel. They also note that the site could be subdivided.</p>	-
<p><b>Deliverability / developability</b></p> <p>The western parcel of the site is classified as not deliverable, there are significant constraints to overcome including crossing of the Middle Level Catchwater Drain and the land's status as a Neighbourhood Plan allocation for sports and recreation uses.</p> <p>The western parcel of this site has been assessed separately as Sawtry 9 - Land North of Black Horse Industrial Estate (smaller site), Sawtry</p>	-

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No
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**Impact of the Sustainability Appraisal on the assessment**

The site did not progress to Sustainability Appraisal.
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Sawtry 9: Land North of Black Horse Industrial Estate (smaller site), Sawtry**

<b>Site reference</b>	Sawtry 9
<b>Site name</b>	Land North of Black Horse Industrial Estate (smaller site), Sawtry

Site address	Parish(es)	Site area (ha)
Land North of Black Horse Industrial Estate (smaller site), Sawtry	Sawtry	1.35ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Commercial leisure uses - hotels, gyms, cinemas Employment	Undefined	Available 2024-2028 Build out 3-4 years

**Core information**

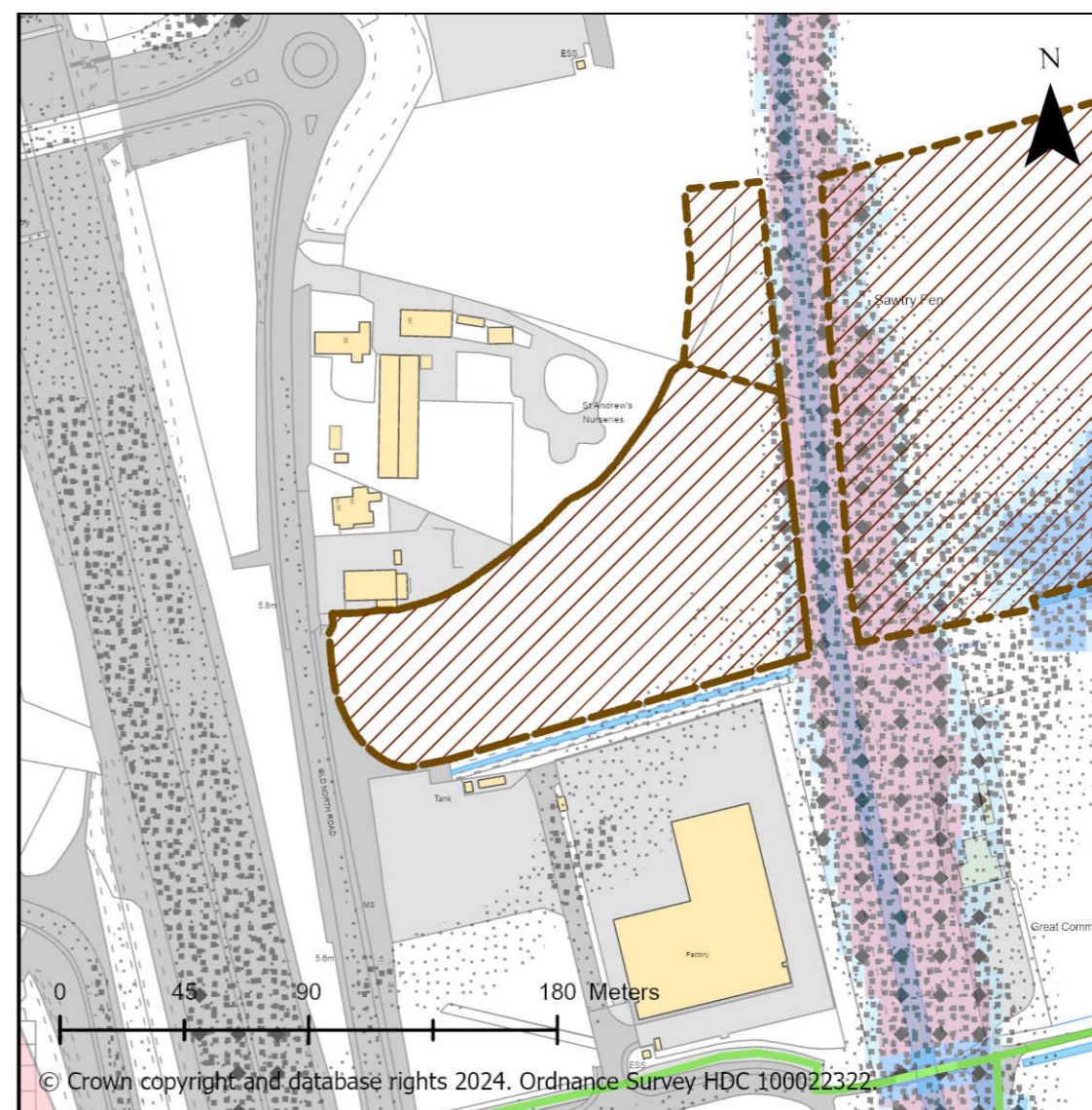
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 385
Relevant planning history	HELAA (December 2017): North of Black Horse Industrial Estate
Land type	Wholly greenfield land
Current use of the site	Unknown
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	1.16% of the site is within flood zone 3b (0.02ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The majority of the site is within flood zone 1 with a negligible amount of land within flood zone 2, 3a &amp; 3b associated with the Middle Level Catchwater Drain on the eastern edge of the site. Surface water food risk follows a similar pattern. The site is grade 3 agricultural land and is relatively flat. Trees and hedgerow line the west and south of the site and some of the north. Immediately south of the western parcel lies Old Great North Road Industrial estate an established employment area, to the north is Sawtry Motors a nursery and some residential properties. Development in this location could join up existing business and industrial uses allowing room for commercial expansion of the industrial estate. The sites location near to further industrial uses such as Old Great North Road Industrial Estate could provide opportunity for enhanced employment opportunities within the area. An ambition which is also set out in the Sawtry Village Neighbourhood Plan which favours businesses proposals the east the A1 thus limiting the impact of HGVs on the streets within the village. The site is relatively enclosed but could be seen from the east from Greenfields (sports and leisure fields and facilities) and Sawtry Fishing Lake, landscape mitigation would be required.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and is not within a water recycling area.</p>	+
<p><b>Availability</b></p> <p>The site was submitted for consideration by two different parties one proposing commercial leisure uses - hotels, gyms, cinemas and the other employment. Availability status of the site has been taken from the planning agent submission which was submitted on behalf of the landowner for site Sawtry 8: Land North of Black Horse Industrial Estate (larger site), Sawtry.</p> <p>The site is in single individual / company ownership and in individual control, development is supported by the landowner. There are no known legal restrictions. The site is available from 2024-2024, the site would be delivered by acquiring allocation status acquired and then would be sold to a third party to obtain planning permission and develop. Build out is estimated to take 3 to 4 years.</p>	+
<p><b>Achievability</b></p>	+

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<p>Access to gas, mains water and electricity supply are noted as being unknown, as are digital and telecommunications infrastructure. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. Access could be achieved from the B1043 (Old Great North Road) and is in proximity to the A1 which could assist with the logistics of construction and day to day operation of the site. Flood mitigation measures associated with the Middle Level Catchwater Drain, would require mitigation as would landscape impact from the east.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no significant constraints to development, flooding and landscape impact would require mitigation. The site is considered deliverable.</p>	+

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● The site is constrained by some fluvial and surface water flood risk.</li> <li>● The site is wholly greenfield grade 3 agricultural land.</li> <li>● The site is well related to Old Great North Industrial Estate</li> <li>● Has the potential to support high or low density employment within the district.</li> <li>● The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use, proximity to the A1 could cause noise odour or visual pollution.</li> <li>● Landscape impact would not be significant if existing trees and hedgerow were retained</li> <li>● The site is distant from local services and facilities, with only a pavilion within 800m.</li> <li>● The site relates well to the existing area with Old Great North Road Industrial estate immediately south of the site and Sawtry Motors, a nursery and some residential properties to the north . It has the potential to be effectively masterplanned to integrate with the current business cluster and provide opportunity for expansion.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● Has potential to provide development of a scale that could be integrated into the existing industrial estate</li> <li>● Would require flood mitigation</li> <li>● Retention of trees and hedgerow would minimise landscape impact</li> <li>● Access to the A1 could assist with the operation of the proposed use(s)</li> <li>● Would require investigation into noise, odour, air and visual pollution.</li> </ul>
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- Some mitigation may be required to integrate the development with nearby residential units.
- Delivery of the site would have to be demonstrated including achievability of access to mains water, electricity supply and digital and telecommunications infrastructure.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.35 ha 75% net developable area to facilitate retention of trees and hedgerow and flood mitigation. 1.35ha x 75% = <b>1.0125ha</b>	The net developable area is 1.0125ha Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = $(1.0125\text{ha} \times 0.35) \times 10,000 =$ <b>3,543sqm</b> or Commercial - Commercial leisure uses at 0.25 plot ratio to reflect stand alone large units with associated smaller associated uses and extensive complimentary parking = $(1.0125\text{ha} \times 0.25) \times 10,000 =$ <b>2,531.25 sqm</b>	Available post 2028 subject to allocation Build out 2 to 5 years

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**Updates after the Initial Assessment**

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**Sawtry 10: Land to the East of St Judith's Lane and west of Toll Bar Way and Green End Road (larger site), Sawtry**

<b>Site reference</b>	Sawtry 10
<b>Site name</b>	Land to the East of St Judith's Lane and west of Toll Bar Way and Green End Road (larger site), Sawtry

Site address	Parish(es)	Site area (ha)
Land to the east of St Judith's Lane and west of Toll Bar Way and Green End Road, Sawtry	Sawtry	34.67ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and / or affordable housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Retail</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Supporting infrastructure - schools, community centres</li> <li>Health uses</li> </ul> Open spaces: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain</li> <li>Land to safeguard against flooding</li> </ul>	Up to 500 dwellings Retail floorspace to be confirmed Infrastructure floorspace (schools, community centre, health uses) to be confirmed Circa 18ha open space	Available 2024-2028 Build out over 10 years

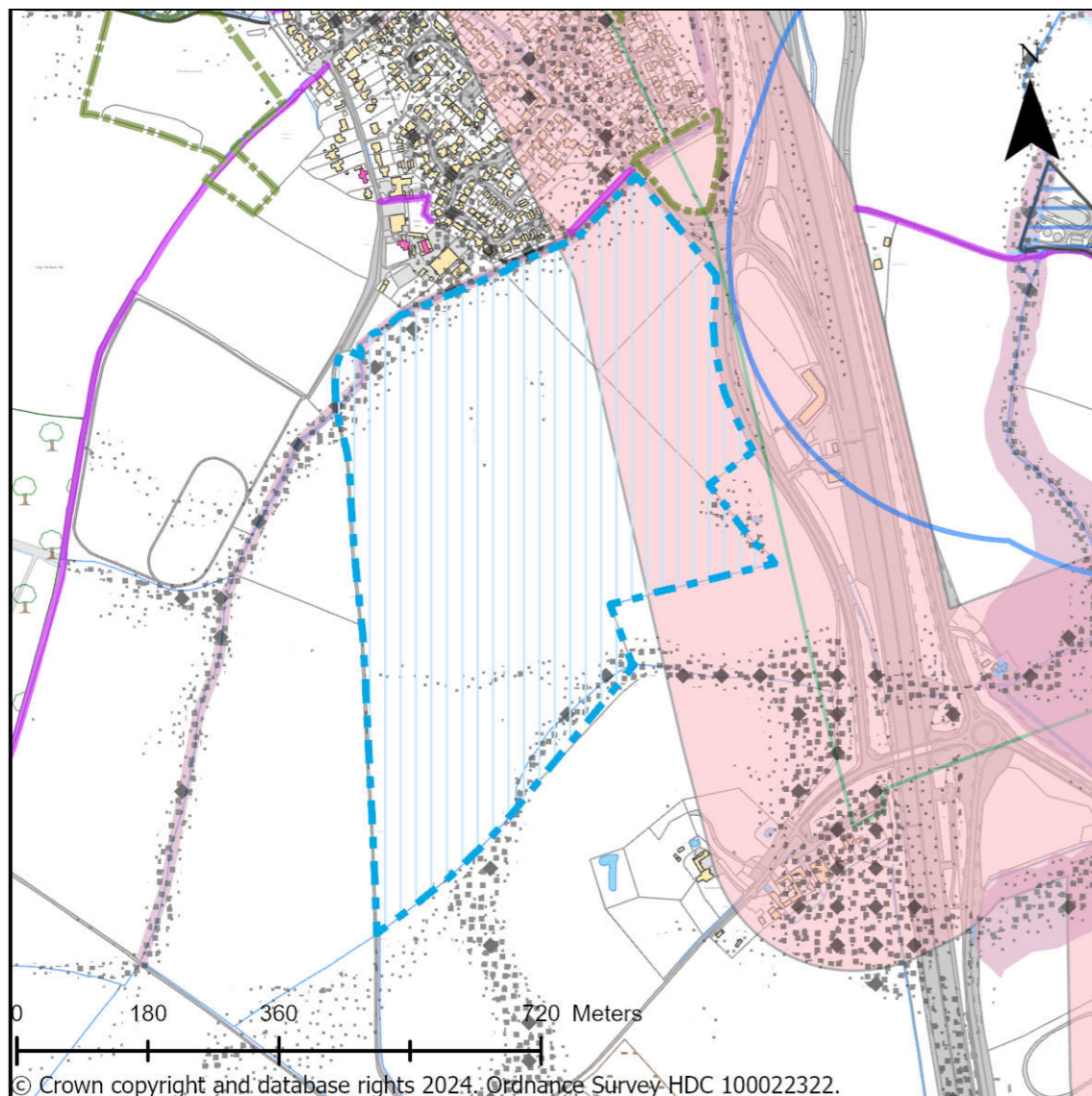
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 161
Relevant planning history	None

Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Cambridgeshire County Council preapplication advice - education and libraries Location Plan Supporting Planning Statement Vision Document

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 1% of the site is within flood zone 3b (0.39ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The majority of the site is within flood zone 1, a small portion in of flood zone 3b is present in association with the ordinary watercourse which runs along the northern boundary, some surface water flood risk is also present on the site, towards the southern edge and and also in similar locations to fluvial flood risk. The majority of the site is grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less that 0.1ha)</p>	~
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The site contains part of a ridge which descends south west to north east. The site is agricultural land. Toll Bar Way bounds the eastern edge and St Judith's Lane the western. Trees and hedgerow line the eastern edge with the site highly exposed in the wider landscape from St Judith's Lane, which has minimal hedgerow. An ordinary watercourse runs along the northern boundary and ditches are located on the southern boundary. The site can also be clearly seen from elevated public vantage points such as High Holbourn Hill and from public rights of way outside the site. The northern edge abuts a dispersed pattern of development of garden land, homes and back gardens and farm building that provide a steady transition from built development to countryside. The site is highly exposed and would require significant strategic landscaping to ensure it integrates with the existing countryside. The site is of a size that would constitute disproportionate development in comparison to the size of the existing settlement. Transport impact from the increase in residential properties would require assessment.

Access to the site could be via Toll Bar Way. An oil pipeline and a buffer zone is present within the eastern third of site. The site promoter notes that three underground utility pipelines run north to south, through the eastern parcel of the site: an abandoned Ministry of Defence (MoD) underground pipeline runs close to the site's eastern boundary and enters the northeast corner of the site, to the west of the MoD pipeline, lies a CLH fuel pipeline. and the most western pipeline is a medium pressure Cadent gas main.

Presence of pollution or contamination is unknown and overhead powerlines cross the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay safeguarding area and is not within a water recycling area.

**Availability**

The site is in single individual ownership and control, the land is optioned and a hybrid promotion agreement has been entered into with the landowner who supports the development. There are no known legal restrictions. The site is available from 2024 -2028, planning permission would be acquired and then the land sold to a third party for development. The site promoter estimates that the site could be completed within 10 years from the last relevant grant of planning permission (Reserved Matters or discharge of condition).

**Achievability**

Gas supply is accessible from within the site and mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. Access to the site could be via Toll Bar Way and proximity of the A1 would assist in the logistics of construction.

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<p>Presence of pollution or contamination is unknown. Three underground utility pipelines run north to south, two of which have easements, the presence of which would constrain development on the eastern edge. Overhead powerlines on the site mean that mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines. The site's prominence within the countryside and would require significant strategic landscaping. Some services and facilities may be required to support the new community.</p> <p>Site promoter has provided supporting information and a vision document which notes that design constraints due to the pipelines and easements could be mitigated with careful design and that overhead electricity lines can be grounded and re-routed as part of the development proposals. The character of St Judith's lane is proposed to be retained and buffered, acting as a transition to the wider landscape and higher ground to the west and connected green infrastructure provided and reinforced. Access proposal are provided from Green End Road and Toll Bar Way.</p>		
<p><b>Deliverability / developability</b></p> <p>There are no known legal restrictions. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. Constraints which require resolution the presence of pipelines and easements and landscape impact. Transport impact from the increase in residential properties would require assessment. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is available from 2024, once planning permission is acquired the land will be sold to a third party for development. The site is therefore classified as developable.</p>		

<ul style="list-style-type: none"> <li>● Proximity to the A1 could cause some odour, noise, or visual pollution</li> <li>● The site is of a size which would be a significant extension to the village.</li> <li>● The site is close to some local services and facilities and employment opportunities are within 2km.</li> <li>● The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● Has potential to be integrated into the existing place and community, but may be disproportionate in size to the existing village.</li> <li>● Would require flood mitigation</li> <li>● Would require strategic landscaping and sensitive design to transition to the countryside and integrate with the more dispersed pattern of development to the north.</li> <li>● Would need to respect the rural nature and use of St Judith's Lane</li> <li>● Access to the A1 could assist with the operation of the proposed use(s), would require transport impact assessment</li> <li>● Would need to address potential impact on Aversley Wood SSSI especially in relation to potential increased footfall resulting from increase in population, ecological and biodiversity impact.</li> <li>● Would require investigation into noise, odour, air and visual pollution.</li> <li>● Mitigation would be required to address multiple underground pipelines which may affect the layout of development and the presence of overhead powerlines addressed</li> <li>● Some services and facilities may be required to support the new community.</li> </ul>
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● The site is constrained by some fluvial and surface water flood risk.</li> <li>● The site is wholly greenfield and grade 3 agricultural land.</li> <li>● The site is well related to the village of Sawtry.</li> <li>● The site is prominent within the wider landscape and in a sensitive location, strategic landscaping would be required to transition into the wider landscape.</li> <li>● Sensitive design would be required to minimise landscape impact and ensure transport movement does not conflict rural landscape and use to the west.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 34.67ha</p> <p>50% net developable area to reflect strategic landscaping, impact on setting of SSSI and flood mitigation.</p> <p>34.67ha x 50% = 17.335ha</p>	<p>The net developable area is 17.335ha</p> <p>Residential - Market and / or affordable housing</p> <p>Low density of 35 dph to reflect the lower density context of larger villages.</p> <p>Capacity = 17.335ha x 35 dph = <b>607 homes</b></p>	<p>Available post 2028 subject to allocation</p> <p>Build out over 10 years</p>

Updates after the Initial Assessment

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**Sawtry 11: Land to the West of Toll Bar Way and Green End Road (smaller site), Sawtry**

<b>Site reference</b>	Sawtry 11
<b>Site name</b>	Land to the West of Toll Bar Way and Green End Road (smaller site), Sawtry

Site address	Parish(es)	Site area (ha)
Land to the west of Toll Bar Way and Green End Road, Sawtry (nearest known postcode PE28 5XU)	Sawtry	18.83ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and / or affordable housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Retail</li> <li>Commercial leisure uses - hotels, gyms, cinemas etc.</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Supporting infrastructure - schools, community centres</li> <li>Health uses</li> </ul> Open spaces: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain</li> <li>Land to safeguard against flooding</li> </ul>	Up to 300 dwellings Retail and commercial leisure uses floorspace to be confirmed Infrastructure floorspace to be confirmed Open space land requirements to be confirmed	Available 2024-2028 Build out over 6 years

**Core information**

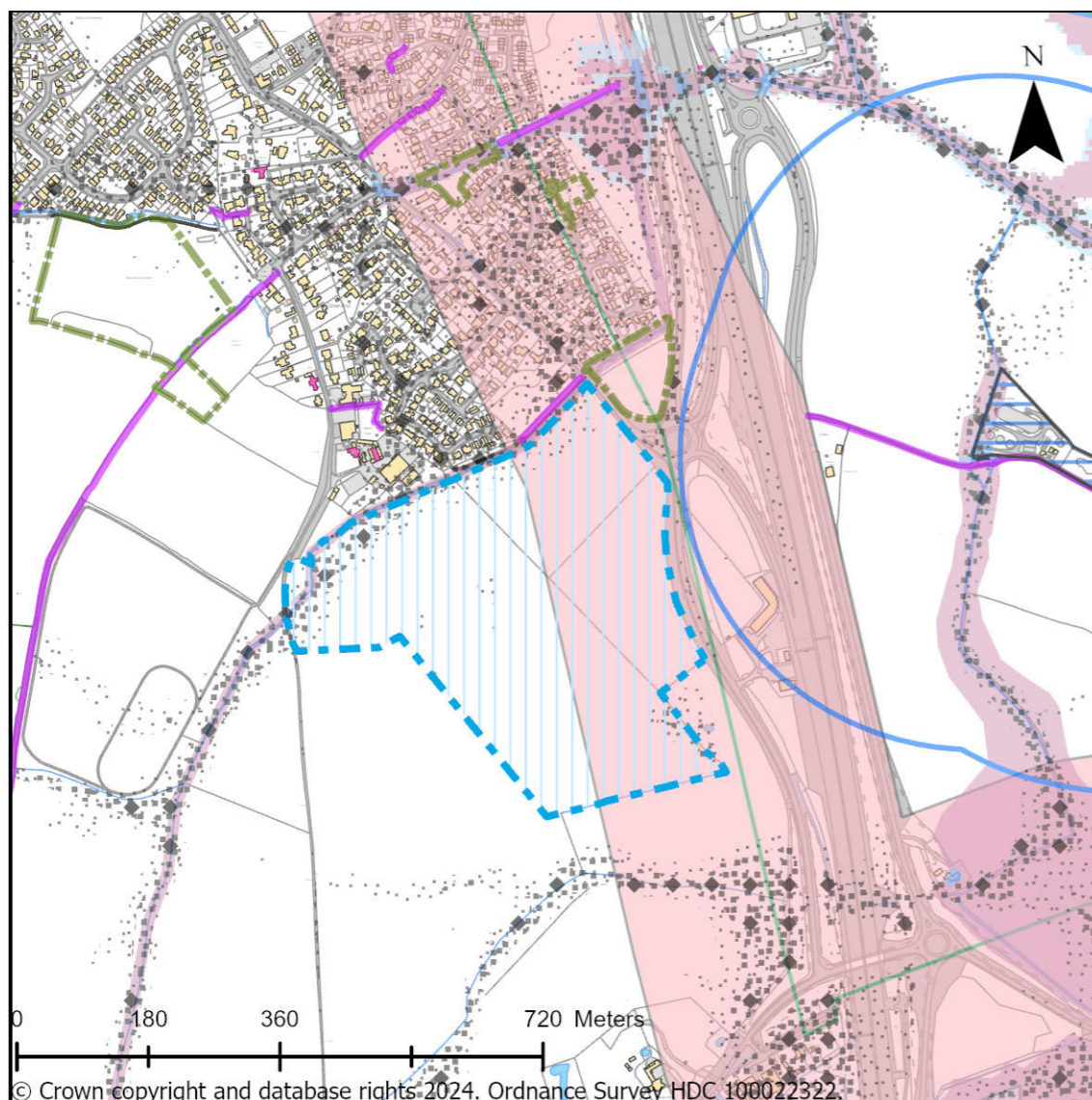
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 155
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Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Concept Masterplan Location Plan Supporting Planning Statement Vision Document

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 1.78% of the site is within flood zone 3b (0.34ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The majority of the site is within flood zone 1, a small portion of flood zone 3b is present in association with the ordinary watercourse which runs along the northern boundary, some surface water flood risk is also present within the site and in similar locations to that of fluvial flood risk. The majority of the site is grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less than 0.1ha)</p>	~
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<p>The is situated within a ridge which descends south west to north east. The site agricultural land. Toll Bar Way bounds the eastern edge and St Judith's Lane the north western, the remainder of the western boundary is set back from St Judith's lane and contained within the wider countryside. Trees and hedgerow line the eastern edge with the site highly exposed in the wider landscape from St Judith's Lane, which has minimal hedgerow. An ordinary watercourse runs along the northern boundary. The site can also be clearly seen from elevated public vantage points such as High Holbourn Hill and from public rights of way outside the site. The northern edge abuts a dispersed pattern of development of garden land, homes and back gardens and farm building that provide a steady transition from built development to countryside. The site is highly exposed and would require significant strategic landscaping to ensure it integrates with the existing countryside. The site may be of a size that would constitute disproportionate development in comparison to the size of the existing settlement. Transport impact from the increase in residential properties would require assessment.</p> <p>Access to the site could be via Toll Bar Way. An oil pipeline and a buffer zone is present within the eastern third of site. The site promoter notes that three underground utility pipelines run north to south, through the eastern parcel of the site: an abandoned Ministry of Defence (MoD) underground pipeline runs close to the site's eastern boundary and enters the northeast corner of the site, to the west of the MoD pipeline, lies a CLH fuel pipeline. and the most western pipeline is a medium pressure Cadent gas main.</p> <p>Presence of pollution or contamination is unknown and overhead powerlines cross the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay safeguarding area and is not within a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in single individual ownership and control, the land is optioned and a hybrid promotion agreement has been entered into with the landowner who supports the development. There are no known legal restrictions. The site is available from 2024 -2028, planning permission would be acquired and then the land sold to a third party for development. The site promoter estimates that the site could be completed within 6 years from the last relevant grant of planning permission (Reserved Matters or discharge of condition).</p>	+
<p><b>Achievability</b></p> <p>Gas supply is accessible from within the site and mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. Access to the site could be via Toll Bar Way and proximity of the A1 would assist in the logistics of construction.</p>	~

<p>Presence of pollution or contamination is unknown. Three underground utility pipelines run north to south, two of which have easements, the presence of which would constrain development on the eastern edge. Overhead powerlines on the site mean that mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines. The site's prominence within the countryside and would require significant strategic landscaping. Some services and facilities may be required to support the new community.</p> <p>Site promoter has provided supporting information and a vision document which notes that design constraints due to the pipelines and easements could be mitigated with careful design and that overhead electricity lines can be grounded and re-routed as part of the development proposals. The character of St Judith's lane is proposed to be retained and buffered, acting as a transition to the wider landscape and higher ground to the west and connected green infrastructure provided and reinforced. Access proposal are provided from Green End Road and Toll Bar Way.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal restrictions. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. Constraints which require resolution the presence of pipelines and easements and landscape impact. Transport impact from the increase in residential properties would require assessment. The site is available from 2024, once planning permission is acquired the land will be sold to a third party for development. The site is therefore classified as developable.</p>	

<ul style="list-style-type: none"> <li>Proximity to the A1 could cause some odour, noise, or visual pollution</li> <li>The site is of a size which would be a substantial extension to the village.</li> <li>The site is close to some local services and facilities and employment opportunities are within 2km.</li> <li>The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>Has potential to be integrated into the existing place and community</li> <li>Would require flood mitigation</li> <li>Would require strategic landscaping and sensitive design to transition to the countryside and integrate with the more dispersed pattern of development to the north.</li> <li>Would need to respect the rural nature and use of St Judith's Lane</li> <li>Access to the A1 could assist with the operation of the proposed use(s)</li> <li>Would require investigation into noise, odour, air and visual pollution.</li> <li>Would need to address potential impact on Aversley Wood SSSI especially in relation to potential increased footfall resulting from increase in population, ecological and biodiversity impact.</li> <li>Mitigation would be required to address multiple underground pipelines which may affect the layout of development and the presence of overhead powerlines addressed</li> <li>Some services and facilities may be required to support the new community.</li> </ul>
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>The site is constrained by some fluvial and surface water flood risk.</li> <li>The site is wholly greenfield and grade 3 agricultural land.</li> <li>The site is well related to the village of Sawtry.</li> <li>The site is prominent within the wider landscape and in a sensitive location, strategic landscaping would be required to transition into the wider landscape.</li> <li>Sensitive design would be required to minimise landscape impact and ensure transport movement does not conflict rural landscape and use to the west.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 18.83ha</p> <p>50% net developable area to reflect strategic landscaping and flood mitigation.</p> <p>18.83ha x 50% = 9.415ha</p>	<p>The net developable area is 9.415ha</p> <p>Residential - Market and / or affordable housing</p> <p>Low density of 35 dph to reflect the lower density context of larger villages.</p> <p>Capacity = 9.415ha x 35 dph = <b>330 homes</b></p>	<p>Available post 2028 subject to allocation</p> <p>Build out over 10 years</p>

**Updates after the Initial Assessment**

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**Sawtry 12: Land to the West of Toll Bar Way and North of Whitehall Farm, Sawtry**

<b>Site reference</b>	Sawtry 12
<b>Site name</b>	Land to the West of Toll Bar Way and North of Whitehall Farm, Sawtry

Site address	Parish(es)	Site area (ha)
Land to the west of Toll Bar Way, Sawtry	Sawtry	9.04 ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Other: Roadside services	Employment floorspace to be confirmed.  Roadside services land to be confirmed.	Available 2023  Build out unknown

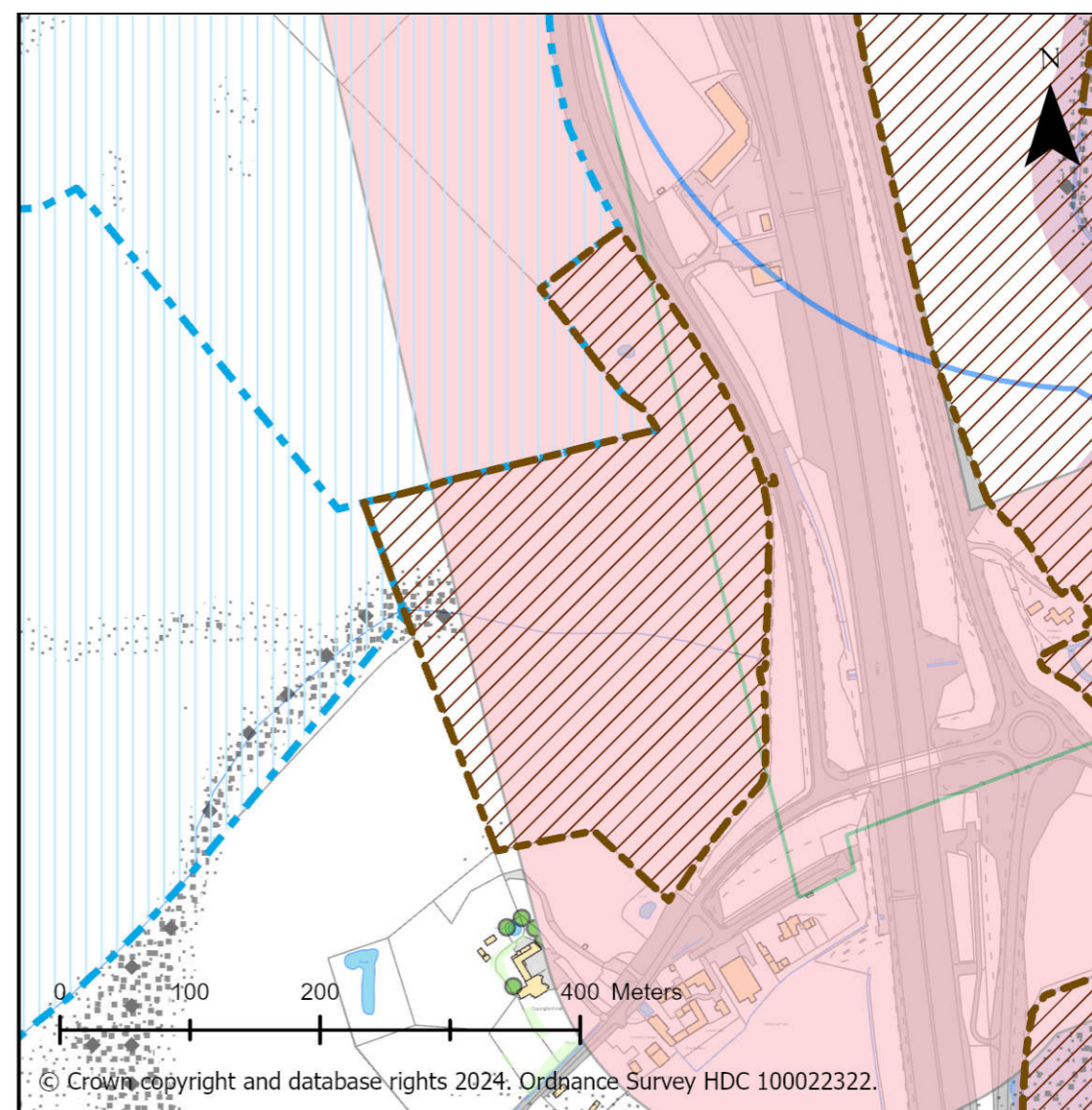
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 338
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Local plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, surface water flood risk is present in the south eastern quarter of the site and heading towards the north western corner associated with a drainage ditch. The eastern third of the site is grade 2 agricultural land with the remainder grade 3.</p> <p>The site contains part of a ridge which slopes slowly to the east. The site is agricultural land. Toll Bar Way bounds the eastern edge and Coppingford Hall (residential properties) sits outside the south western corner. Trees and hedgerow line the eastern edge with the site highly exposed in the wider landscape from St Judith's Lane, which has minimal hedgerow. A ditch runs through the middle of the site and trees and hedgerow screen the road on the southern boundary. The northern edge is set within the wider countryside landscape meaning that the site is in an isolated location removed from extensive built development, although some residential and agricultural properties are present across Coppingford Road to the south. The site is highly exposed to the North and east and would require significant strategic landscaping to ensure it integrates with the existing countryside. The is close to the A1, with the potential for access to the site from Coppingford Road, however the road gradually descends as a result of it's elevated level starting above the A1. Due to the proposed use of the site, the impact of increased transport and safety of access to the site may need investigation and or mitigation. Its location close to the A1 could complement the operation of the site.</p> <p>An oil pipeline and a buffer zone is present across the majority of the site. Presence of pollution or contamination is unknown and overhead powerlines cross the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay safeguarding area and is not within a water recycling area.</p>	~
<p><b>Availability</b></p> <p>The site is within single individual ownership and control and development is supported by the landowner. There are no identified legal restrictions from the site promoter. The site is available from 2023 and allocation status would be acquired before the land was sold to a third part for obtaining planning permission and developing. Estimated build out of the site is unknown.</p>	~
<p><b>Achievability</b></p> <p>Access to gas, mains water and electricity supply and digital and telecommunications infrastructure are noted as being unknown. Access to the site could be via Coppingford Road and proximity of the A1 would assist in the logistics of construction and operation of</p>	-

<p>the site. However the site boundary does not include the access from the road to the site meaning that there may be issues with landownership and / or ransom strips which may affect the achievability or viability of the site.</p> <p>Presence of pollution or contamination is unknown. Underground pipelines and buffer zones run north to south across the majority of the site, the presence of which may constrain development. Overhead powerlines on the site mean that mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines. The site's prominence within the countryside and would require significant strategic landscaping.</p> <p>Site promoter notes that a detailed assessment of the possible surface water flood risk, and necessary site specific mitigation measures would be identified.</p>	
<p><b>Deliverability / developability</b></p> <p>The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. Constraints which require resolution include the presence of pipelines and landscape impact which could limit the achievability and layout of development. Transport impact as a result of the proposed use would require assessment. The site is available from 2023 and allocation status would be acquired before the land was sold to a third part for obtaining planning permission and developing. Estimated build out of the site is unknown making deliverability uncertain. The site is therefore classified as potentially developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● The site is not constrained by fluvial flood risk but would require surface water flood risk mitigation.</li> <li>● The site is wholly greenfield land with the eastern third of the site grade 2 agricultural land and the remainder grade 3.</li> <li>● The site is an isolated location removed from extensive built development and highly exposed within the wider landscape. To minimise impact on the hamlet and landscape, employment uses could be reduced to reflect development density to the south of Coppingford Road.</li> <li>● Proximity to the A1 could cause some odour, noise, or visual pollution, as could the proposed uses of the site.</li> <li>● Distance to the A1 may make roadside service use unpractical due to distance required to travel to access to the services.</li> </ul>
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- The site is approximately 750m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site.
  - The site is distant from local services and facilities , the site proposes employment and/or roadside services on the site which could provide additional high or low density employment.
- In combination the outcomes of the LAA and SA indicate that the site:
- May be better suited to employment development
  - Has potential to be integrated into the existing place and community if the size of the site is reduced to reflect development density to the south of Coppingford Road.
  - Would require landscape mitigation
  - Would need to address potential impact on Aversley Wood SSSI especially in relation to potential increased footfall resulting from increase in population, ecological and biodiversity impact.
  - Would require surface flood risk mitigation
  - Would require investigation into noise, odour, air and visual pollution.
  - Mitigation would be required to address oil pipeline buffer zone which may affect the layout of development and the presence of overhead powerlines addressed
  - Achievability of access to mains water and electricity supply and digital and telecommunications infrastructure would require confirmation.
  - Site access from Coppingford Road would require confirmation that there are no issues with landownership and / or ransom strips which may affect the achievability or viability of the site.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 9.04ha Site reduction by 50% to reflect development density on Coppingford Road. $9.04\text{ha} \times 50\% = 4.52\text{ha}$ 60% net developable area to provide landscape mitigation. $4.52\text{ha} \times 60\% = \mathbf{2.712\text{ha}}$	The net developable area is 2.712ha Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = $(2.712\text{ha} \times 0.35) \times 10,000 = \mathbf{9,492\text{sqm}}$	Available post 2028 subject to allocation Build out 1-3 years

**Updates after the Initial Assessment**

**Sawtry 13: Land South of Old Great North Road Industrial Estate (larger site), Sawtry**

<b>Site reference</b>	Sawtry 13
<b>Site name</b>	Land South of Old Great North Road Industrial Estate (larger site), Sawtry

Site address	Parish(es)	Site area (ha)
Land South of Old Great North Road Industrial Estate (larger site), Sawtry	Sawtry	12.31ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	floorspace to be determined	Available 2024-2028 Build out 10 years

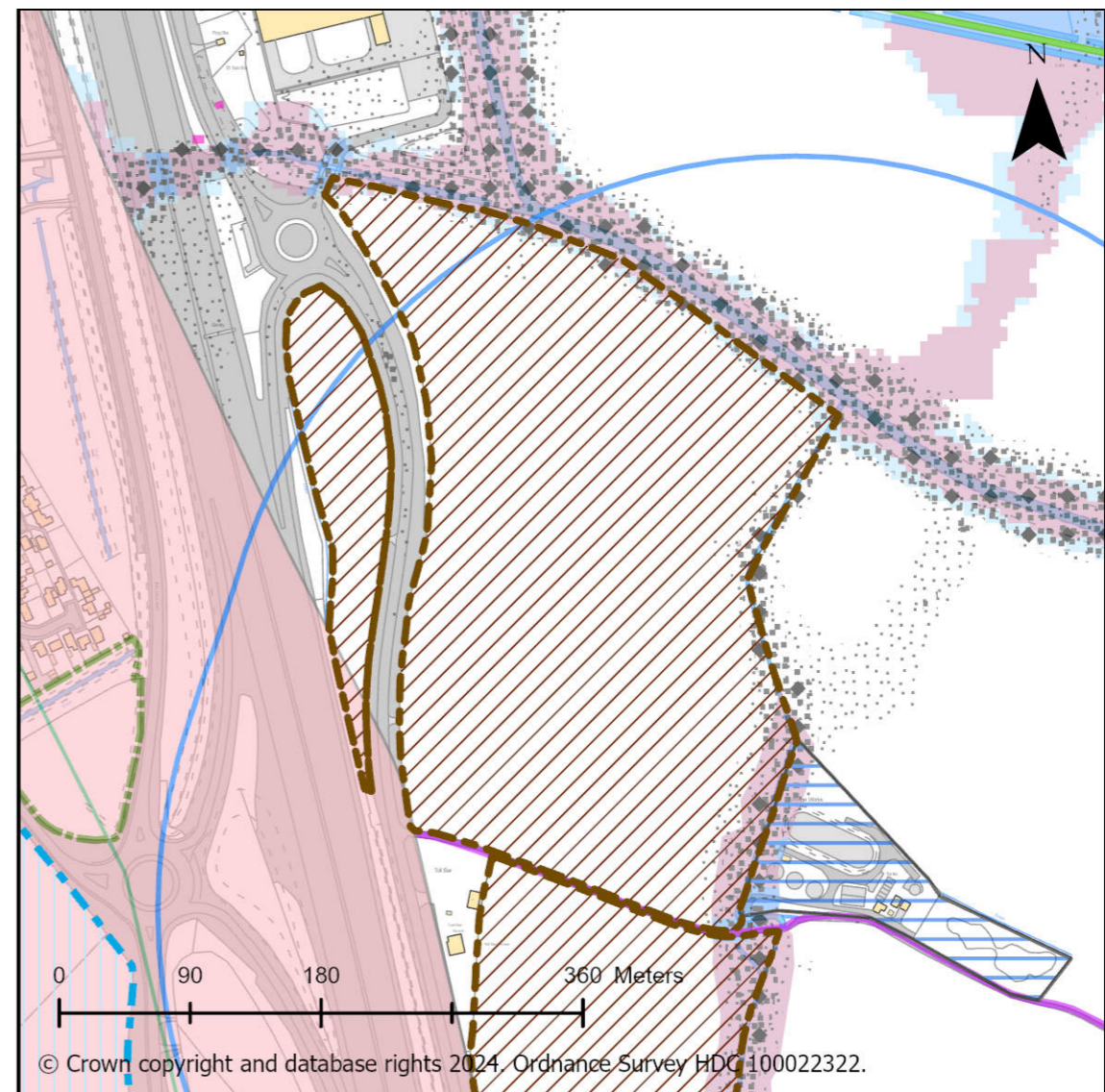
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 15
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Covering letter and further information Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	3.34% of the site is within flood zone 3b (0.41ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The majority of the site is within flood zone 1, flood zones 2, 3a and 3b are present along the south eastern and northern boundary, surface water flood risk is also present within the site along the northern and eastern boundaries in association with the Middle Level Catchment Drain to the north and field drainage on the east. The site is grade 3 agricultural land.</p> <p>The site is split into two parcels a smaller site to the west of the B1043 (1.26ha) and the other to the east of the B1043.</p> <p>The western parcel (1.26ha) is in use for motocross, so although relatively flat it has been sculpted specifically to match its current use. It is bounded by the A1 to the west and the B1043 to the east, it is well screened by established trees and hedgerow, with the exception of the area around the access point off the B1043, which provides a clear view into the site. Development on this site would have minimal landscape impact. Transport safety and movement for uses such as employment and leisure would require assessment due to its location in proximity to the roundabout to the north. The shape of the site makes it unclear if built development could be accommodated on the site and elevation of buildings would require careful consideration.</p> <p>The eastern parcel (11.05ha) is relatively flat agricultural land. Parts of the eastern and southern site boundaries are screened by mature trees and hedgerow, however clear views into the site can still be seen from parts of the B1043 (although transient in nature). A public right of way runs along southern boundary and two further to the north outside of the site (Red Drove and Straight Drove) where the site can be clearly seen sitting within the wider countryside landscape meaning strategic landscaping would be required to mitigate the impact of development. The south eastern boundary abuts a water recycling area, which is screened by trees and hedgerow. The south western boundary has Toll Bar residential property just outside. There is no current vehicular access to the site. The sites location near to further industrial uses such as Old Great North Road Industrial Estate could provide opportunity for enhanced employment opportunities within the area. An ambition which is also set out in the Sawtry Village Neighbourhood Plan which favours businesses proposals the east the A1 thus limiting the impact of HGVs on the streets within the village. The eastern parcel of land could be considered more suitable for commercial development if vehicle access can be achieved.</p> <p>Parts of the site (especially the western parcel) may be impacted by noise, light and air pollution due to proximity to the A1 and land pollution and contamination due to its existing use. No oil or gas pipelines buffer zones or overhead powerlines cross the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay safeguarding area and approximately 0.9ha is outside the water recycling area buffer zone leaving around 93%</p>	
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<p>of the site within the area and a water recycling centre on the south eastern boundary, meaning odour issues will require mitigation. Suitability of the proposed uses in this area would require confirmation.</p> <p>The site promoter's odour risk assessment notes that it could be used for industrial purposes and the large majority could alternatively (even) be used for high sensitivity receptors e.g. residential. However residential use is not listed as a proposed use in the site submission and due to the sites location being removed from substantial residential development and services, residential development would be considered unsuitable.</p>	
<p><b>Availability</b></p> <p>The site is in single company ownership and control and development is supported by the landowners. There are no known legal restrictions. The site is available from 2024-2028 and allocation status would be acquired and then sold to a third party for obtaining planning permission to be developed. Build out would be estimated to take 10 years.</p>	+
<p><b>Achievability</b></p> <p>Access to gas, mains water, electricity supply and digital and telecommunications infrastructure is unknown. Access could be achieved from the western parcel from the B1043, although upgrades to access would be required potentially taking a large portion of the site out of the developable area, as could remediation for noise air and light pollution as a result of the A1 and associated parking. Access to the eastern parcel would require further confirmation. Proximity to the A1 and B1043 would assist with the logistics of construction and operation of the site. The impact of odour on the site would require assessment and mitigation as would the impact of the site on the wider landscape. Assessment on the impact on the operation or expansion of the water recycling centre would be required</p> <p>One of the site promoters notes that an odour risk assessment demonstrates that the whole of the site could be used for industrial purposes, that there are options to secure a suitable vehicle access(es) into the site, and the site could be linked in with the existing cycle/footway extending north into the village from Straight Drove. The promoter also mentions development could support training and apprenticeship schemes</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no known legal restrictions. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. There are a number of constraints which require resolution including land pollution &amp; contamination, air, light and noise pollution, odour and landscape mitigation, access and parking issues. The site is available from 2024-2028 and allocation status would be acquired and then sold to a third party for</p>	~

obtaining planning permission and to be developed. Build out of the site is estimated to take 10 years. The site is classified as potentially developable, if constraints could be overcome.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The majority of the site is within flood zone 1, flood zones 2, 3a are present as is surface water flood risk which would require mitigation.
- The site is wholly greenfield grade 3 agricultural land.
- The site is well related to existing employment uses and the A1 making access and operation of the uses achievable
- The eastern parcel is exposed in the wider landscape require strategic landscaping
- The shape of the western parcel makes it unclear whether development could be accommodated on site.
- Proximity to the A1 and B1043 could cause some odour, noise, or visual pollution, as could the proposed use of the site.
- The site is distant from most to local services and facilities, with the exception of the playing fields and sports pavilion.
- The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion.

In combination the outcomes of the LAA and SA indicate that the site:

- The site has the potential to be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion
- Flood risk mitigation would be required
- Would require strategic landscaping on the eastern parcel
- Would require investigation into noise, odour, air and visual pollution.
- Further masterplanning would be required to justify if the western parcel could be developed.
- Transport safety and movement for uses such as employment and leisure would require assessment due to its location in proximity to the roundabout to the north.
- Odour assessments and compatibility of use with water recycling centre and location within the buffer zone would be required.
- Would have to address impact on residential property on the south western boundary
- Would need to identify means of access to eastern parcel.

- Achievability of access to mains water and electricity supply and digital and telecommunications infrastructure would require confirmation.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p><b>Western Parcel</b></p> <p>Gross site area 1.26ha</p> <p>75% net developable area to allow for retention of trees and hedgerow and tapered southern extent.</p> <p>1.26ha x 75% = 0.945ha</p>	<p>Net developable area 0.945ha</p> <p>Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = (0.945ha x 0.35) x 10,000= <b>3,307.5sqm</b></p>	<p>Available post 2028 subject to allocation</p> <p>Build out 1 to 3 years</p>
<p><b>Eastern Parcel</b></p> <p>Gross site area 11.05ha</p> <p>60% net developable area to allow strategic landscaping, mitigation of impact on water recycling centre and residential property.</p> <p>11.05ha x 60% = 6.63ha</p>	<p>Net developable area 6.63ha</p> <p>Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = (6.63ha x 0.35) x 10,000= <b>23,205sqm</b></p>	<p>Available post 2028 subject to allocation</p> <p>Build out 10 years</p>
<p><b>Total</b></p>	<p><b>26,512.5 sqm</b></p>	<p><b>Available post 2028 subject to allocation</b></p> <p><b>Build out 10 years</b></p>

**Updates after the Initial Assessment**

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**Sawtry 14: Land South of Old Great North Road Industrial Estate (smaller site), Sawtry**

<b>Site reference</b>	Sawtry 14
<b>Site name</b>	Land South of Old Great North Road Industrial Estate (smaller site), Sawtry

Site address	Parish(es)	Site area (ha)
Land west of the B1043 and south of Old Great North Road Industrial Estate (smaller site), Sawtry	Sawtry	1.26ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Commercial leisure uses - hotel, cinema, gyms etc Employment  Note: The site was submitted for consideration by two different parties one proposing commercial leisure uses - hotels, gyms, cinemas and the other employment on a larger footprint of land	Floorspace unknown	Available 2024-2028  Build out unknown

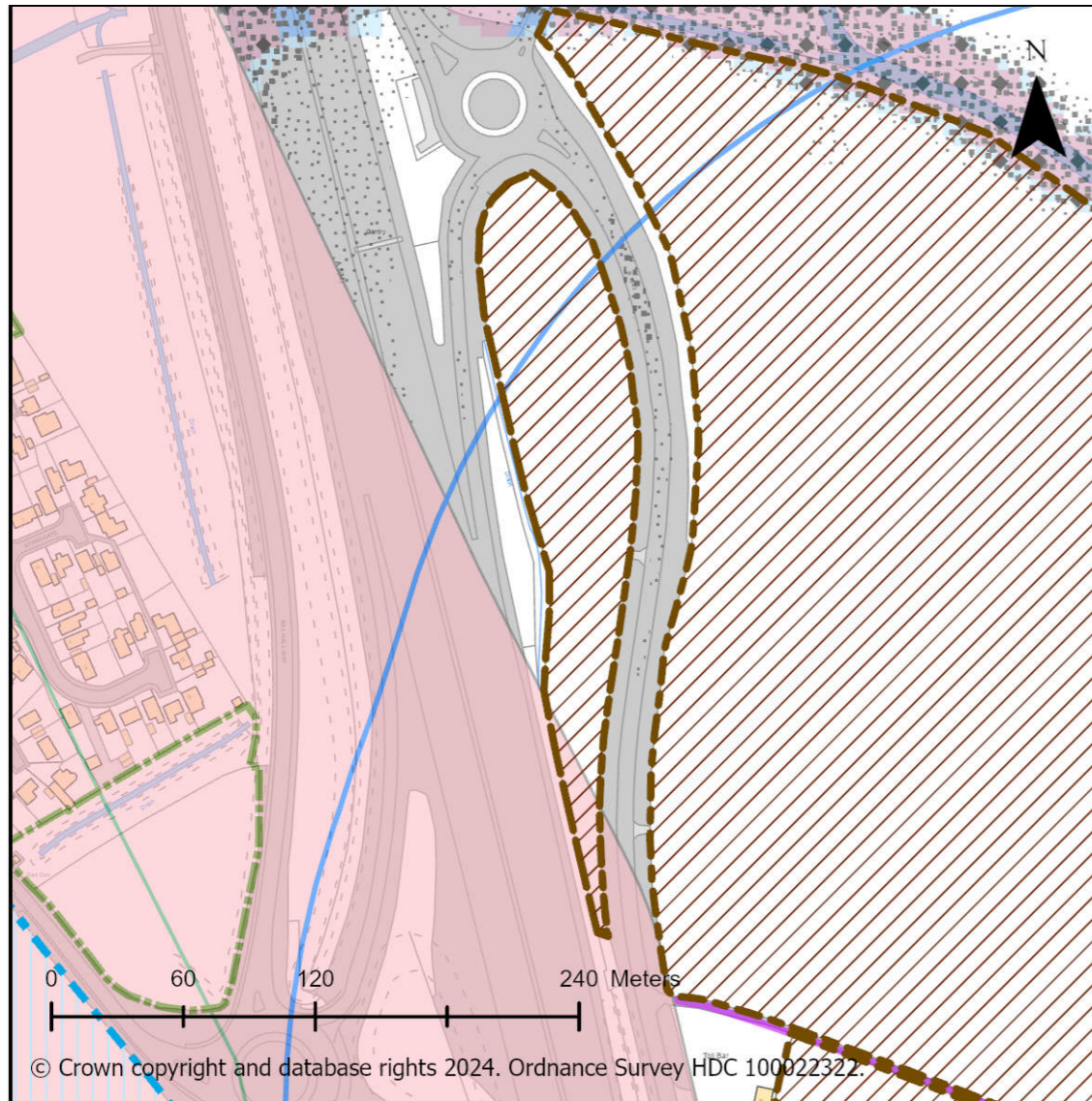
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 384
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Community Uses
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial or surface water flood risk and is grade 3 agricultural land. The site is in use for motocross, so although relatively flat it has been sculpted specifically to match its current use. The site is south of and established employment area Black Horse Business Park and separated from this by a roundabout. It is bounded by the A1 to the west and the B1043 to the east, it is well screened by established trees and hedgerow, with the exception of the area around the access point off the B1043, which provides a clear view into the site. Development on this site would have minimal landscape impact. Transport safety and movement for uses such as employment and leisure would</p>	~
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<p>require assessment due to its location in proximity to the roundabout to the north. The shape of the site makes it unclear if built development could be accommodated on the site and elevation of buildings would require careful consideration.</p> <p>Pollution and contamination may be present on site due to its current use, the site may be impacted by noise, light and air pollution due to its proximity to the A1. No oil or gas pipelines buffer zones or overhead powerlines cross the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay safeguarding area and approximately 0.34ha of the site is within a water recycling area buffer zone leaving around 73% of the site within the area, meaning odour issues will require mitigation. Suitability of the proposed uses in this area would require confirmation.</p>	
<p><b>Availability</b></p> <p>The site was submitted for consideration by two different parties one proposing commercial leisure uses - hotels, gyms, cinemas and the other employment on a larger footprint of land. Availability status of the site has been taken from the planning agent submission which was submitted on behalf of the landowner for site Sawtry 13: Land South of Old Great North Road Industrial Estate (larger site), Sawtry.</p> <p>The site is in single company ownership and control and development is supported by the landowners. There are no known legal restrictions. The site is available from 2024-2028 and allocation status would be acquired and then sold to a third party for obtaining planning permission and to be developed. Build out of this smaller site is unknown.</p>	~
<p><b>Achievability</b></p> <p>Access to gas, mains water, electricity supply and digital and telecommunications infrastructure is unknown. Access could be achieved from the B1043, although upgrades to access would be required potentially taking a large portion of the site out of the developable area, as could remediation for noise air and light pollution as a result of the A1 and associated parking. Proximity to the A1 and B1043 would assist with the logistics of construction and operation of the site and the impact of odour would require mitigation.</p> <p>One of the site promoters notes that an odour risk assessment demonstrates that the whole of the site could be used for industrial purposes, that there are options to secure a suitable vehicle access into the site, and the site could be linked in with the existing cycle/footway extending north into the village from Straight Drove. The promoter also mentions development could support training and apprenticeship schemes</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no known legal restrictions. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. There are a number of constraints which require resolution including pollution & contamination mitigation, access and parking issues which could make the site unachievable. Odour mitigation would be required. The site is available from 2024-2028 and allocation status would be acquired and then sold to a third party for obtaining planning permission and to be developed. Build out of this smaller site is unknown. The site is classified as potentially developable, if constraints could be overcome.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial or surface water flood risk.
- The site is wholly greenfield grade 3 agricultural land.
- The site is well related to existing employment uses and the A1 making access and operation of the uses achievable
- Landscape impact would be minimal.
- The shape of the site makes it unclear if built development and associated parking could be accommodated on the site and elevation of buildings would require careful consideration.
- Proximity to the A1 and B1043 could cause some odour, noise, or visual pollution, as could the proposed use of the site.
- The site is distant from most to local services and facilities, with the exception of the playing fields and sports pavilion.
- The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion.

In combination the outcomes of the LAA and SA indicate that the site:

- The site has the potential to be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion
- Would require investigation into noise, odour, air and visual pollution.
- Further masterplanning would be required to justify if development and associated infrastructure is achievable.
- Transport safety and movement for uses such as employment and leisure would require assessment due to its location in proximity to the roundabout to the north.
- Ground pollution and contamination would require assessment and mitigation.

- Odour assessments and compatibility of use due to location within water recycling buffer zone would be required.
- Achievability of access to mains water and electricity supply and digital and telecommunications infrastructure would require confirmation.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.26ha  75% net developable area to allow for retention of trees and hedgerow and tapered southern extent.  $1.26ha \times 75\% = 0.945ha$	Net developable area 0.945ha  Commercial - Commercial leisure uses at 0.25 plot ratio stand alone large units with associated smaller associated uses and extensive complimentary parking = <b>(0.945ha x 0.25) x 10,000= 2,362.5sqm</b>  or  Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = <b>(0.945ha x 0.35) x 10,000= 3,307.5sqm</b>	Available post 2028 subject to allocation  Build out 1 to 3 years

**Updates after the Initial Assessment**

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**Sawtry 15: Land East of B1043 and East of Keeper's Cottage, Sawtry**

<b>Site reference</b>	Sawtry 15
<b>Site name</b>	Land East of B1043 and East of Keeper's Cottage, Sawtry

Site address	Parish(es)	Site area (ha)
Land east of B1043 and Keeper's Cottage and north of the B1090, Sawtry	Sawtry	25.64ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial:	floorspace to be confirmed	Available 2023
Employment		Build out unknown

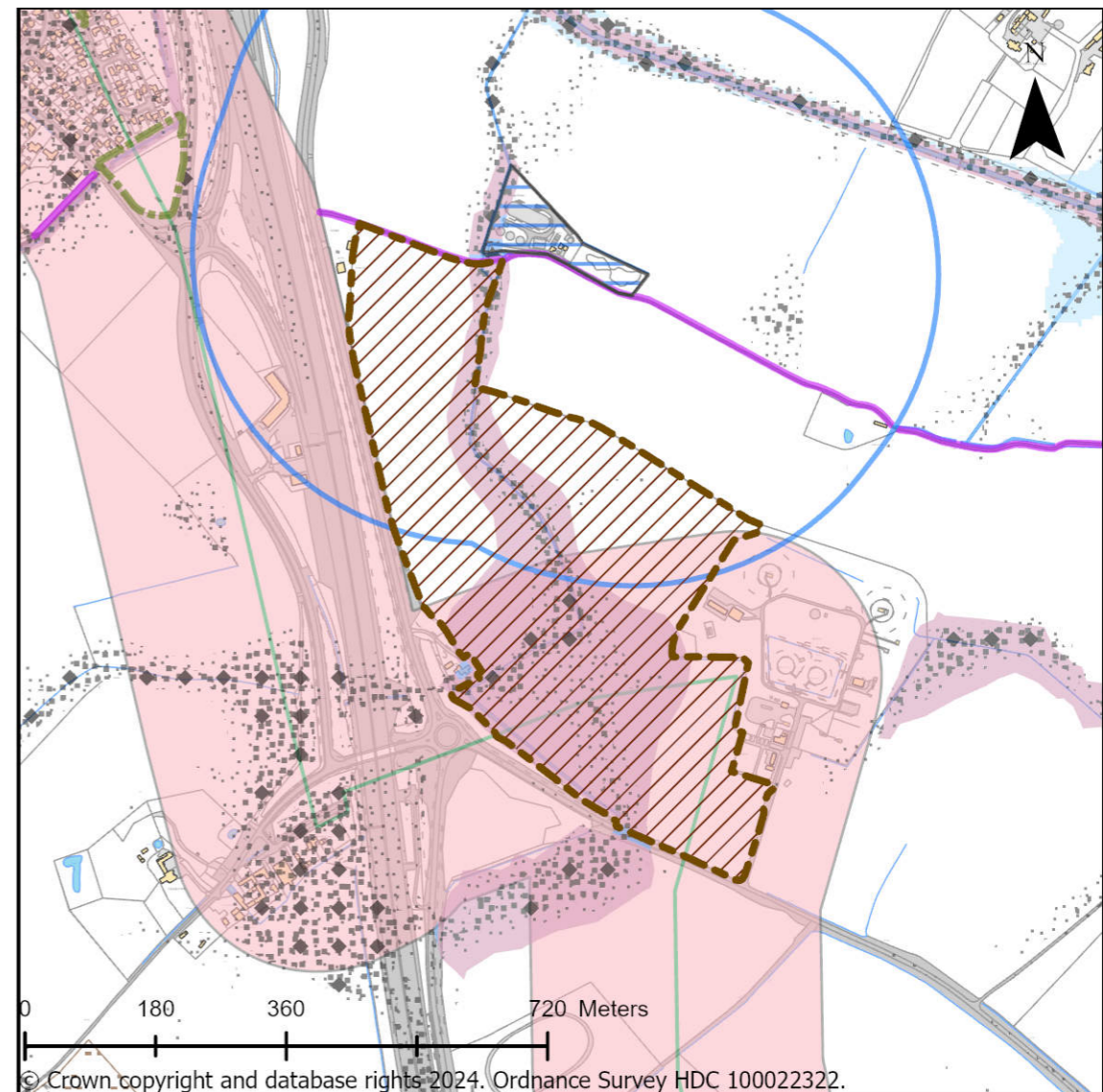
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 335
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	41% of the site is within flood zone 3b (10.55ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>Flood zone 3a runs through centre of site leaving separated portions of the north eastern, north western and south western outside, this amounts to approximately 59% of the site. Surface water flood risk is present stretching from south west corner towards centre and north travelling along north eastern boundary. Just under half of the eastern portion of the site is grade 3 agricultural land whilst the rest is grade 2.</p> <p>The site is relatively flat. The western boundary with the B1043 is heavily screened by trees and hedgerow, the southern boundary with the B1090 less so and views can clearly be seen across the site from here. A public right of way also follows the northern boundary enabling long distance views into the site and possibly from droves further to the north/north east. The site forms part of the wider landscape and is isolated from any other major built development. Toll Bar House sits outside the north western corner of the site and Keepers Cottage the south western. On the south east boundary sits a development former oil depot and road haulage site, the compatibility of the proposed site with this development would require further assessment. Landscaping would be required to the east to screen development. There is no identified access to the site.</p> <p>There is no known pollution or contamination and no known gas pipelines or buffer zone crosses the site. Overhead powerlines cross the site and an oil pipe and buffer zone lies within southern half of the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area and just over half of the northern portion of the site is within a water recycling area buffer zone meaning odour may impact the area.</p>	
<p><b>Availability</b></p> <p>The site is in individual ownership and control, development is supported by the landowner. There are no known legal restrictions. The site is available from 2023, allocation status would be acquired before land is sold to a third party for obtaining planning permission and developing. Build out of the site is unknown.</p>	
<p><b>Achievability</b></p> <p>Access to gas, mains water and electricity supply are noted as being unknown, as are digital and telecommunications infrastructure. Access could be achieved off the B1043 or B1090, but has yet to be determined. Proximity to the A1, B1090 and B1043 would assist with the logistics of construction and operation of the site. The impact of odour on the site would require assessment and mitigation as would the impact of the site on the wider landscape. The presence of an oil pipeline and buffer zone may impact the what could be achieved on site. Further work would required to ascertain if the site could mitigate against flooding as comprehensive development of the site is currently uncertain.</p>	

<p>The site promoter proposes detailed modelling of the potential flood risk, together with site specific mitigation measures, to address flood risk issues.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal restrictions. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. There are a number of constraints which require resolution including access, odour and landscape mitigation and presence of an oil pipeline. All of which could limit the deliverability of the site. The site is available from 2023 and allocation status would be required. Build out of the site is unknown, making deliverability difficult to asses. The site is classified as potentially developable, if constraints could be overcome.</p>	

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• A substantial proportion of the site is within flood zone 3 (11ha) and surface water flood risk is present.</li> <li>• The site is wholly greenfield land with just under half of the eastern portion of the site is grade 3 agricultural land and the rest is grade 2.</li> <li>• The site is more related to the countryside and would be isolated from existing employment related development meaning integration with existing business development would be difficult to achieve.</li> <li>• Development would have a significant landscape impact</li> <li>• Development could impact isolated residential properties</li> <li>• Proximity to the A1 and B1043 and B1090 could cause some odour, noise, or visual pollution, as could the proposed use of the site.</li> <li>• Proximity to road networks could assist in the operation of the site</li> <li>• The site is distant from local services and facilities.</li> <li>• Capacity of site would need to be established to identify if the site would constitute an efficient use of land.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• There are substantial challenges to overcome, further masterplanning would be required to justify if development could be integrated with existing employment related development. The</li> </ul>
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- site is currently more related to the countryside. Proximity to road networks could assist in the operation of the site.
- Substantial flood mitigation would be required and evidence of developable area after flood mitigation, flood zone 3 currently runs through the centre of the site leaving isolated parcels of flood zone 1.
  - The site could provide high density employment further south of Old Great North Industrial Estate and could provide opportunities for business expansion
  - Strategic landscape mitigation to the east would be required including assessment and mitigation regarding impact on isolated residential properties and integration of public right of way.
  - Would require investigation into noise, odour, air and visual pollution.
  - Transport impact as a result of proposed use would be required and proposed access to the site
  - Mitigation would be required to address oil pipeline buffer zone which may affect the layout of development and the presence of overhead powerlines.
  - Odour assessments and compatibility of use due to location within water recycling buffer zone would be required.
  - Achievability of access to mains water and electricity supply and digital and telecommunications infrastructure would require confirmation.
  - On the south east boundary sits a former oil depot and road haulage site, the compatibility of the proposed site with this development would require further assessment, a contamination risk assessment would be required.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 25.64ha  Site reduction to 15ha to represent development in flood zone 1 only.  60% net developable area to provide strategic landscape mitigation.  15ha x 60% = 9ha	Net developable area 9ha  Commercial - Employment at 0.35 plot ratio to reflect a combination of predominantly offices with some industrial use = (9ha x 0.35) x 10,000= <b>31,500sqm</b>	Available post 2028 subject to allocation  Build out 2 to 5 years

**Updates after the Initial Assessment**

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**Sawtry 16: Land at Brickyard Farm, Sawtry**

<b>Site reference</b>	Sawtry 16
<b>Site name</b>	Land at Brickyard Farm, Sawtry

Site address	Parish(es)	Site area (ha)
Land east of the B1043, at Brickyard Farm and south of the B1090, Sawtry	Sawtry	51.20ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Logistics, distribution	170,000 sqm	Available 2023 Build out 5 years

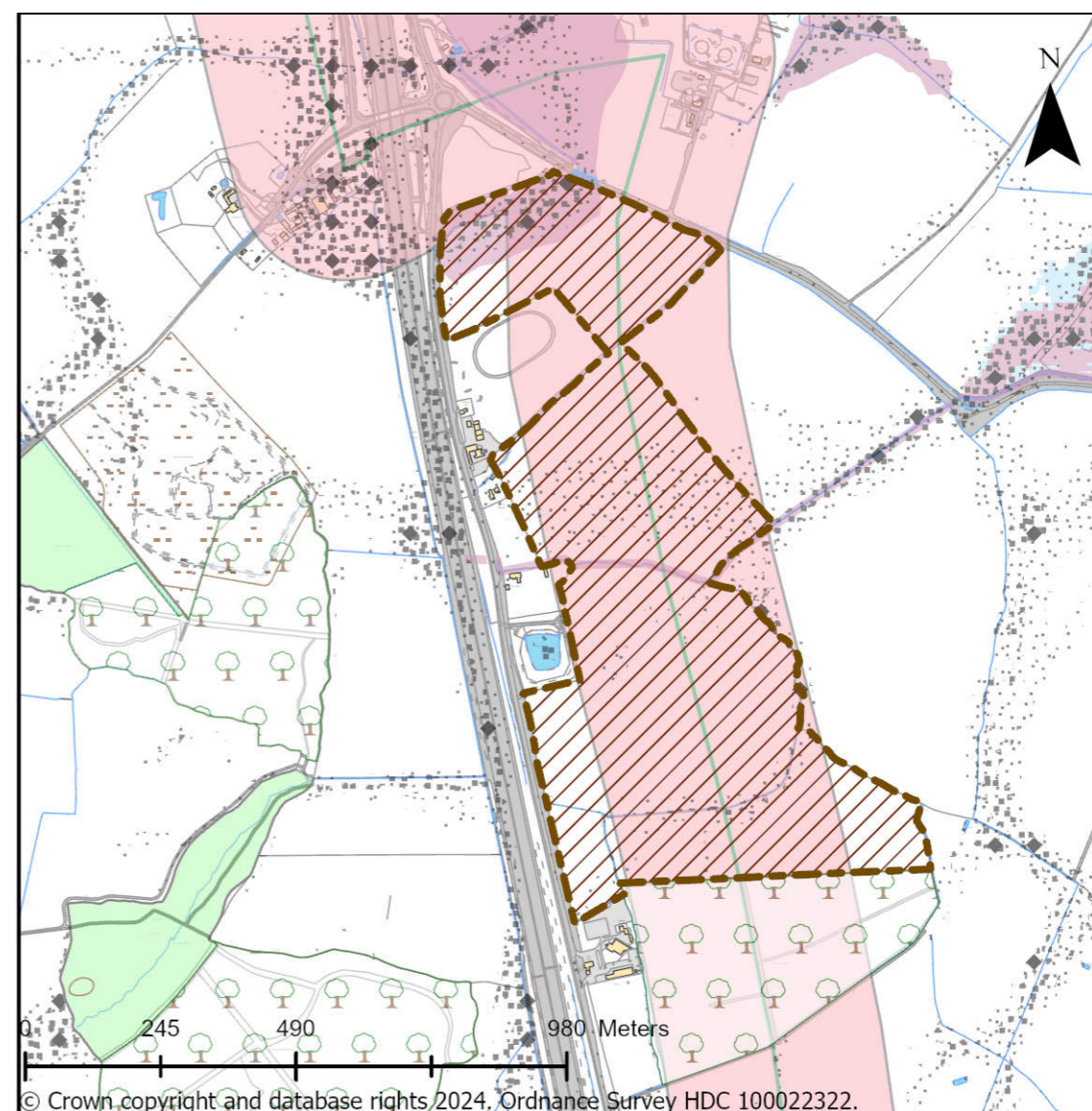
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 76
Relevant planning history	None
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	7.38% of the site is within flood zone 3b (3.78ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The majority of the site is within flood zone 1, flood zone 3b is present within the northern quarter of the site, surface water flood risk is also present. The northern quarter of the site is grade two agricultural land with the remainder grade 3.</p> <p>The site is relatively flat with slight elevations to the west. The western boundary with the B1043 is heavily screened by trees and hedgerow, the northern boundary with the B1090 less so and views can clearly be seen across the site from here. The site forms part of the wider landscape and is isolated from any other major built development. The Southern boundary abuts ancient woodland and SSSI 'The Odd Quarter' and a service station with complimentary facilities such as hotel and restaurant sit just outside the south western corner. Impact on the SSSI would require landscape mitigation. Residential properties and agricultural buildings associated with Brickyard Farm sit outside the north western boundary and Green Acres residential property also sits just outside the western boundary. Landscaping may be required to the east to screen development. There is no identified access to the site.</p> <p>There is no known pollution or contamination and no known gas pipelines or buffer zone crosses the site. Overhead powerlines cross the site and an oil pipe and buffer zone covers the majority of the site. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a brickclay mineral safeguarding area not within a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in single family ownership and control, development is supported by all landowners. There are no known legal restrictions. The site is available from 2023, allocation status would be acquired before the land would be sold to a third party for obtaining planning permission and developing. Build out is estimated to take 5 years.</p>	+
<p><b>Achievability</b></p> <p>Access to gas is unknown. Access to mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure.</p> <p>Access could be achieved off the B1043 or B1090, but has yet to be determined. Proximity to the A1, B1090 and B1043 would assist with the logistics of construction and operation of the site. The impact of the site on the wider landscape and SSSI/ancient woodland would require assessment and mitigation. The presence of an oil pipeline and buffer zone and brickclay safeguarding area may impact what could be achieved on site, mitigation would be required to relocate the powerlines underground, or mitigate their presence, all of which could impact viability of the site. The site would need to consider whether the site</p>	~

<p>could integrate with residential properties or minimise impact of development through appropriate landscaping. Further work would be required to ascertain if the site could mitigate against flooding.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal restrictions. The sites location within a mineral safeguarding and an oil pipeline and buffer zone may limit the deliverability of residential uses on site. There are a number of constraints which require resolution including access, relocation or integration of overhas powerlines and impact on SSSI all of which could limit the deliverability of the site. ,The site is available from 2023 and allocation status would be required. Build out of the site is estimated to take 5 years. The site is classified as potentially developable, if constraints could be overcome.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The majority of the is within flood zone 1, however flood zone 3 present on approximately 7% located predominantly within the north and also through the centre in association with a drain and surface water flood risk.</li> <li>• The site is wholly greenfield land with the northern quarter grade two agricultural land with the remainder grade 3.</li> <li>• The site is more related to the countryside and significantly isolated from existing employment related development meaning there is no prospect of integration with existing business development.</li> <li>• Development could have a significant landscape impact.</li> <li>• Proximity to SSSI 'The Odd Quarter' means that landscape setting, ecological and biodiversity impact could be significant and not sensitive to the character of the local environment.</li> <li>• Development could impact isolated residential properties</li> <li>• Proximity to the A1 and B1043 and B1090 could cause some odour, noise, or visual pollution, as could the proposed use of the site.</li> <li>• Proximity to road networks could assist in the operation of the site, but require assessment of impact of increased presence of HGVs.</li> <li>• The site is distant from local services and facilities.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- The site proposes employment uses which could provide additional high density employment south of Old Great North Industrial Estate and could provide opportunities for business expansion.
- Benefits from links to the A1 which could compliment the proposed use of the site, however distance to A1 linkages would require a transport impact assessment to ascertain if substantial HGV movements could be accommodated on the B1043.
- Would need to identify access to the site.
- Would require flood mitigation, development could be focussed away from flood zone 3 with the northern aspect of the site reserved for flood mitigation.
- The site is more related to the countryside and significantly isolated from large scale existing employment, however a service station with complimentary facilities such as hotel and restaurant sit just outside the south western corner. This would extensively extend the employment uses within this area.
- Could have significant impact on ancient woodland and SSSI 'The Odd Quarter' and thus landscape setting, ecological and biodiversity and is not sensitive to the character of the local environment. Mitigation measures such as landscaping and separation of development may be required.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 51.20ha 10ha of land to the north removed for flood mitigation 8ha of land removed from south to provide separation from SSSI Remaining land = 51.20ha - 10ha - 8ha = 33.20ha 80% developable area to allow for landscaping, flood mitigation and access. 33.20ha x 80% = 26.56ha	Net developable area of 26.56ha Commercial - Logistics, distribution at 0.40 plot ratio = ( 26.56ha x 0.40) x 10,000 = <b>106,240sqm</b>	Available post 2028 subject to allocation Build out Build out 5 to 7 years

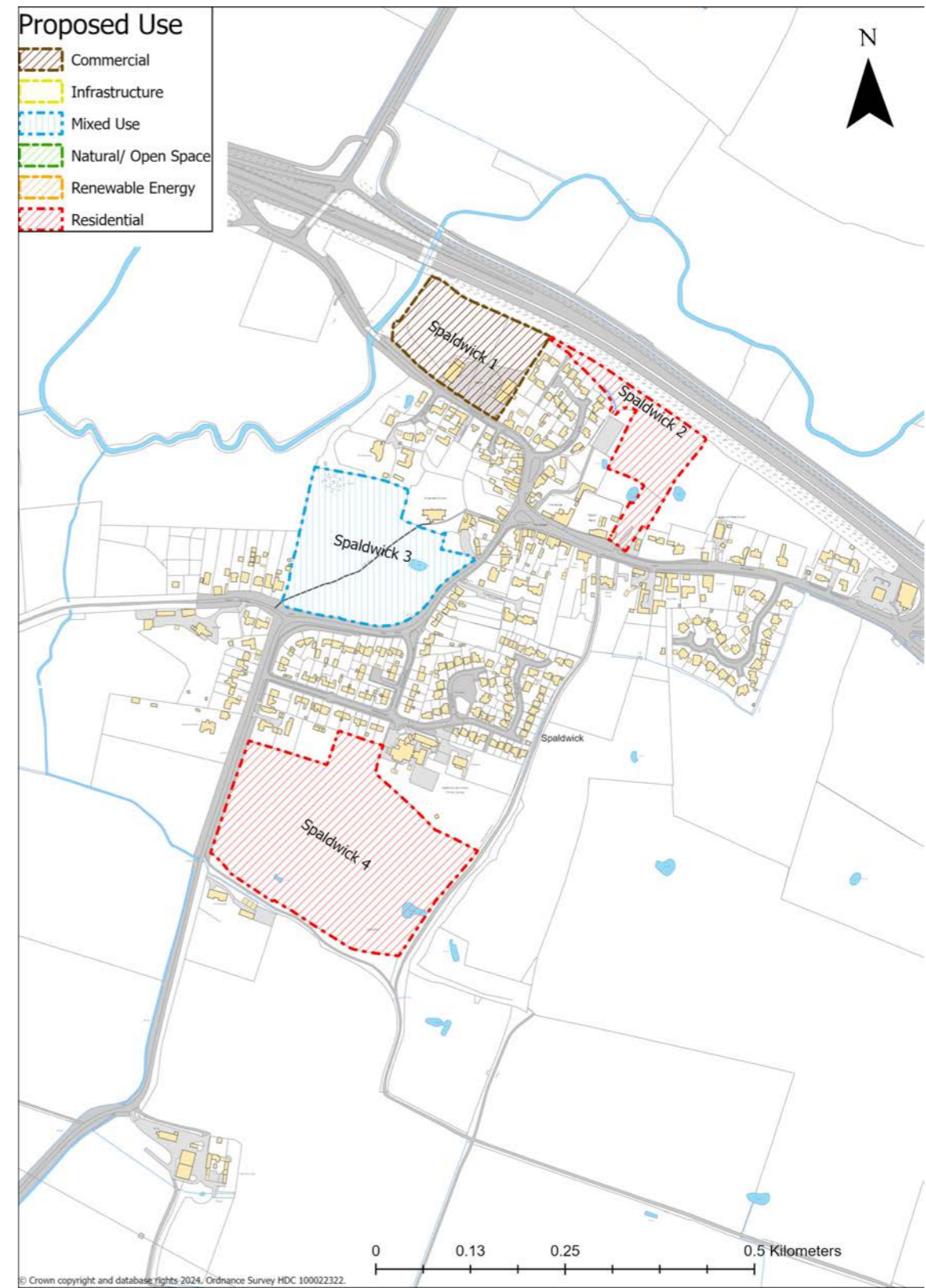
**Updates after the Initial Assessment**

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### 5 Spaldwick

5.1 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Spaldwick 1: Land at Thrapston Road, Spaldwick
- Spaldwick 2: Rear of Manor Farmyard, Spaldwick
- Spaldwick 3: Church Field, Spaldwick
- Spaldwick 4: Land to East of Stow Road, Spaldwick





5.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Spaldwick 1: Land at Thrapston Road, Spaldwick**

<b>Site reference</b>	Spaldwick 1
<b>Site name</b>	Land at Thrapston Road, Spaldwick

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land at Thrapston Road, Spaldwick	Spaldwick	2.83ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Commercial: Employment Infrastructure: Transport and parking/lorry parking Open Spaces: Biodiversity net gain Land to safeguard against flooding	2,500 to 3,000sqm  Transport and parking/lorry parking, biodiversity net gain and land to safeguard against flooding in conjunction with proposed development and relevant adopted parking standards	Available 2024-2028  Build out 2 to 5 years

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS 86
Relevant planning history	Application number: 0701739FUL  Proposed development: Erection of building (B1) following demolition of existing  Outcome: Approved  Application number: 0603313FUL  Proposed development: Erection of building following demolition of existing

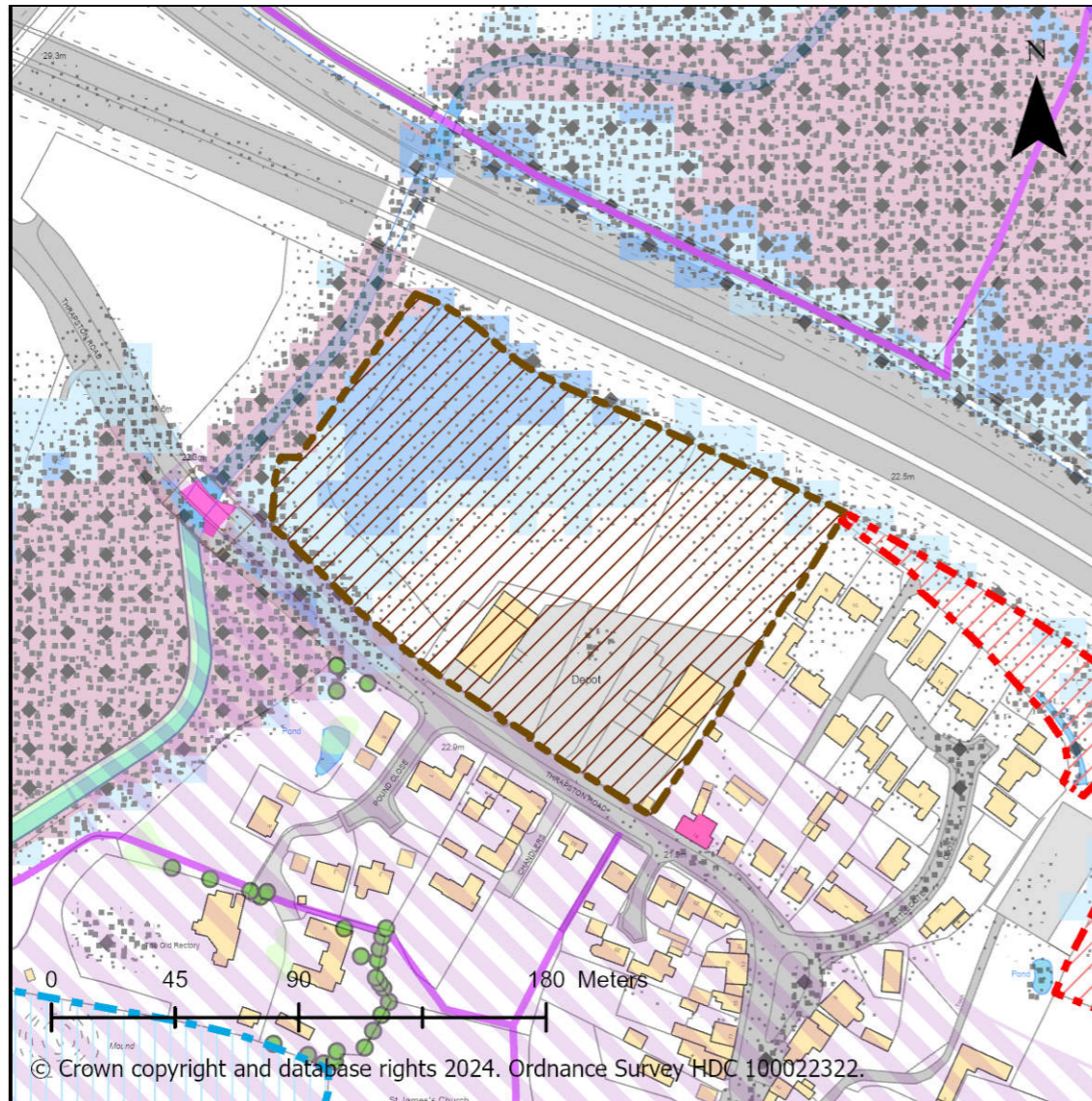
	Outcome: Refused  Application number: 0503290FUL  Proposed development: Alterations and extension to embankment to form a flood defence  Outcome: Approved  Application number: 0505023CCM  Proposed development: Extraction of clays for the off-site construction of a flood defence embankment. [Note - the application boundary for extraction is west of the site]
Land type	Part previously developed part greenfield
Current use of the site	Commercial and greenfield
Supporting information	Proposed development layout  Site location plan

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	0.5851% of the site (0.12ha) is within flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass



Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

**Context, constraints and potential suitability**

56% of the site is within flood zone 1, flood zone 2 is present on approximately 22% of the site with 3a slightly less. Surface water is also present. The site is grade 3 agricultural land.

The site is flat, the southern boundary runs along Thrapston Road and the northern edge bounds the A14 and, both of which are lined with trees and hedgerow. Views into the site can be seen from the A14, however due to the contained nature of the site landscape impact would be minimal if trees and hedgerow were retained. Ellington Brook runs is just outside the western boundary. Gated access to the site is available from Thrapston Road for both the existing business and the greenfield land to the west.

The site is part previously developed land (approximately 0.51ha) with an existing business and hardstanding on site, the remaining land to the west is greenfield land. Residential properties lie to the south and east which also fall within the conservation area. Grade II listed building sits west of the site, the boundary of which meets the current business use on the site. The south eastern corner sits just outside the grade II listed Spaldwick Bridge which is also a Scheduled Monument. Increases in transport and movement in association with the proposed use would have to assess the impact on this heritage asset. Ellington Brook runs is just outside the western boundary, which once past Thrapston road to the south is designated as 'Ellington Brook Pollard Willows' County Wildlife Site which supports mature pollard willows and other semi-natural habitat. Any associated run-off from uses on the proposed site has the potential to detrimentally impact this site.

There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site, nor overhead powerlines. There are no known tree preservation orders affecting it. The site is part previously developed land which offers the opportunity for some regeneration. The site is within a sand and gravel mineral safeguarding area, but not a water recycling area.

**Availability**

The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028 and build out expected to take 2 to 5 years. It is currently unknown how the site will be delivered.

**Achievability**

Mains water and electricity supply and digital telecommunications infrastructure are notes as being accessible from within the site. Gas supply is not accessible. Access can be achieved via Thrapston Road from two locations. The site is in proximity to the A14 which would assist with the logistics of construction and the operation of the site as a business.

There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. Impact on heritage assets such as the Grade II listed bridge would require assessment especially in relation to the type and frequency of traffic. Any site proposal would also have to assess the impact of the proposed uses on 'Ellington Brook Pollard Willows' County Wildlife Site.



<p>The site promoter notes that the land benefits from flood defences which were granted planning permission in 2005 and has been effective since, the flood defences sit within the site area. A tree landscape belt is proposed in the north east of the site between residential units on Littlecotes Close and access to the site moved further west.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Development would need to consider the impacts on nearby heritage and nature conservation assets. Delivery of the site is currently unknown. If these constraints could be overcome the site could be categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Flood zone 2 and surface water flood risk is present.</li> <li>• The site is grade 3 agricultural land, is part greenfield and part garden land with an existing business use on site.</li> <li>• Landscape impact would be minimal if trees and hedgerow are retained.</li> <li>• The site is close to some local services and facilities, additional employment opportunities are not immediately accessible.</li> <li>• The site is within 200 m of Ellington Brook Pollard Willows a County Wildlife site meaning the site may be impacted by the proposed use of the site.</li> <li>• Its relationship with the conservation area, listed building, bridge and townscape character would require consideration in terms of design, layout.</li> <li>• The proposed use has the potential to impact upon the grade II listed bridge through increased transport movements in association with the proposed employment use.</li> <li>• The presence of the A14 has the potential to cause light, noise odour or visual pollution.</li> <li>• The proposed development allow for local business expansion or small scale local business opportunities.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Has potential to provide development of a scale that could be integrated into the existing place and allow for local business expansion or small scale local business opportunities</li> </ul>
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<ul style="list-style-type: none"> <li>• Would require retention of trees and hedgerows would minimise landscape impact.</li> <li>• Requires flood mitigation.</li> <li>• Would require sensitive design and layout to ensure the townscape, listed buildings and conservation area are not detrimentally impacted.</li> <li>• May require a traffic impact assessment and heritage impact assessment.</li> <li>• May need assessment and mitigation of pollution from the A14.</li> <li>• Would require ecological impact assessment on Ellington Brook Pollard Willows a County Wildlife site</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 2.83ha</p> <p>60% net developable area to mitigate against conservation area and flooding.</p> <p>2.83ha x 60% = <b>1.698ha</b></p>	<p>Net developable area of 1.698 ha.</p> <p>Commercial - Employment on 1.698ha at 0.35 plot ratio</p> <p>Capacity = (1.698ha x 0.35)*10,000 = 5,943 sqm</p>	<p>Available from 2024</p> <p>Build out 2 to 5 years</p>

**Updates after the Initial Assessment**

<p> </p>
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**Spaldwick 2: Rear of Manor Farmyard, Spaldwick**

<b>Site reference</b>	Spaldwick 2
<b>Site name</b>	Rear of Manor Farmyard, Spaldwick

Site address	Parish(es)	Site area (ha)
Rear of Manor Farmyard, High Street, Spaldwick, PE28 0TD	Spaldwick	1.50ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	15 to 20 homes	Available 2024 - 2028 Build out circa 2 years

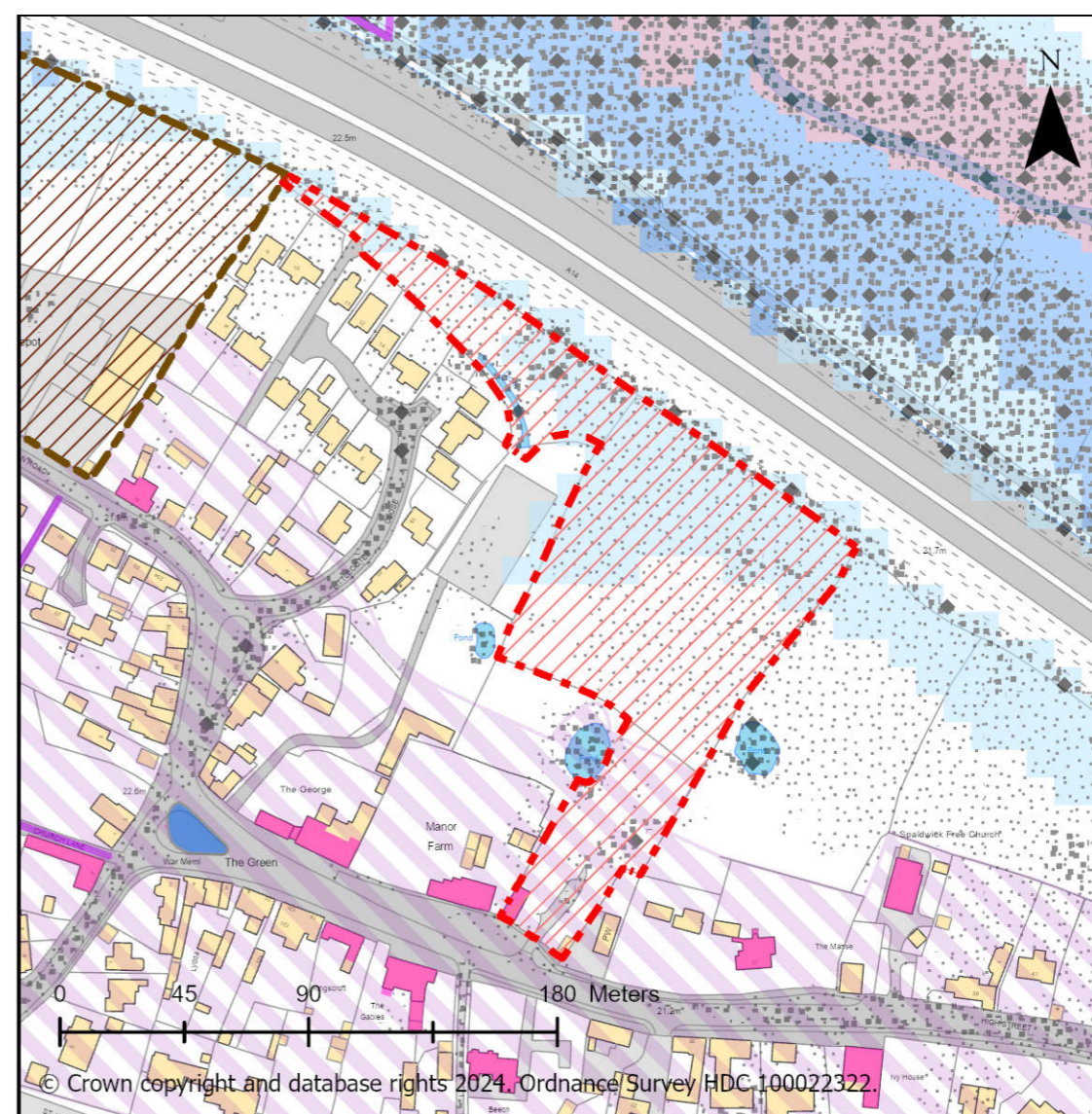
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS 351
Relevant planning history	None relevant
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land
Supporting information	Call for sites covering letter Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>60% of the site is within flood zone 1 (0.90ha), with the remainder within flood zone 2, risk of flooding from surface water is also present. The site is grade 3 agricultural land.</p> <p>The site is flat in keeping with the surrounding area. The entrance is from Thrapston Road. The site lined to the west and east with listed buildings. Most of the proposed site sits further north from Thrapston road. The A14 bounds the northern edge, which is lined with trees, showing some glimpses into the site. Littlecotes Close sits to the west and a public house, residential properties and associated back gardens line most of the southern boundary. Within the site sits a Grade II listed barn (south western corner), a small derelict agricultural shed is in the south eastern corner. Development of the site could impact the setting of the Grade II listed barn, but also may offer opportunity to enhance the setting if masterplanned correctly. The southern portion of the site sits within the village conservation area. The site promoter notes that until recently the site has been used for low intensity storage of agricultural implements. The site is predominantly greenfield land. Development of the site is unlikely to have a detrimental impact upon the landscape due to the enclosed nature of the site, however consideration of the impact of nearby residential properties and listed buildings outside and within the site and the conservation area would require assessment.</p> <p>Proximity to the A14 could present noise air and light pollution on potential future residents which would require mitigation.</p> <p>There is a potential that land contamination may be present due to the storage of agricultural equipment which would require further investigation. No known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. There are no known nature conservation assets or tree preservation orders affecting it. The site is predominantly greenfield land offering little opportunity to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area, but not within a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is single individual control and ownership, development is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028, allocation status and planning permission would be acquired before the land is sold to a third party for development. Build out is expected to take circa 2 years.</p>	+
<p><b>Achievability</b></p> <p>There is no access to gas supply. Mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure. Access could be achieved from Thrapston Road. The site in proximity to the A14 which would assist with the logistics of construction.</p>	~

<p>Noise and air pollution from the A14 and land contamination would require investigation and mitigation. No known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. Impact on heritage assets within and outside the site and the conservation area would require assessment.</p> <p>The site promoter notes that there will be an opportunity to restore and potentially repurpose the building barn on the site and that given the heritage sensitives of the site, very careful consideration will need to be made to the design of the site.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Development would require mitigation from land, noise, air and light pollution and consideration of the impact of heritage assets carefully masterplanned. The site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Flood zone 2 and surface water flood risk is present.</li> <li>• The site is grade 3 agricultural land, is part greenfield and part garden land.</li> <li>• Landscape impact would be minimal if trees and hedgerow are retained.</li> <li>• The site is close to some local services and facilities, additional employment opportunities are not immediately accessible.</li> <li>• Its relationship with the conservation area, listed buildings and townscape character would require consideration in terms of design, layout.</li> <li>• The site could impact the Grade II listed barn but also presents the opportunity to improve the site frontage and setting of the listed building, which currently contains derelict agricultural units.</li> <li>• The presence of the A14 has the potential to cause light, noise odour or visual pollution.</li> <li>• The site promoter proposes 15 to 20 homes, which is reflective of development immediately west of the site.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Has potential to provide development of a scale that could be integrated into the existing place.</li> <li>• Would require retention of trees and hedgerows would minimise landscape impact.</li> <li>• Requires flood mitigation.</li> </ul>
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- Would require sensitive design and layout to ensure the townscape, listed buildings and conservation area are not detrimentally impacted.
- May require a heritage impact assessment.
- May need assessment and mitigation of pollution from the A14.
- Has the potential to include land contamination which would require further investigation.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 1.50ha 60% net developable area to mitigate against conservation area and flooding. 1.50ha x 60% = <b>0.90ha</b>	Net developable area of 0.90ha Residential – market and/or affordable homes. Very low density of 20 dph to reflect density to the west at Littlecote Close Capacity = 0.90ha x 20dph = <b>18 homes</b>	Available 2024 to 2028 Build out 1 to 3 years

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**Updates after the Initial Assessment**

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**Spaldwick 3: Church Field, Spaldwick**

<b>Site reference</b>	Spaldwick 3
<b>Site name</b>	Church Field, Spaldwick

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Church Field, Stow Road, Spaldwick, PE28 0TE	Spaldwick	3.40ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing Open spaces: Natural, green or open spaces for a variety of uses. Other: Car parking area for the church which is due to provide a function as a community hall.	10 to 15 homes circa 1.50 hectares of public open space space for car parking to be determined.	Available 2024 to 2028 Build out circa 2 years.

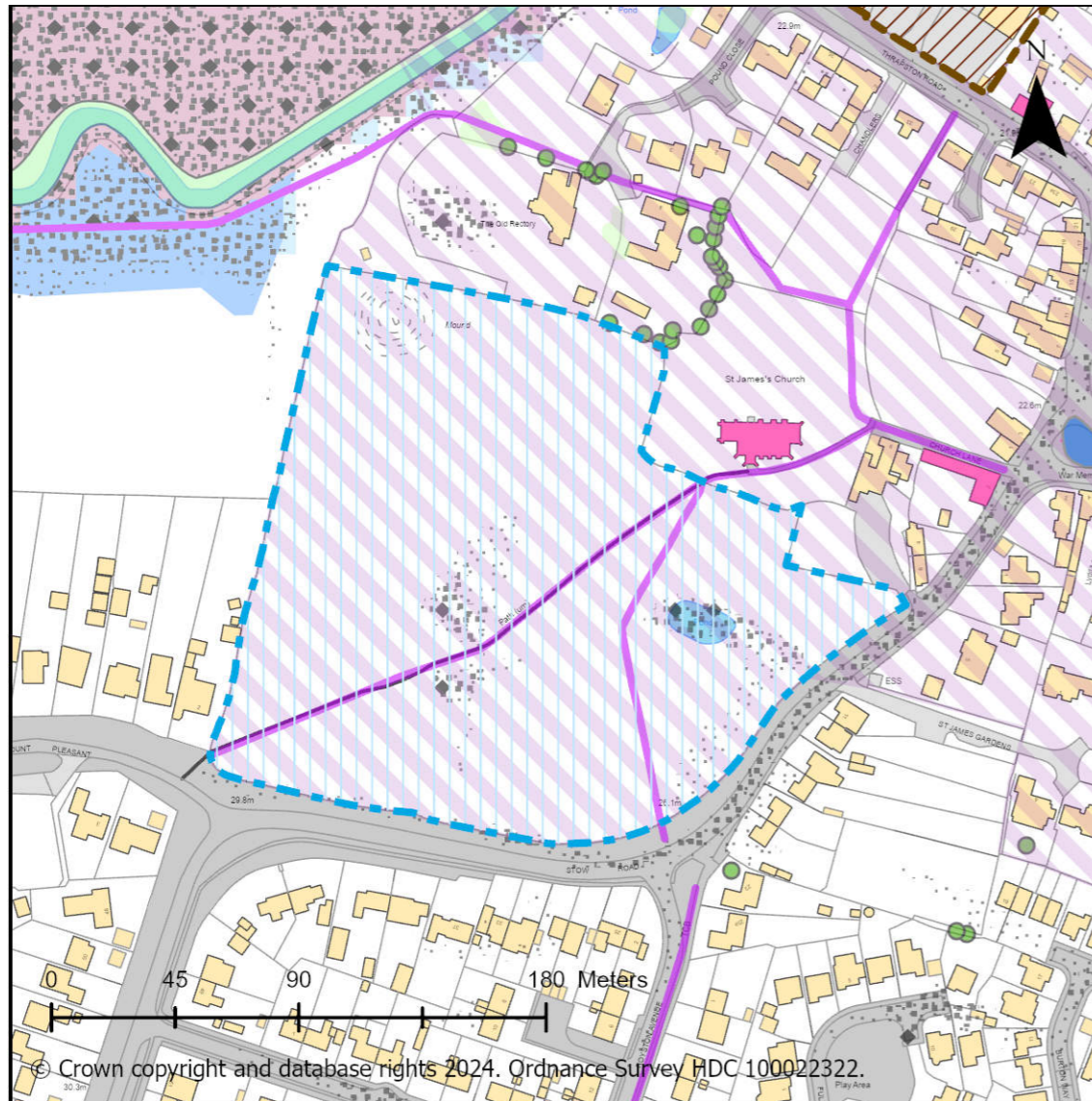
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS 353
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Site location plan

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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The site is relatively flat agricultural grazing land. Along Stow Road the site is lined with low hedgerow and some tree planting and the site can be clearly seen from the road and from the residential properties across the road. Similar planting continues on the western and northern boundaries. The north eastern corner of the site bounds the Church of St James and cemetery (a Grade I listed building) and some residential properties. Public rights of way traverse the site meaning that the site can be clearly seen from within. A cluster of established trees and a pond are a key feature within the site. The site sits within a prominent location within the village providing a green break. The site provides a clear setting establishing a clear view and context of Church of St James. The site is highly exposed forming an integral part of the village identity. The proposal is for 10 to 15 homes, public open space and car parking. As no layout proposals have been provided it is unclear to what extent the proposal would impact upon, heritage, landscape and village setting. Further evidence would be required to justify the provision of car parking in association with increased church usage as the site promoter notes that it is their understanding that the church going to be partially repurposed to provide the functions of a community hall, in the absence of a village hall. It is unclear whether the church would require land for future cemetery expansion, land may be required to be set aside for future use.

Tree Preservation Orders are present on the northern boundary and further north a cluster of tree preservation orders and areas are present.

There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. Ellington Brook sits to the north west, designated as 'Ellington Brook Pollard Willows' County Wildlife Site which supports mature pollard willows and other semi-natural habitat. Any associated run-off from uses on the proposed site has the potential to detrimentally impact this site. The site sits within the village conservation area. The site is greenfield land and offers no opportunities to contribute to regeneration. The majority of the site is within a sand and gravel mineral safeguarding area, but not within a water recycling area.

**Availability**

The site is single individual control and ownership, development is supported by the landowner. There are no known legal restrictions. The site is available from 2024 to 2028, allocation status and planning permission would be acquired before the land is sold to a third party for development. Build out is expected to take circa 2 years.

**Achievability**

There is no access to gas supply. Mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure. Site access has not been established, access from Stow road would require consultation with the highways authority to establish safe access and exit. The site is near to the A14 which could assist with the logistics of construction.

**Assessment of Site Potential**

**Context, constraints and potential suitability**

The site is not constrained by fluvial flood risk, some surface water flood risk is present on site some of which is associated with a pond located on site. The site is grade 3 agricultural land.

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<p>No known gas or oil pipelines or buffer zones cross the site nor overhead powerlines. Impact on heritage assets, the conservation area, setting of the church and would require assessment and design and layout would require careful consideration to determine if the site proposal is achievable.</p> <p>The site promoter proposes housing, public open space (with potential playing field, children's play and /or other amenity uses) for the village and a car parking area for the Church, which is due to provide a function as a community hall. Housing would assist in delivery of the open space provision.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Development would require consideration of the impact of heritage and nature conservation assets and setting of the church, wider landscape and village. The site is categorised as developable.</p>	

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p><b>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</b></p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial flood risk, but surface water flood risk is present.</li> <li>• The site is wholly greenfield grade 3 agricultural land.</li> <li>• The site is close to some local services and facilities, additional employment opportunities are not immediately accessible.</li> <li>• The site provides a distinct setting, establishing a clear view of Church of St James (a grade I listed building). The site is highly exposed forming an integral part of the village identity. Development of the site may affect the setting of the church and longevity of use in terms of potential cemetery expansion requirements.</li> <li>• Its relationship with the conservation area, listed buildings and townscape character would require consideration in terms of design, layout.</li> <li>• The site is within 200 m of Ellington Brook Pollard Willows a County Wildlife site meaning the site may be impacted by the proposed use of the site.</li> <li>• The site relates well to the existing settlement with residential properties to the north south and west of the site.</li> </ul>
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<p><b>In combination the outcomes of the LAA and SA indicate that the site:</b></p> <ul style="list-style-type: none"> <li>• The site has the potential to be integrated into the existing community however this may not outweigh the impact on the church and the character of the area.</li> <li>• Requires flood mitigation and potential retention of pond.</li> <li>• Elevation and layout of the buildings would be an important consideration in terms of views of the Church.</li> <li>• Would need to consider integration of existing public rights of way and active travel routes</li> <li>• Would require sensitive design, elevations and layout to ensure the townscape, listed building and conservation area are not detrimentally impacted.</li> <li>• Would need to demonstrate need for car parking and access to avoid impact on heritage assets and Church Lane.</li> <li>• May require assessment to ensure continued operation of the church in terms of future cemetery requirements.</li> <li>• Would require ecological impact assessment on Ellington Brook Pollard Willows a County Wildlife site</li> <li>• Trees and hedgerows would require retention so as not to detrimentally impact the character of the area.</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Gross site area 3.40ha</p> <p>30% net developable area to mitigate against church setting, conservation area and flooding and provision of open space.</p> <p>3.40ha x 30% = <b>1.02ha</b></p>	<p>Net developable area of 1.02ha</p> <p>Residential – market and/or affordable homes.</p> <p>Very low density of 20 dph minimise impact of church setting and reflect nearby residential density</p> <p>Capacity = 1.02ha x 25dph = <b>26 homes</b></p>	<p>Available 2024 to 2028</p> <p>Build out 1 to 3 years</p>

**Updates after the Initial Assessment**

<p> </p>
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**Spaldwick 4: Land to East of Stow Road, Spaldwick**

<b>Site reference</b>	Spaldwick 4
<b>Site name</b>	Land to East of Stow Road, Spaldwick

Site address	Parish(es)	Site area (ha)
Land to East of Stow Road, Spaldwick	Spaldwick	6.10ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	80 to 100 homes	Available 2024-2028 Build 1 to 2 years.

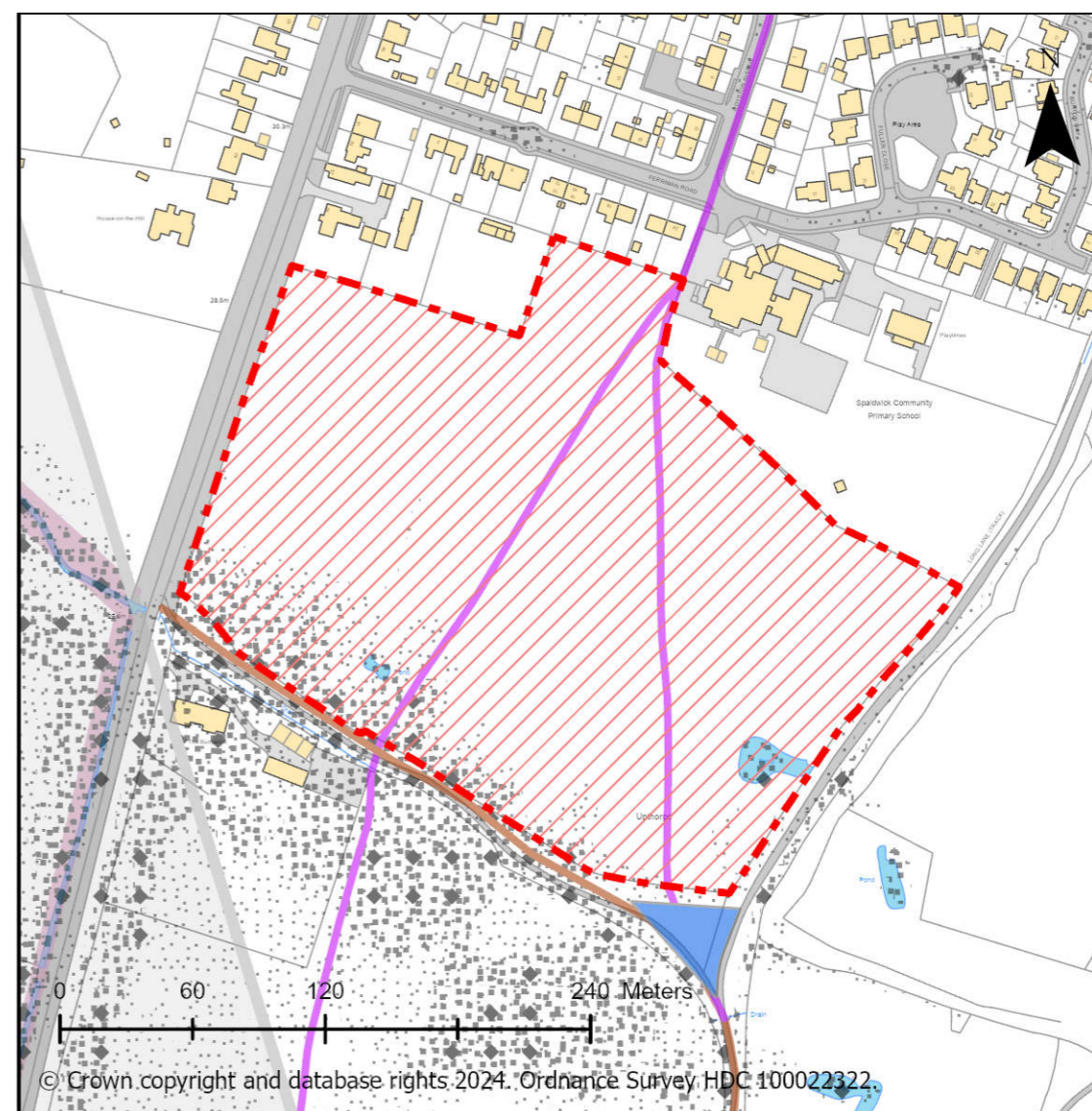
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS 305
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is not constrained by fluvial flood risk, some surface water flood risk is present in alignment with a drain which runs along the southern edge. The site is grade 3 agricultural land.</p> <p>The site is flat agricultural land. The western, southern and eastern boundaries are screened by trees and hedgerow. Residential properties and a primary school bound the northern edge and a residential property sits just outside the south western corner.</p> <p>Two public rights of way traverse the site providing views from within the site, another runs along the southern edge and Long Lane runs alongside the eastern boundary. These public rights of way provide links to Ferriman Road, Stow Road and the High Street, into open countryside and the nearby village of Easton. Access could be provided from Stow Road. Due to the screened nature of the site, it would have negligible landscape impact from Stow Road and to residential properties to north if trees and hedgerow were retained. However the site would require integration or mitigation of public rights of way and could significantly impact the setting and access to Upthorpe Green (a registered village green - H-VG15), which sits just outside the south eastern corner.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site. An overhead electricity powerline runs along the western boundary of the site. There are no known tree preservation orders affecting it. The site is greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, planning permission would be acquired and then sold to a third party for development. There is an ongoing consultation between the landowner and the local community. Build out is expected to take 1 to 2 years.</p>	+
<p><b>Achievability</b></p> <p>There is no access to gas supply. Mains water and electricity supply are noted as being accessible from the site boundary, as are digital and telecommunications infrastructure. Access could be achieved from Stow Road. The site is near to the A14 which could assist with the logistics of construction.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site. An overhead electricity powerline runs along the western boundary of the site, which may require mitigation. Works on a village green are heavily restricted and mitigation would be required to ensure no detrimental impact.</p>	+

<p>The site promoter notes that the area at risk of surface water flooding could be set aside as part of the development of the site and a detailed drainage strategy would accompany any future planning application</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Development would be required to address public rights of way and impact and setting of Upthorpe Green. As it is not intended to bring forward a rural exceptions scheme on site, the site is still contrary to policy so an allocation status would be required. The site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial flood risk, but surface water flood risk is present.</li> <li>• The site is wholly greenfield grade 3 agricultural land.</li> <li>• The site is close to some local services and facilities, additional employment opportunities are not immediately accessible.</li> <li>• The site is well located on Stow Road with a school and residential properties bounding the northern edge with public rights of way linking to the village and nearby services and facilities.</li> <li>• Landscape impact from the west, south and east would be minimal if trees and hedgerow were to be retained.</li> <li>• Development has the potential to impact the setting and access to Upthorpe Green (a registered village green), which sits just outside the south eastern corner.</li> <li>• The site proposes 80 to 100 homes which would represent a significant extension representing over a third of the current number of homes within the village. Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- Should consider a smaller number of residential units to would assist in integration of the proposed development, integration of public rights of way and setting and impact upon the village green.
- Requires flood mitigation.
- Would need to consider integration of existing public rights of way and provision of active travel routes.
- Trees and hedgerows would require retention so as not to detrimentally impact the character of the area.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 6.10ha  Site reduced by 50% to provide more proportionate development in comparison to the size of the existing settlement and retain setting of village green.  $50\% \times 6.10 = 3.05\text{ha}$ net developable area.  70% net developable area to allow for integration of public rights of way and setting of village green  $3.05\text{ha} \times 70\% = \mathbf{2.135\text{ha}}$	Net developable area of 2.135ha  Residential – market and/or affordable homes.  Very low density of 20 dph to reflect nearby residential density  Capacity = $2.135\text{ha} \times 20\text{dph} = \mathbf{43 \text{ homes}}$	Available post 2028 subject to allocation  Build out 1 to 3 years

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**Updates after the Initial Assessment**

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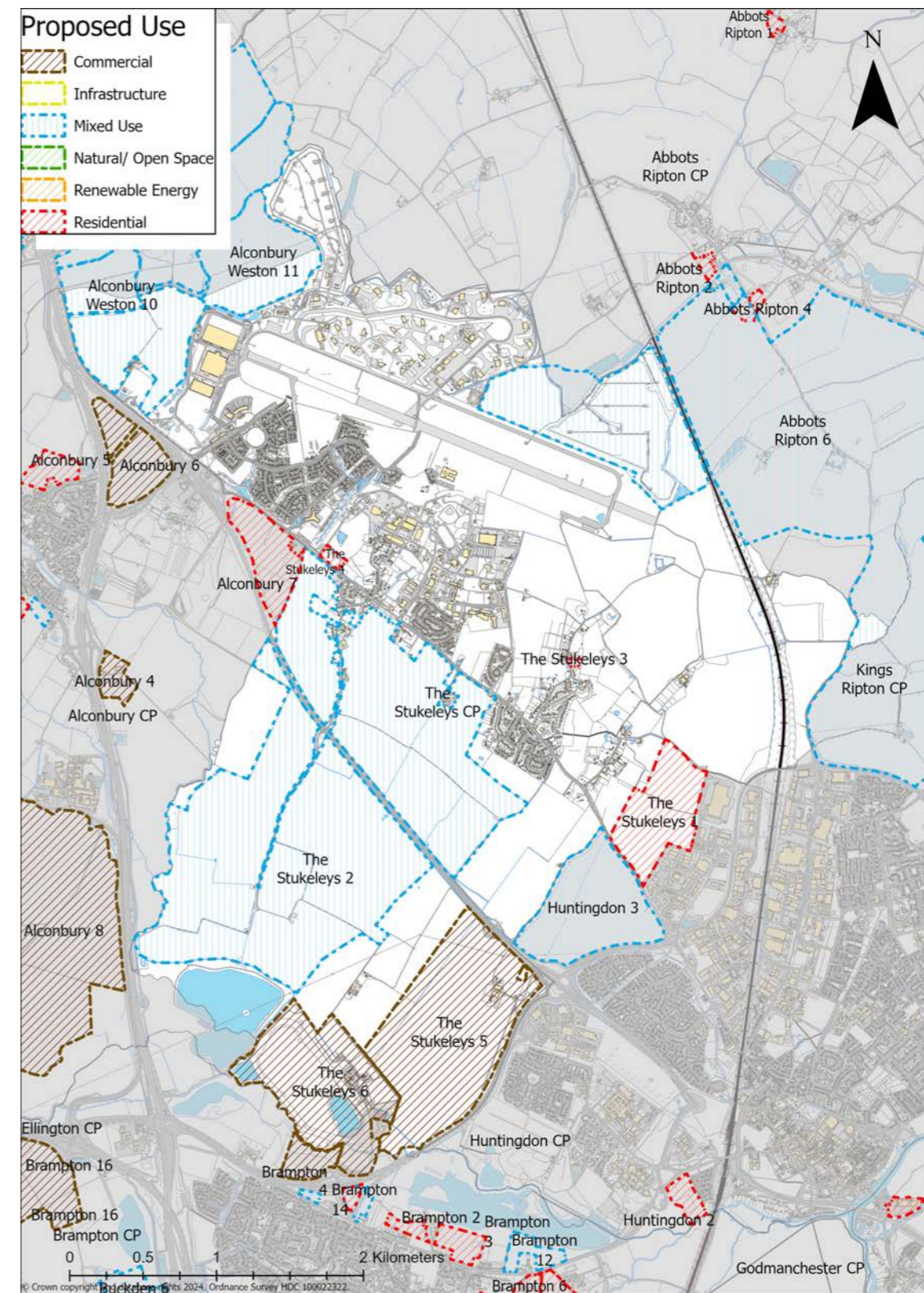
## 6 The Stukeleys

6.1 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- The Stukeleys 1: Land North East of Ermine Street (adjoining Huntingdon)
- The Stukeleys 2: Nook Farm, Little Stukeley
- The Stukeleys 3: Land between 76 and 86 Owl End, Great Stukeley
- The Stukeleys 4: Land North of Ermine Street, Little Stukeley
- The Stukeleys 5: Land North of A141, between Huntingdon Racecourse and A1307
- The Stukeleys 6: Huntingdon Racecourse - this site also partially falls within Brampton parish. As the majority of the site falls within The Stukeleys parish, the site has been assessed here instead. A link to the site can also be found within the Brampton section of the Central Huntingdonshire LAA document.

6.2 Please note that the following sites also partially fall within The Stukeleys:

- 'Abbots Ripton 6: Sapley Park Garden Village' also partially falls within The Stukeleys parish as well as Huntingdon and Kings Ripton parishes, but it has been included under Abbots Ripton as most of the site lies within that parish area.
- 'Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield' also partially falls within The Stukeleys parish as well as Upton and Coppingford parish, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- 'Alconbury Weston 10: Land East of B1043 and South of Alconbury Hill, Alconbury' - note that this site also partially falls within The Stukeleys parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- 'Alconbury Weston 11: Land adjacent to Alconbury Weald Development and South of Safefield Farm, Alconbury' - note that this site also partially falls within The Stukeleys parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.





6.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2



**The Stukeleys 1: Land North East of Ermine Street (adjoining Huntingdon)**

<b>Site reference</b>	The Stukeleys 1
<b>Site name</b>	Land North East of Ermine Street (adjoining Huntingdon)

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land North East of Ermine Street (adjoining Huntingdon)	The Stukeleys	33.96ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing Open Spaces: Natural, green or open spaces Biodiversity net gain	648 homes  Land for open space not defined site promoter states "part of development".	Available from 2024-2028  Build out over 7 years.

**Core information**

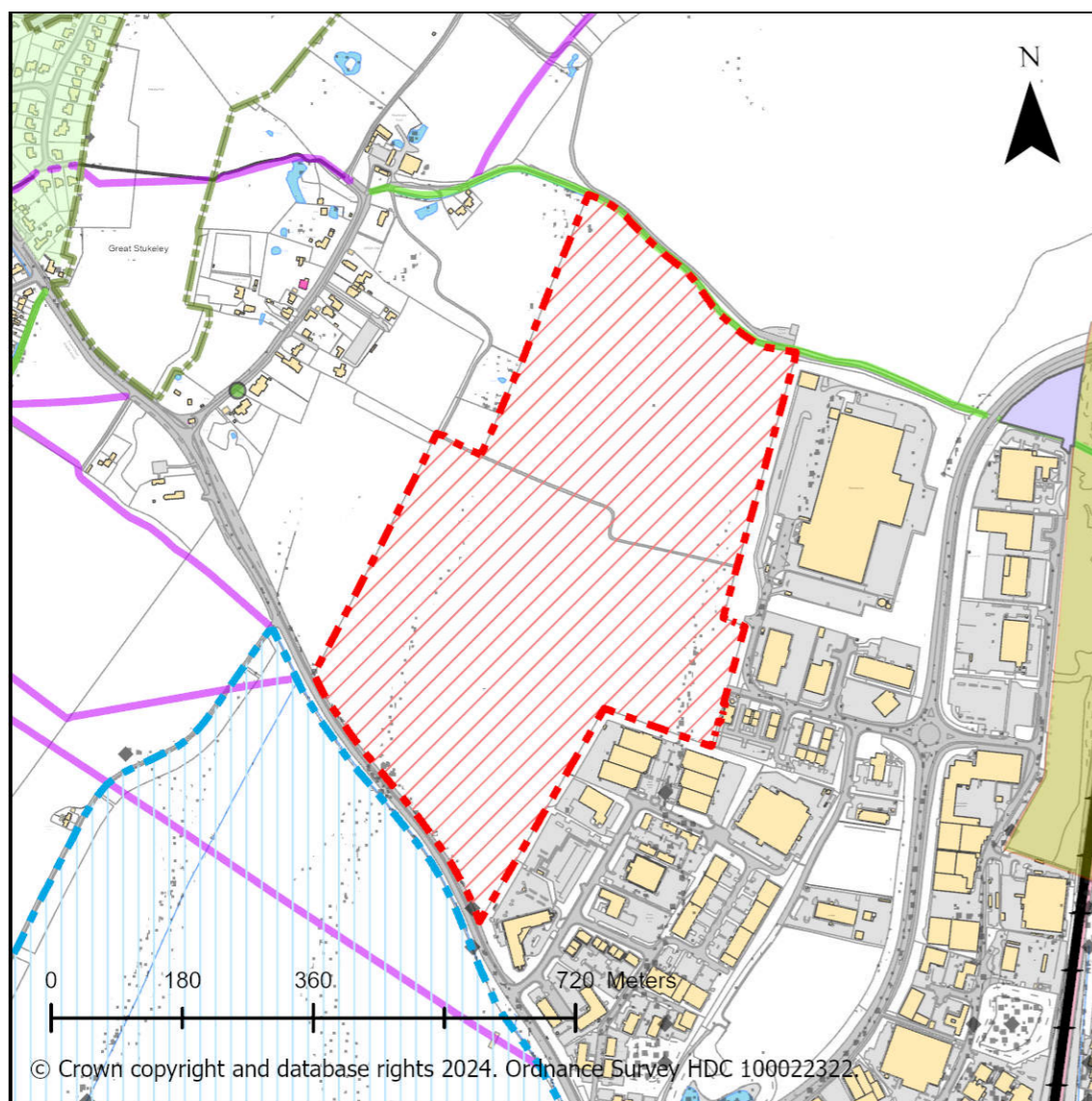
How was the site identified?	Call for Sites 2023 Submission: site reference - CfS: 77
Relevant planning history	Application number: 20/00847/OUT  Proposed development: Outline planning application for the phased development of up to 648 dwellings with associated public open space, services and other ancillary infrastructure with all matters reserved except for the means of access.  Outcome: Pending Consideration  Application number: 18/70210/SCOP

	Proposed development: EIA Scoping Opinion: Up to 550 dwellings, highways access from Ermine Street and Washingley Road, pedestrian and cycle links, formal and informal green space, and landscaping.  Application number: 1300730OUT  Proposed development: Business park comprising of 36,246 sqm of B1 business uses (comprising of 12,096 sqm B1a office use, 2,700 sqm of B1a office/B1b research and development, 5,600 sqm of B1b research and development/B1c light industrial and 15,850 sqm of B1c light industrial), 5,000 sqm of B2 general industrial and 34,850 sqm of B8 storage and distribution with all matters reserved apart from means of access  Outcome: Approved and lapsed.  Part of HLP2036 site allocation : HU1 Ermine Street  HELAA (December 2017): Washingley Farm
Land type	Wholly Greenfield Land
Current use of the site	Agricultural Land
Supporting information	Location Plan

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, some surface water flood risk is present on site. The majority of the site is grade 2 agricultural land with a negligible portion the southern corner within grade 3, the site is wholly greenfield and in agricultural use.</p>	+
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<p>The land slopes upward south to north by approximately 15m. The Southern edge is mostly bounded by trees and hedgerow and Ermine Street. The eastern boundary of the site adjoins Ermine Business Park and a protected settlement break designated in The Stukeleys Neighbourhood Plan bounds the western boundary highlighting the importance of the retention of the character and setting of Great Stukeley through its separation with other built development at Huntingdon and Alconbury Weald, some trees and hedgerow are also present. The site is well related to strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm which sits on the northern boundary of the site. There is a public right of way which runs along the northern boundary long distance views into the site can be seen from here and Green End. Development may adversely affect the surrounding countryside to the north due to its elevated nature and long distance views into the site and would require effective masterplanning to address this and landscape impact. Access to the site could be achieved from Ermine Street.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site not within a mineral safeguarding area nor a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site owned and controlled by a single company, development is supported by the landowner. There are no known legal restrictions. The site is available from 2024-2028, it is proposed that planning permission would be acquired before the land is sold to a third party for development, build out is expected to take 7 years.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure.</p> <p>The layout and capacity of the site may be impacted on the western edge by the proposed realignment of the A141. Land in this vicinity will need to be safeguarded to allow for the future construction of the a new road.</p> <p>Access to A and B road networks would assist with long term access to the site and the logistics of construction, current access is from the Ermine Street. The presence of major roads may require further measures to safely integrate the community from proposed site with the existing residential area of Huntingdon (currently separated by the A141). Due to the proposed capacity of the site major infrastructure such as revised junctions, retail, social and community facilities may be required.</p>	

<p>The site promoter notes that the site has been submitted to reiterate the commitment to deliver the site within the current plan period, with progress having now been made to identify the required safeguarding of land to facilitate a potential realignment route for the A141.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is allocated in Huntingdonshire's Local Plan to 2036. There are no known legal restrictions and a planning application has been submitted to demonstrate how constraints can be overcome which includes the issue of requiring land to be safeguarded for the re-routing of the A141. Once planning permission is acquired the land will be sold to a third party for development. The site is therefore classified as deliverable.</p>	

- Is of a size that could include a wide range of types, sizes and tenures.
- Would require strategic landscaping, integration of public rights of way and surface water flood risk mitigation
- Would need to address impact on settlement break and visual and light pollution to residential properties to the north.
- Requires land to be safeguarded for the re-routing of the A141.
- Would need to demonstrate how it can be safely integrated with Huntingdon and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 33.96ha</p> <p>50% net developable area to provide strategic landscape mitigation and safeguarding of land for re-routing of A141.</p> <p>33.96ha x 50% = <b>16.98ha</b></p>	<p>Net developable area of 16.98ha</p> <p>Residential - Market and/or affordable housing.</p> <p>Low density of 35dph to reflect edge of town development, mixture of housing types and visual impact on The Stukeleys due to elevated nature of site.</p> <p>16.96ha x 35dph = <b>594 homes</b></p>	<p>Available from 2024</p> <p>Build out 6 to 8 years</p>

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Surface water flood risk is present.</li> <li>• The site is wholly greenfield land with the majority grade 2 agricultural land and a negligible portion the southern corner within grade 3.</li> <li>• The site is well related to Ermine Business Park to the south and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm</li> <li>• Due to the site's elevated nature, the site's visibility within the wider landscape and location next to a protected settlement break, strategic landscaping would be required.</li> <li>• Masterplanning should consider how the site can integrate safely with Huntingdon and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm</li> <li>• Proximity to Ermine Business Park may expose the site to light, noise and odour pollution, the proposed use may impact residential development north of the site.</li> <li>• Land would be required to be safeguarded for the re-routing of the A141, which may affect the layout and capacity of the site.</li> <li>• The site is distant from local services and facilities but Huntingdon town centre is 2km away.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is allocated in the Huntingdonshire's Local Plan to 2036 forming part of allocation HU1 Ermine Street.</li> <li>• Has the potential to be integrated with the existing community and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm</li> </ul>
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**The Stukeleys 2: Nook Farm, Little Stukeley**

<b>Site reference</b>	The Stukeleys 2
<b>Site name</b>	Nook Farm, Little Stukeley

Site address	Parish(es)	Site area (ha)
Nook Farm, Land south of Little Stukeley & Great Stukeley and south of the A1307.	The Stukeleys	375.77ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
<p>Residential:</p> <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Specialist housing</li> <li>Custom and self-build housing</li> </ul> <p>Commercial:</p> <ul style="list-style-type: none"> <li>Employment</li> <li>Retail</li> <li>Logistics, distribution</li> </ul> <p>Infrastructure:</p> <ul style="list-style-type: none"> <li>Supporting infrastructure e.g. schools, community centres</li> <li>Health uses</li> <li>Transport and parking / lorry parking</li> <li>Renewable energy</li> </ul> <p>Open spaces</p> <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain</li> <li>Land to be safeguarded against flooding</li> </ul>	<p>3,000 homes including market and/or affordable, specialist and custom and self-build housing.</p> <p>Commercial element to be determined.</p> <p>Infrastructure element to be confirmed.</p> <p>Open spaces to be determined.</p>	<p>Available 2023</p> <p>Build out 15 or more years</p>

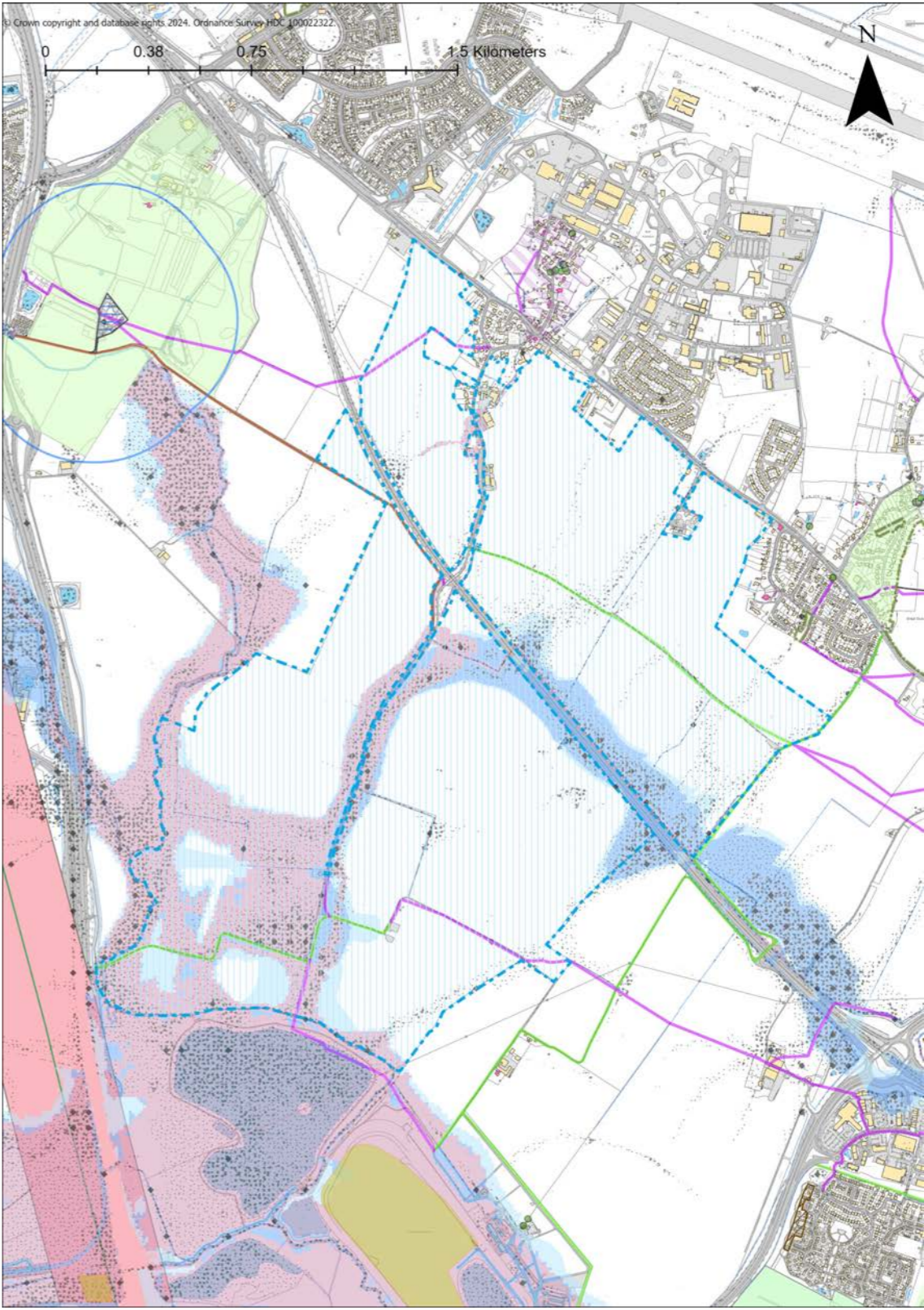
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 36
Relevant planning history	<p>Application number: 18/01391/FUL</p> <p>Proposed development: Retrospective application for the erection of a two storey dwelling replacing a former dwelling (new design to replace two previously approved schemes) and associated works.</p> <p>Outcome: Approved</p>
Land type	Wholly greenfield land
Current use of the site	Agricultural
Supporting information	Location Plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 14% of the site is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





Assessment of Site Potential

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<p><b>Context, constraints and potential suitability</b></p> <p>Approximately 14% of the site is within flood zone 3b, Flood zone 3a and 2 are also present in the south east and along the A1307 and Low Road with approximately 74% in flood zone 1. Surface Water flood risk is also present in similar locations. The site is wholly greenfield agricultural land and grade 3 and 2 agricultural land; grade 2 is mostly located within southern parcel.</p> <p>In the northern parcels the land slopes significantly from north to south in excess of 20m and undulates east to west, creating a distinctive landscape character and separation of the villages of Great Stukeley and Little Stukeley and the A1307. This is reflective of its location within the Central Claylands. The southern most parcel (south of the A1307) slopes more gently with less significant topographic variation. The northern parcels of land about the villages of Great Stukeley and Little Stukeley, which have a distinctive identities and village characters. Regularly spaced traditional villages, are also a feature of the Central Claylands. The large field sizes within the proposed site create a strong sense of openness which is enhanced by the lack of trees and hedgerows across much of the area, prompting a sense of remoteness and tranquillity. The limited hedgerow and tree coverage facilitate long distance views in many places and from multiple public rights of way, where large structures are highly visible in the landscape.</p> <p>The Northern boundary at points tightly bounds residential properties in the Stukeleys. The site includes protected settlement breaks as set out in The Stukeleys Neighbourhood Plan, which demonstrate the local importance of the separation of the villages and their relationship with the wider countryside. Nook Farm and associated buildings sit within the north eastern edge of the site. The Former Three Horseshoes opportunity site is also included within the site on the northern boundary. Local Greenspace <i>Land at West View</i> associated with Great Stukeley also abuts the northern edge, which is valued for its ecological potential, recreational value and important contribution to the character and appearance of the local area. The Great Ouse Green Infrastructure Strategic area which is also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley) abuts the southern boundary of the site as does Local Plan allocation HU 9 - Huntingdon Racecourse.</p> <p>Development in this area has the potential to fundamentally impact the landscape and townscape character around and within Great Stukeley and Little Stukeley. Development would create harsh intrusive edges to the countryside setting and would be clearly seen from all around. Significant strategic landscaping would be required and the achievability of this is uncertain.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines however, oil pipeline buffer zone sits outside the south west boundary and and overhead powerline just outside the south eastern boundary. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it. The site is predominantly</p>	
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<p>greenfield land, opportunities to contribute to regeneration are negligible. The southern parcel of the site includes a mineral safeguarding area, it is not within a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site owned and control by a single company, development is supported by the landowner. There are no known legal restrictions. The site is available from 2023, it is proposed that the site would be delivered by a master developer build out is expected to take 15 or more years.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. The site promoter proposes a new junction off the A1 to access the site, without further information it is unclear if there are any issues regarding land ownership to facilitate this and the viability and practicality of achieving such access. Safe active travel connections particularly across the A1307 to link the northern and southern parcel would be required and opportunities to integrate with nearby communities, the southern parcel is removed from residential development and could therefore represent an isolated pocket of development in the countryside.</p> <p>The northern parcels of the site have significant topographical distinctiveness and challenges, significant strategic landscaping would be required and the achievability of this is uncertain.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. Some of the site is close to the A1 and A1307 meaning that noise and pollution mitigation measures may be required. However, access to the A1 and A1307 road network would assist with the logistics of construction. Major infrastructure would be required to support development, such as primary schools and a secondary school (or major extension to an existing school), local services and facilities and green spaces/infrastructure.</p> <p>The site promoter noted that the area falling within Flood zone 3, can be used to help deliver a biodiversity net gain, improve the existing drainage situation and provide noise attenuation (if required) and that masterplanning would demonstrate how an offset can be created to enable the Stukeleys to maintain village identities. It is proposed that the quantum of development could help finance a new junction off the A1 and that the site can improve connections and sharing facilities with Alconbury Weald / the western side of Huntingdon whilst offering opportunities to better link Nook Farm to existing development as well as to provide improved pedestrian and cycle routes. It is also proposed that a rapid transit/busway network could connect to Alconbury Weald and Huntingdon.</p>	



<b>Deliverability / developability</b>	
<p>The site is allocated in Huntingdonshire's Local Plan to 2036. There are no known legal restrictions. There are significant constraints to overcome including access and impact on The Stukeleys. Significant infrastructure would be required. It is proposed that the site would be delivered by a master developer build out is expected to take 15 or more years. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.</p>	

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is wholly greenfield and predominantly grade 2 agricultural land</li> <li>• Three quarters of the site is within flood zone 1 (approximately 564ha), flood zones 2 and 3a present, there is some risk from surface water flooding.</li> <li>• There is potential for enhanced public transport connections via a rapid transit/busway network, however this scheme is not confirmed without this private transport could dominate.</li> <li>• The site may impact on SSSIs, heritage assets, (listed buildings) and is close to conservation areas in Great Stukeley and Little Stukeley.</li> <li>• The proposal would create a new community changing the landscape from what is predominantly what is currently open farmed countryside.</li> <li>• The northern parcels form the setting for the villages of Great and Little Stukeley and provide the distinct countryside setting to these rural villages development in the northern parcels would fundamentally alter the setting. It is considered that development in these northern parcels should be avoided.</li> <li>• The size of the site has the potential to increase traffic on the local and strategic road network (A1 and A1307) creating air and noise pollution with the potential to affect future residents.</li> <li>• Strategic infrastructure would be required to access the site and impact on the highway network would require assesment.</li> <li>• Integration of the site with Huntingdon would require may be difficult to achieve and require safe active travel connections.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• The southern parcel may be appropriate for development in the long term contributing to the housing needs of the district and supporting sustainable placemaking.</li> </ul>
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<ul style="list-style-type: none"> <li>• Development in the northern parcel should be avoided to prevent significant impact on the landscape impact and the setting of Great Stukeley and Little Stukeley.</li> <li>• Noise, air, and light pollution and transport impact would require mitigation.</li> <li>• Flood mitigation would be required.</li> <li>• The site would require major infrastructure to support development including community services and facilities, local retail, employment, active travel and green infrastructure and integration with the wider network</li> <li>• Impact on SSSIs, heritage assets and conservation areas in Great Stukeley and Little Stukeley would require assessment and mitigation.</li> <li>• Safe integration and crossing points across the A141 to Huntingdon should be investigated to minimise car travel.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area 375.77ha.</p> <p>Removal of approximately 153ha to represent the northern parcels of land which would have a significant impact on the landscape and setting of Great Stukeley and Little Stukeley.</p> <p>Proposed site area minus northern parcels</p> <p><b>375.77ha - 153ha = Gross site area = 222.77ha</b></p> <p>80% net developable area to provide for strategic landscaping.</p> <p><b>222.77ha x 80% = 178.216ha</b></p>	<p>Net developable area of 178.216ha</p> <p>4ha deducted to 2 2FE Primary schools</p> <p>1.5ha deducted for 2 local centres</p> <p>20ha deducted for employment</p> <p>0.5ha deducted for community/health uses</p> <p>60ha deducted for strategic open space</p> <p>92.216ha for residential uses</p> <p>Remaining land for residential = <b>92.216ha</b> (178.216ha -4ha - 1.5ha- 20ha - 0.5ha - 60ha)</p>	<p>Available post 2028 subject to allocation</p> <p>Build out 15 to 20 years</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	<p>Mixed densities to reflect a range of densities reflective of large developments.</p> <ul style="list-style-type: none"> <li>• 3% of land at very high density 145dph. 2.76648ha x 145dph = 401 homes</li> <li>• 7% of land at high density 85dph. 6.45512ha x 85dph = 549 homes</li> <li>• 25% of land at moderate density 50dph. 23.054ha x 50dph = 1,153 homes</li> <li>• 55% of land at low density 35dph. 50.7188ha x 35dph = 1,775 homes</li> <li>• 10% of land at very low density 25dph. 9.2216ha x 25dph = 230 homes</li> </ul> <p><b>4,108 total homes</b></p>	

Updates after the Initial Assessment

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**The Stukeleys 3: Land between 76 and 86 Owl End, Great Stukeley**

<b>Site reference</b>	The Stukeleys 3
<b>Site name</b>	Land between 76 and 86 Owl End, Great Stukeley

Site address	Parish(es)	Site area (ha)
Land between 76 and 86 Owl End, Great Stukeley PE28 4AQ	The Stukeleys	0.30ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	2 to 3 homes	Available 2024-2028 Build out 1 year

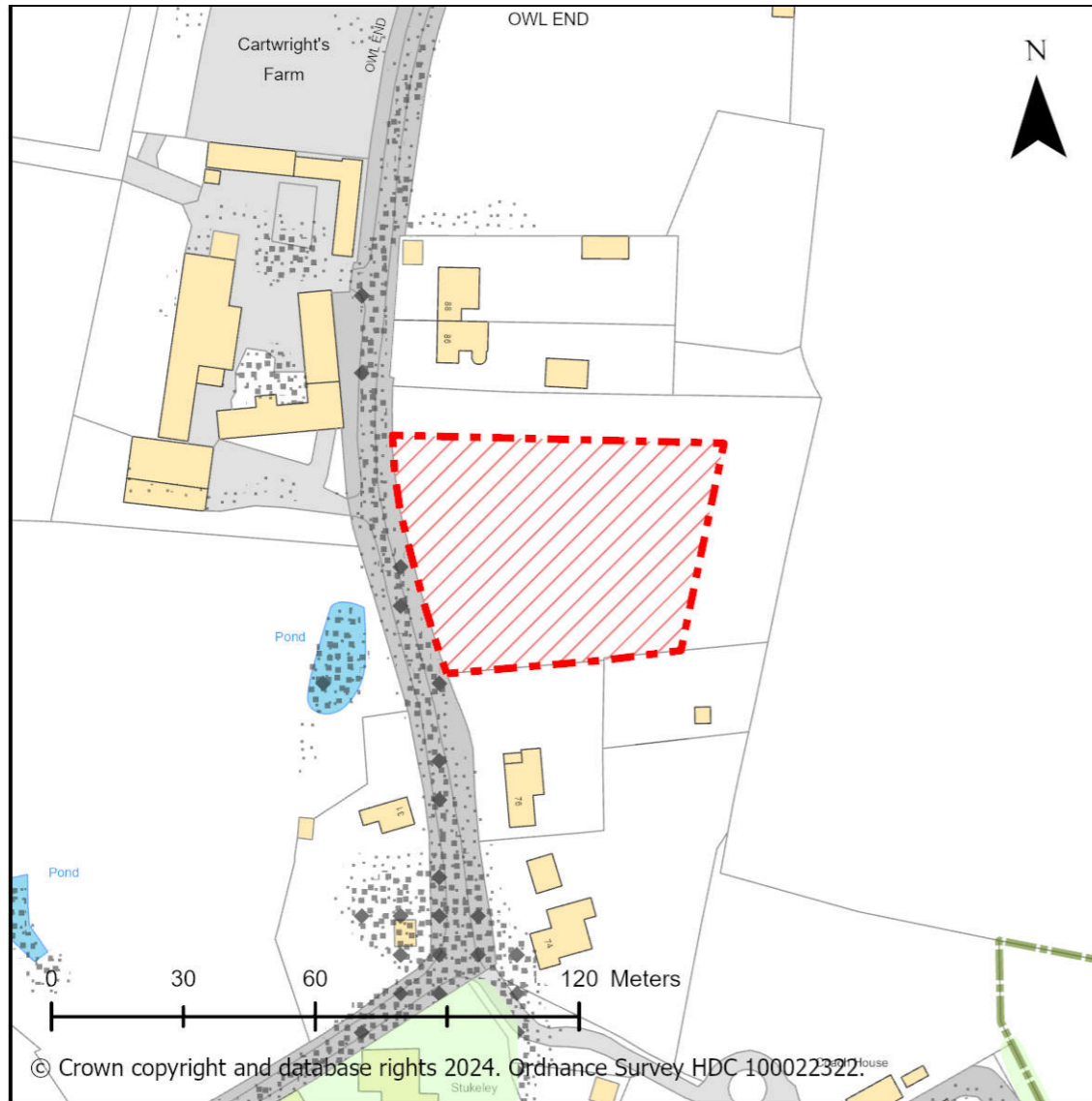
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 28
Relevant planning history	Application number: 1300883FUL. Proposed development: Creation of new entrance to paddock including engineering operations to culvert ditch. Outcome: Approved.
Land type	Wholly greenfield land
Current use of the site	Paddock associated with residential garden
Supporting information	Ecological assessment Location plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial or surface water flood risk. The majority of the site is classified as grade 3 agricultural land with the north western corner grade 2.</p> <p>The land is relatively flat and located on Owl End, one of three 'Ends', it is a distinctive contiguous extension to the village of Great Stukeley. The site is located in the northern extent of Owl End where development is more dispersed and interrupted with green breaks. The western boundary of the site is bounded with trees and hedgerow and separated from the road by a drainage ditch. Trees are also present around the remaining boundaries but are not contiguous. A small wooded area sits northeast of the site. Residential properties</p>	+
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<p>sit north and south of the site. The eastern edge of the site looks out over open countryside. The site cannot be seen from any public rights of way. Landscape impact would be limited but transition to the countryside to the east would require consideration.</p> <p>Development would have to consider the retention of trees and hedgerow and integration of the site with existing character and from of this distinctive area through careful masterplanning. Access issues would require resolution.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site, overhead powerlines run along the eastern edge. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a sand and gravel mineral safeguarding area nor a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site owned by a single family in individual control, development is supported by the landowners. There are no known legal restrictions. The site is available from 2024-2028, it is proposed that the site would be delivered directly by the landowner build out is expected to take 1 year.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. Access to the site would be via Owl End, a narrow road. Access to the site would be required across a drainage ditch and would require resolution.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site. Overhead powerlines run along the eastern edge which may need addressing regarding access for construction vehicles.</p> <p>The site promoter has provided a location plan and an ecologic survey which notes that there is no ecological impact to developing the site. They note that land to the north and east would be planted with trees</p> <p>to extend existing woodland to the north to improving biodiversity and wildlife habitat. The site proposes 2 to 3 homes.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no known legal or ownership constraints. Constraints such as access to the site, and compatibility with the character of owl end would be required. It is proposed that the site would be delivered by the land owner and build out would be expected over 1 year. The site is classified as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood or surface water flood.
- The site is wholly greenfield land with the majority of the site grade 3 agricultural land and the north western corner grade 2.
- The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
- The retention of trees and hedgerow along the western boundary would help to minimise ecological impact, retain the character of the area.
- Consideration landscaping required to transition to or screen the wider countryside to the east and limit impact of wooded area to the north.
- Appropriate access to the site over a drainage ditch would require establishing.
- Density would be required to be low and frontage only in order to be in keeping with the surrounding character, form and vernacular of the area.
- The site is close to some local services and facilities and employment opportunities are 5km away.

In combination the outcomes of the LAA and SA indicate that the site:

- Has the potential to be effectively masterplanned to become part of the existing community
- Is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders.
- Would require landscape mitigation to the east and retention of trees and hedgerow where possible
- Should deliver low density housing in keeping with the existing character and vernacular of the area.

- Would be required to demonstrate suitable access.
- Mitigation may be required to address overhead powerlines

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.30ha  Given the more linear character of residential development along the northern extent of Owl End rather than calculate a net developable area the calculation is based on typical frontage widths of properties in the immediate area. Landscaping or screening would be required on the eastern boundary which could be contained within larger gardens recognising the character of the immediate locality.  Net developable area of approximately 56m frontage x 20m width per plot.	Residential use - market and/or affordable housing  56m frontage x 20m width per plot  Capacity = 56/20 = <b>3 homes</b>	Available post 2028 subject to allocation  Build out 1 to 2 years.

**Updates after the Initial Assessment**

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**The Stukeleys 4: Land North of Ermine Street, Little Stukeley**

<b>Site reference</b>	The Stukeleys 4
<b>Site name</b>	Land north of Ermine Street, Little Stukeley

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land north of Ermine Street, Little Stukeley, PE28 4XL	The Stukeleys	1.20ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing Open space: Natural, green of open space Biodiversity net gain	circa 28 homes  Public open space including a LAP and biodiversity net gain, land area not provided.	Available 2024-2028  Build out over 18 months.

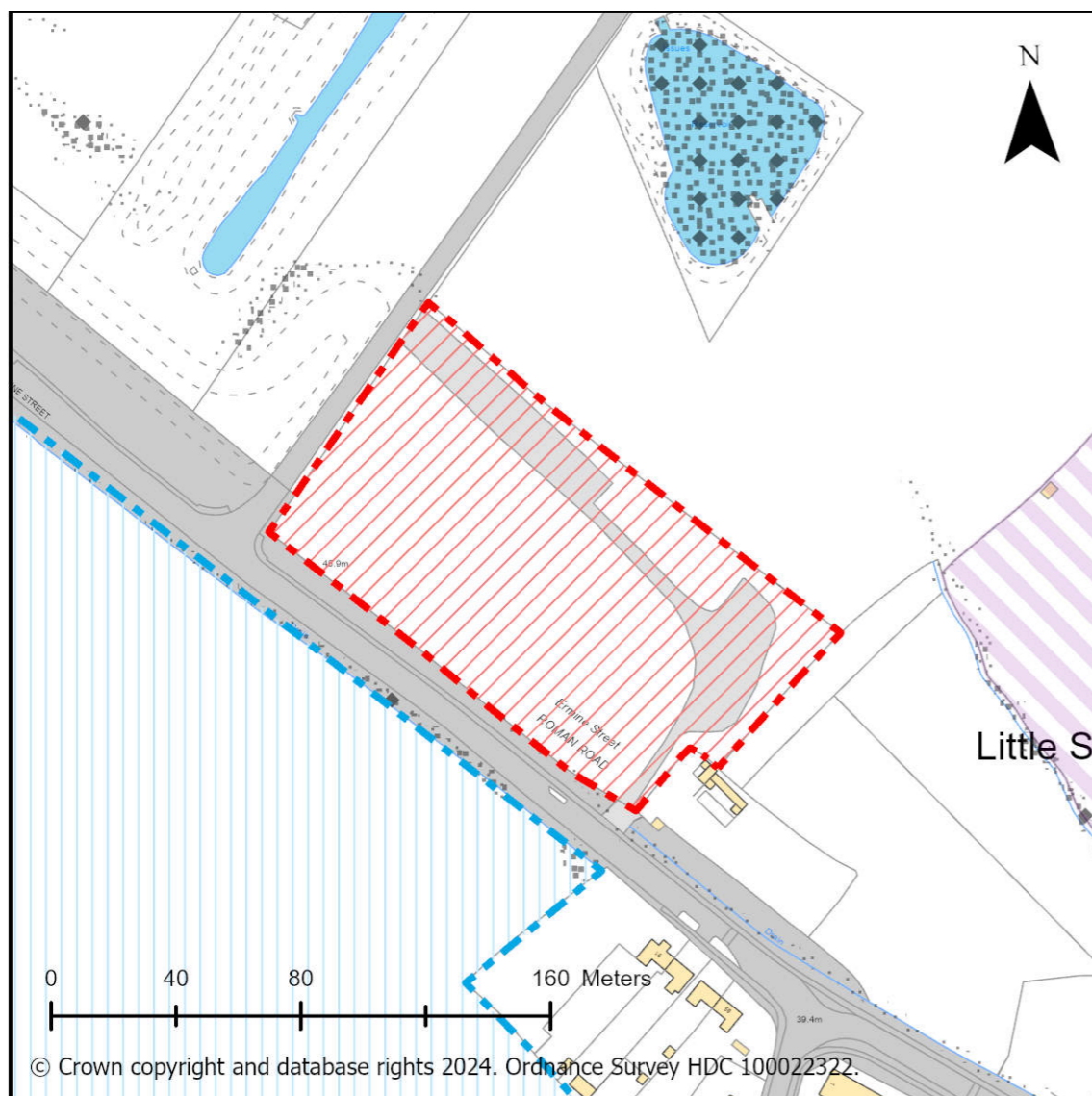
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 355
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan Masterplan

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, low risk surface flood is present but negligible. The south eastern half of the site is grade 3 agricultural land whilst the north western is non agricultural land.</p> <p>The site slopes gently down from west to east. The southern and western boundary is screened by mature trees and hedgerow. The western edge is bounded by an access road to RAF Alconbury. Access to the site is available on the south east boundary off Ermine Street. The northern edge of the site looks out onto further open greenspace. Some hardstanding is present as part of the access to and within the site. The site and further</p>	-
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<p>greenspace to the north forms part of a protected settlement break designated in The Stukeleys Neighbourhood Plan highlighting the importance of the retention of the character and setting of Little Stukeley through its separation with other built development in Huntingdon, RAF Alconbury and Alconbury Weald. The proposed site forms a distinctive green break between the village of Little Stukeley and RAF Alconbury. Proposals on this land are not supported in the Neighbourhood Plan where this would individually or cumulatively lead to a reduction in the openness between settlements. The site is therefore not suitable for built development, but would be suitable for enhanced green infrastructure. A conservation area sits to the east.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is not within a sand and gravel mineral safeguarding area nor a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in single / individual company control and land control arrangements in place with a developer. Development is supported by the landowners. There are no known legal restrictions. The site is available 2024-2028 and would be delivered by a house builder, build out is estimated to take 18 months.</p>	+
<p><b>Achievability</b></p> <p>Mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure, access to gas supply is unknown. Access to the site would be via the south east boundary off Ermine Street, however the boundary of the site does not include this access meaning there could be issues with intervening land that may be outside the landowners control which could impede delivery and/or viability. However, access to Ermine Street would assist with the logistics of construction. There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines.</p> <p>The proposed site forms a distinctive green break between the village of Little Stukeley and RAF Alconbury. Proposals on this land are not supported in the Neighbourhood Plan where this would individually or cumulatively lead to a reduction in the openness between settlements. The site is therefore not achievable.</p> <p>The site promoter has noted that safe vehicular and pedestrian access can be introduced onto Ermine Street and it is proposed that a new access is introduced onto Ermine Street and this would connect in with the existing footway that runs along the site frontage. The existing trees and hedgerow present along the boundaries would be retained</p>	

and enhanced as part of the proposal as would trees onsite. A significant buffer would be provided between the site and the the airfield. Dwellings would be set back from the development boundaries and a LAP provided.	
<b>Deliverability / developability</b>	
The sites designation as a protected settlement break in The Stukeleys Neighbourhood Plan mean that the site is not suitable or achievable and as such is un deliverable and undevelopable.	

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No
	The sites designation as a protected settlement break in The Stukeleys Neighbourhood Plan means that the site is not suitable or achievable and as such is undeliverable and undevelopable.

**Impact of the Sustainability Appraisal on the assessment**

The site did not progress to Sustainability Appraisal
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to the site's designation as a protected settlement break in The Stukeleys Neighbourhood Plan meaning that the site is not suitable or achievable, and as such is undeliverable and undevelopable.	N/A	N/A

**Updates after the Initial Assessment**

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**The Stukeleys 5: Land North of A141, between Huntingdon Racecourse and A1307**

<b>Site reference</b>	The Stukeleys 5
<b>Site name</b>	Land to the north west of the A141, between Huntingdon Racecourse and A1307

Site address	Parish(es)	Site area (ha)
Land to the north west of the A141, between Huntingdon Racecourse and A1307.	The Stukeleys	103.58ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Logistics, distribution	55,741 sqm B2 uses  130,065sqm B8 use (total of 185,806sqm with 30% capped at B2)	Available 2024-2028  Build out over 2 to 3 years.

**Core information**

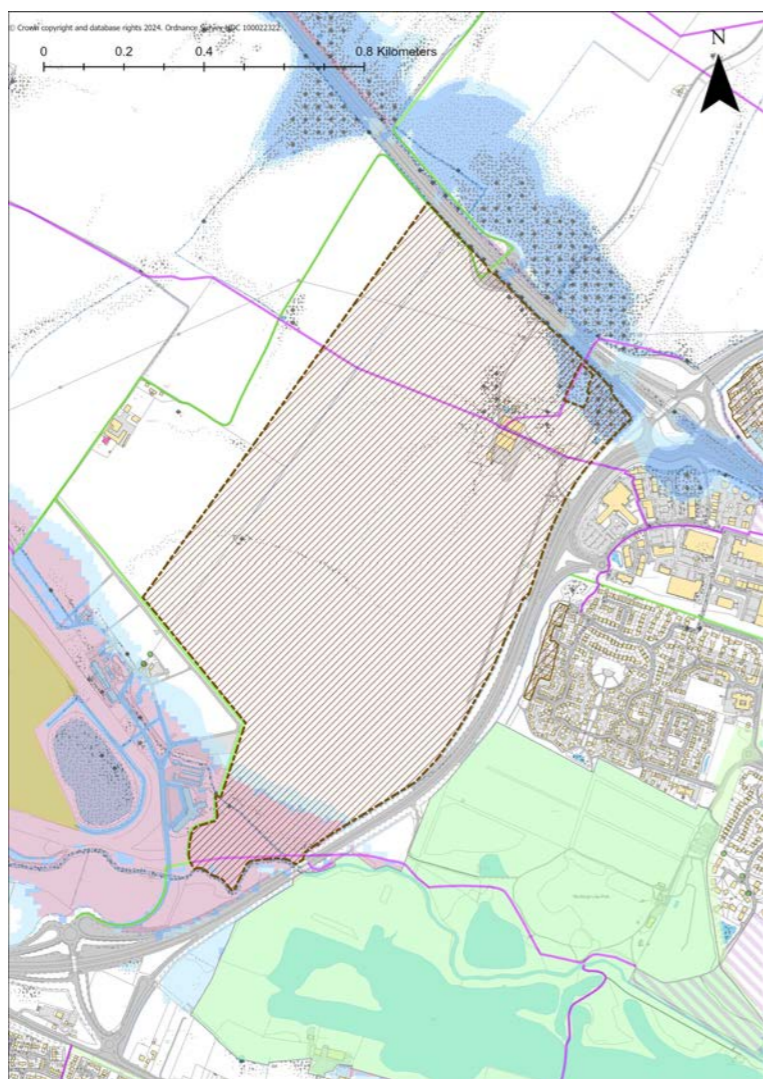
How was the site identified?	Call for sites 2023 submission: site reference - CfS: 221
Relevant planning history	HELAA (December 2017): Brook Field Farm
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Construction phase social value framework  Call for Sites Submission Letter  Location plan  Logistics in Huntingdonshire - Call for Sites Opportunity Document

	Logistics in Huntingdonshire - Call for Sites Technical Promotion Document including appendices on Site Location Plan, Constraints and Opportunities Plan, Concept Plan, Landscape Framework Plan, Landscape and Visual Appraisal, Built Heritage , Archaeology, Technical Note, Transport, Air Quality, Drainage, Ecology, Arboriculture, Lighting, Ground Conditions and Utilities.  Representations to Huntingdonshire Local Plan Issues Consultation - July 2023
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	5% approximately 4.8 ha in Flood Zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The majority of the site sits within flood zone 1 however flood zone 2, 3 and 3b are present in the south eastern corner, surface water flood risk is present on the site. The majority of the site is grade 2 agricultural land, sandwiched by small strips of grade 3 agricultural land on the northern and southern boundaries.</p> <p>The land rises quite significantly towards the centre of the site with a minimum variation of 10m, this undulation is reflective of its location within the Central Claylands. The eastern edge of the site is bounded by the A141, with the majority of the edge screened by mature trees and hedgerow, views into the site can be seen clearly however from the southern third of the eastern edge showing the prominent landscape features. The southern boundary</p>	~
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<p>abuts Local Plan allocation HU9 Huntingdon Racecourse which is substantially screened by trees and hedgerow and the northern boundary also screened by substantial trees and hedgerow.</p> <p>Views into the site are in general transient in nature from those travelling along the A141 and A1307, however elevation of buildings in relation to the rising nature of the land could mean that the impact of development on the wider landscape and from the Racecourse could be significant without careful masterplanning.</p> <p>The site has multiple access points including from off the A141, A1302 and via a bridge crossing which provides agricultural access to the fields separated by the A1307. Local Plan allocation HU1 Ermine Street sits across the road to the north. Brookfield farm sits within site, which includes residential properties and associated farm buildings. A public right of way traverses the northern half of the site, another runs along the southern boundary and one is located outside, but close to the north western boundary (between 200-400m away) meaning views of the landscape can be seen from within, both the public right of way in the north of the site and on the southern edge provide connections to residential properties and Hinchingsbrooke Country Park respectively. The Southern most corner also connects and includes the edge of the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley).</p> <p>The site is near to other business and industrial uses which cluster around the north of Huntingdon, meaning that the compatibility of this site and use could be beneficial to the existing sector.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site. Overhead power line cross the north western corner. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is predominantly greenfield land, opportunities to contribute to regeneration are negligible. A small portion of the south end of the site sits within a sand and gravel mineral safeguarding area. The site does not sit within a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in single family ownership and is optioned, development is supported by all landowners. There are no known legal restrictions. The site is available 2024-2028 and would be delivered by a master developer, build out is estimated to take 2 to 3 years.</p>	+
<p><b>Achievability</b></p> <p>Digital and telecommunications infrastructure is accessible from the site boundary however, gas, mains water and electricity supply are not immediately accessible. Existing access to the site is available via the A141 or A1307 and close to the A1, access via these roads would assist with the logistics of construction and operation of the site. There is no known</p>	~

<p>pollution or contamination and no known gas or oil pipelines and buffer zones cross the site, overhead power line crosses the north eastern corner, which may require mitigation depending on the layout of the site. The site has significant topographical challenges due to the elevation of the land meaning the elevation of buildings may have an adverse impact on the landscape setting, this would have to be investigated through the masterplanning process. The increase in traffic generated by the site could increase noise, air and light pollution and impact the road network, a transport impact assessment would be required. The presence of major roads may require further measures to safely integrate the proposed site with the existing residential area of Huntingdon (currently separated by the A141)</p> <p>The site promoter has provided a number of documents which note that the site will provide of structural landscaping around the development to provide a green backdrop in key views from the north of the site, including the provision of landscape corridors to break up development areas; create connections between the existing Hinchingsbrooke Country Park and the site, provide a green infrastructure corridor and habitat, pedestrian, cycle connectivity between Hinchingsbrooke and the allocations to the north of the site, provide a significant buffer to the Grade II Listed Waterloo Farm (to the north west); and contribute towards achieving at least 10% biodiversity net gain, with a target of 15%. It is envisaged that the electricity infrastructure on the northern edge of the site would not have any impact on the development of the site and access provided from the A141, by a new all movement junction connecting to Kingfisher Way, safe crossings would be provided across the A141 for active travel routes.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Constraints such as landscape impact as a result of topographical challenges would require careful consideration. It is proposed that the site would be delivered by a master builder and build out would be expected over 2 to 3 years. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.</p>	

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>The site is greenfield agricultural land and predominantly grade 3 agricultural land</li> </ul>
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<ul style="list-style-type: none"> <li>The majority of the site is flood zone 1 (approximately 94ha/91%), flood zones 2 , 3a and 3b present, there is some risk from surface water flooding.</li> <li>The site may impact on SSSIs, heritage assets, (listed buildings) and nature conservation assets.</li> <li>Elevation of the proposed buildings in relation to the rising nature of the land could mean that the impact of development on the wider landscape and from adjacent Huntingdon Racecourse could be significant.</li> <li>Impact on water resources is unknown and would be dependant on the industries that occupy the site and their need for water to undertake their operations.</li> <li>The size and use of the site has the potential to increase traffic on the local and strategic road network (A1, A141 and A1307) creating air and noise pollution.</li> <li>Light pollution from the proposed uses may impact upon the wider countryside setting, nature conservation assets and the wider countryside.</li> <li>Safe crossing of A141 and active travel routes would assist in the integration of the site with the wider community.</li> <li>The site has the opportunity to support retention and growth of indigenous companies and provide opportunities for new investment to enhance the local economy</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>The site presents the opportunity for economic benefits to the community through increased jobs and economic linkages and opportunities for local business or new investment.</li> <li>Elevation of buildings and impact on wider countryside would require assessment and mitigation.</li> <li>Noise, air, and light pollution and transport impact would require mitigation.</li> <li>Flood mitigation would be required.</li> <li>Mitigation and assessment of the impact on SSSIs, heritage assets, (listed buildings) and nature conservation assets would be required.</li> <li>Safe integration and crossing points across the A141 to Huntingdon should be investigated to minimise car travel.</li> <li>Overhead power line crosses the north eastern corner, which may require mitigation depending on the layout of the site.</li> <li>The site has the opportunity to contribute towards habitat connectivity.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross Site area of 103.58ha	Net developable area of 62.148ha	Available post 2028 to allow for allocation of site

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>60% net developable area to allow for reduced impact on heritage, nature conservation assets, impact on the wider countryside and flood mitigation.</p> <p>103.58ha x 60% = <b>62.148ha</b></p>	<p>70% /30% split of logistics/ distribution and employment land respectively as indicated by the site proposal.</p> <p>70% x 62.148ha = 43.58036ha net developable area for logistics/distribution.</p> <p>Commercial - logistics/distribution at 0.40 plot ratio = (43.58036ha x 0.40)*10,000= <b>65,255.40sqm</b></p> <p>30% x 62.148ha = 18.6444ha net developable area for employment.</p> <p>Commercial - Employment at 0.35 plot ratio to reflect business park density = (18.6444ha x 0.35)*10,000= <b>174,014.40sqm</b></p> <p><b>Total Commercial</b>                      - 65,255.40sqm                      + 174,014.40sqm                      = <b>239,269.80sqm</b></p>	<p>Build out over 2 to 5 years</p>

Updates after the Initial Assessment

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**The Stukeleys 6: Huntingdon Racecourse**

<b>Site reference</b>	The Stukeleys 6
<b>Site name</b>	Huntingdon Racecourse

Site address	Parish(es)	Site area (ha)
Huntingdon Racecourse, Thrapston Rd, Brampton, Huntingdon PE28 4NL	Brampton The Stukeleys	69.00ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Commercial leisure uses Logistics, distribution Infrastructure: Transport and parking / lorry parking Open Space: Outdoor sports and leisure (racing and non racing) and essential facilities. Facilities for leisure events and conferencing.	Unknown	Available 2023  Build out unknown

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 276
Relevant planning history	HLP2036 site allocation: HU9 Huntingdon Racecourse HELAA (December 2017): Huntingdon Racecourse

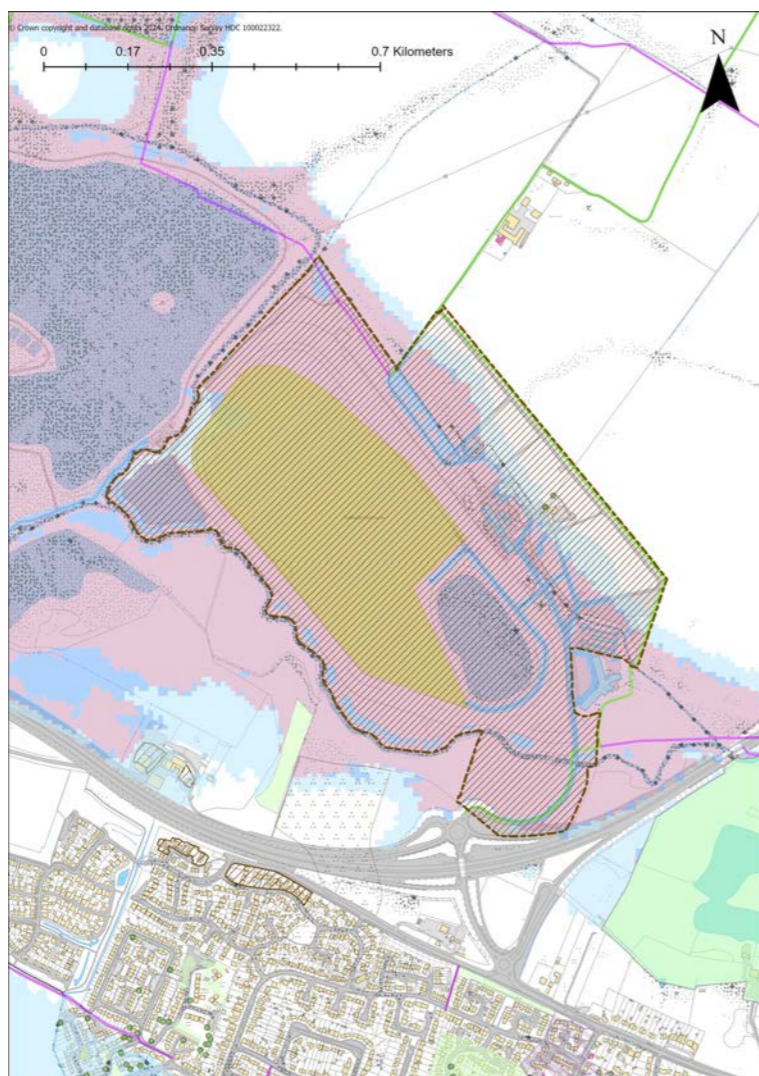
	<p>Application number: 23/00176/FUL</p> <p>Proposed development: Replacement of the existing stables, the creation of flood defence and floodplain compensation works and the installation of new access restriction bunds.</p> <p>Outcome: Approved</p> <p>Application number: 22/01456/FUL</p> <p>Proposed development: Refurbishments, consisting of partial demolition and increasing height of stables.</p> <p>Outcome: Approved</p> <p>Application number: 22/01076/FUL</p> <p>Proposed development: Refurbishments, consisting of partial demolition and increasing height of saddling boxes in association with Huntingdon Racecourse.</p> <p>Outcome: Approved</p> <p>Application number: 17/01640/FUL</p> <p>Proposed development: Extension of Seafood Bar to form Owners and Trainers Restaurant</p> <p>Outcome: Approved</p> <p>Application number: 1000161FUL</p> <p>Proposed development: Alterations to elevations and erection of canopy. Change of use from betting shop to bar (A2 to A4)</p> <p>Outcome: Approved</p> <p>Application number: 0801153FUL</p> <p>Proposed development: Erection of new south stand incorporating weighing room, hospitality areas and spectator viewing terrace</p> <p>Outcome: Approved</p>
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<p>Application number: 0702325FUL</p> <p>Proposed development: Re-siting of members entrance building</p> <p>Outcome: Approved</p> <p>Application number: 0604044FUL</p> <p>Proposed development: Extension for use as restaurant and alterations to racecourse buildings</p> <p>Outcome: Approved</p> <p>Application number: 0603166FUL</p> <p>Proposed development: Alterations and extensions to racecourse</p> <p>Outcome: Approved</p> <p>Application number: 0400146FUL</p> <p>Proposed development: Retention of temporary trackside chalets for hospitality use</p> <p>Outcome: Approved</p> <p>Application number: 9300274FUL</p> <p>Proposed development: Formation of flood lagoon, involving the extraction of sand and gravel. Erection of temporary bailey bridge.</p> <p>Outcome: Approved</p> <p>Application number: 9300275FUL</p> <p>Proposed development: Formation of lagoon, irrigation &amp; recreational use involving extraction of sand &amp; gravel &amp; temporary bailey bridge</p> <p>Outcome: Approved</p> <p>Application number: 8501346FUL</p> <p>Proposed development: Betting shop and office, paddock enclosure</p>
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	Outcome: Approved
Land type	Part previously developed and part greenfield
Current use of the site	Horseracing venue Conference and event facilities Outdoor recreational and leisure facilities
Supporting information	Location Plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	72% of the site is in flood zone 3b (50 ha). More than 0.25 ha remaining	Pass
Designated local green space	None	Pass
Nature conservation designation	Part of site contains Brampton Racecourse SSSI	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

	Commercial Use	Logistics/ Distribution
<p><b>Context, constraints and potential suitability</b></p> <p>72% of the site is in flood zone 3b (50 ha), just over 5ha is within Flood zone 1, with the remainder is in flood zone 2 and 3. Over half of the site is susceptible to high risk surface water flooding. The site is grade 3 agricultural land.</p> <p>The site is flat and contains a number of uses associated with the operation of the racecourse including stables, bar, stands, parking etc. An hotel sits just outside the south eastern corner of the site. The majority</p>	+	-

<p>of the site is open greenspace including the race track which contains Brampton Racecourse SSSI which supports an extensive area of unimproved neutral grassland. The site sits within the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley) and a public right of way runs along the north eastern boundary, some of the site can be seen from vantage points such as the A1 and A141 and a public right of way. Any proposed uses on the site would have to provide suitable flood mitigation and be of a use that would not detrimentally impact the SSSI. Access to the site is via a roundabout off the A141.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site and there are no tree preservation orders affecting it. The site is within a sand and gravel mineral safeguarding area, however the site appears to have been quarried and refilled meaning this status should not affect the site. The site is not a water recycling area. The site is previously developed and part greenfield, due to the nature of the site the compatibility of uses is an important determinant in the suitability of uses on the site. The site is allocated in Huntingdonshire's Local Plan to 2036 for a mix of uses which would facilitate the continued use of site for a racecourse, including complementary conference and events facilities, this suitability is substantiated by the approved applications noted above.</p> <p>However, uses such as logistics / distribution and or lorry parking could detrimentally impact the nature conservation value of the site biology and ecology, the uses could increase light, air and noise pollution.</p>		
<p><b>Availability</b></p> <p>The site owned and controlled by a single company and development is supported by the landowners. There are no known legal restrictions. The site is available from 2023 development would be delivered directly by the landowner, build out is currently unknown.</p>	+	
<p><b>Achievability</b></p> <p>The site promoter notes that gas supply is accessible from the site boundary and mains water and electricity supply and digital and telecommunications infrastructure are accessible within the site. The racecourse is accessible from a roundabout off the A141 which would assist in the logistics of construction and provides suitable access to those using the racecourse and associated facilities.</p>	+	-



<p>There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead power lines. The site is within a sand and gravel mineral safeguarding area, however the site appears to have been quarried and refilled meaning this status should not affect the site. The site is not in a water recycling area.</p> <p>The presence of a SSSI within the site and flood zone 3b mean that development would have to be carefully masterplanned to avoid detrimental impact on these areas and prevention of the increase of flood risk or surface water run off, an ecological survey and flood risk assessment would be required. Some uses have been demonstrated through approved planning permissions to be suitable with mitigation. The site is partly previously developed land and partly greenfield land, redevelopment of previously developed land could provide opportunities for regeneration and continued use of the site. The increase in traffic generated by the site, especially through logistics and distribution uses could increase noise, air and light pollution and impact the road network, a transport impact assessment would be required.</p> <p>The site promoter proposes development on previously developed land and an area (circa 2.2ha) along the north eastern boundary which is outside Flood Zone 2 and 3 for a wide range of development opportunities including commercial, employment, storage and parking.</p>		
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Other constraints such as transport impact, flooding and impact on nature conservation designations would require resolution. The site is allocated with suitable criteria in Huntingdonshire's Local Plan to 2036 and is available from 2023. The site is categorised as developable for a mix of uses which would facilitate the continued use of site for a racecourse, including complementary conference and events facilities. However, uses such as logistics / distribution and or lorry parking could detrimentally impact the Nature conservation value of the site biology and ecology. The site could be considered developable for employment, commercial leisure uses, outdoor sports and leisure and facilities for leisure events..</p>	+	~

	<p>Uses such as logistics / distribution and or lorry parking could detrimentally impact the Nature conservation value of the site biology and ecology and will therefore will not be assessed. A sustainability appraisal will be undertaken for employment, commercial leisure uses, outdoor sports and leisure and facilities for leisure events.</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is heavily constrained by fluvial flood risk, risk of flooding with climate change at 1 in 100 (Design Flood) and surface water flood risk is also present.</li> <li>• The site is part previously developed land, some of which is located within flood zones 2 and 3 and part greenfield land and is grade 3 agricultural land.</li> <li>• Development should prioritise previously developed land reducing flood risk where possible and limit further new development to flood zone 1 in the north east of the site.</li> <li>• The site would provide opportunity for high and low density employment and retention of the Racecourse as a unique visitor attraction in the district.</li> <li>• The proposed uses have the potential to adversely affect the surrounding countryside as a result of their visibility in the wider landscape and increases in light and noise pollution.</li> <li>• Additional traffic generated could be mitigated by the existing dedicated junction from the A141.</li> <li>• The proposal would not reinforce the role of the town or nearby villages.</li> <li>• The site is within the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley) and contains Brampton Racecourse SSSI. Extensive development in this area could have a significant impact on the landscape, ecology and biodiversity of the area and wider countryside setting.</li> <li>• There is a listed building approximately 200m north of the site that could be adversely impacted by the development.</li> <li>• The site is currently home to Huntingdon &amp; District Rugby Football club which is exploring opportunities to relocate to within the Alconbury Weald development, if this does not come to fruition any proposal would need to ensure the retention of this facility.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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- Could be appropriate for development if it is sequentially focussed on existing previously developed land, then within flood zone 1 in the north east of the site.
- Should ensure that development relates to the existing uses and operation of the site to avoid negative impacts on Huntingdon town centre.
- Will need to demonstrated flood risk mitigation or betterment especially on previously developed land.
- Would require any development to be sensitive to the natural landscape and incorporate carefully designed and located development sensitive to the greenspace uses and value of the site and wider landscape.
- Should demonstrate no detrimental impact on nature conservation designations within and nearby the site, its setting and the ecology and biodiversity of the site and impact upon nearby listed building.
- Should ensure retention of the Rugby Club if required.

**HDC's Delivery Calculations**

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HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gorss site area of 66.90ha  Net developable area of 10ha taking into account land in flood zone 1 and previously developed land to allow for more comprehensive redevelopment if required.  70% net developable area to allow for landscaping and flood risk mitigation  10ha x 70% = 7ha	Developable area of 7ha  Employment - Commercial leisure uses, outdoor sports and leisure (racing and non racing) and essential facilities, facilities for leisure events and conferencing at x 0.20 plot ratio to reflect sensitivity to local landscape and setting of SSSI  Capacity = 7ha * 0.20 = 14,000 sqm	Available 2024  Build out 2 to 5 years

**Updates after the Initial Assessment**

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## 7 Upton and Coppingford

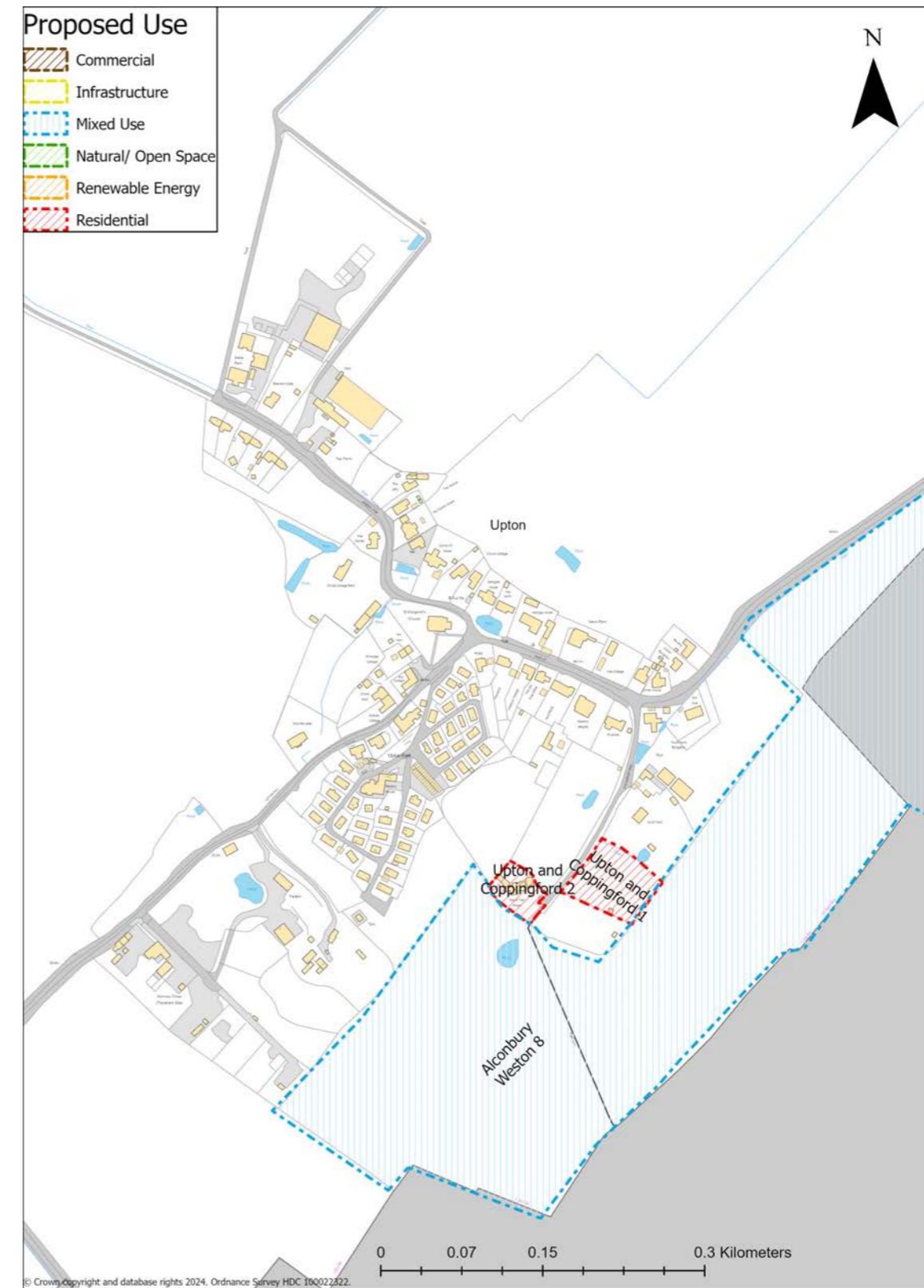
Huntingdonshire District Council | Northern Central Huntingdonshire Land Availability Assessment

### 7 Upton and Coppingford

**7.1** A total of two sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Upton and Coppingford 1: Land to South West of South Farm, Upton
- Upton and Coppingford 2: Land to East/South East of Maple Tree House, off Pig Market End, Upton

**7.2** Please note that 'Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield' also partially falls within Upton and Coppingford parish as well as The Stukeleys, but it has been included under Alconbury Weston as most of the site lies within that parish area.





7.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Upton and Coppingford 1: Land to South West of South Farm, Upton**

<b>Site reference</b>	Upton and Coppingford 1
<b>Site name</b>	Land to South West of South Farm, Upton

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land to South/South West of South Farm, off Pig Market End, Upton, PE28 5YY	Upton and Coppingford	0.39

**Promoter's Intentions**

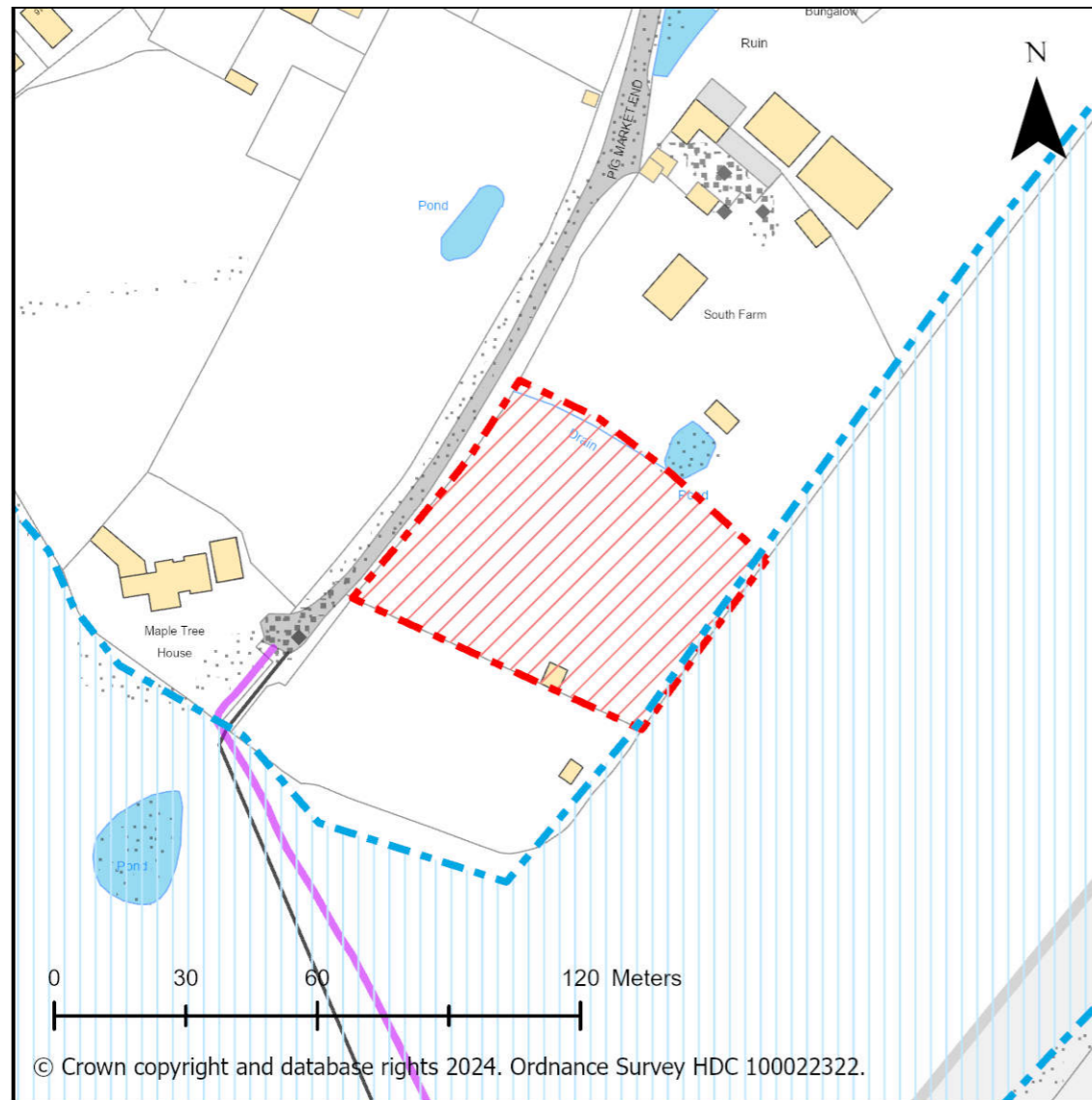
<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Custom and self-build housing	5 plots	Available 2023  Build out over 1 to 2 years

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:34
Relevant planning history	Application Number: 1402070FUL  Proposed development: Replacement dwelling, car port and associated works  Outcome: Refused
Land type	Wholly greenfield land
Current use of the site	Garden land
Supporting information	Location Plan & Existing Site Plan (Drawing Number: 8253-PA01)(Date: February 2019)

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, the site is at risk of low risk surface water flooding on 0.12% of the site only. The site is grade 3 agricultural land.</p> <p>The site is flat and sits within a ridgeway within the Central Claylands landscape character area. The site is located in Upton a small village set within the countryside and surrounded by agricultural land. The village is predominantly characterised by linear development and associated agricultural uses and buildings. The proposed site is located on Pig Market End where built development becomes more dispersed with only three residential properties attributed to the 'End' which has a greater relationship with the wider countryside than the</p>	+
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more residential area of the village. South farm residential property is located north of the site and can be clearly seen from within the site. The eastern edge looks out across open countryside, whilst the western and southern lined with trees and hedgerow. The site would require some landscaping address the relationship with the open countryside and proposed residential uses. Access to the site could be via Pig Market End a narrow lane, however the number of proposed plots on the site would not significantly increase traffic generation in the area.

There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. There are no known nature conservation, heritage assets or tree preservation orders affecting it. The site is greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.

**Availability**

The site is in single family ownership and individual control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2023, with individual plots sold for self-build opportunities. Build out expected to take 1 to 2 years.

**Achievability**

Mains water and electricity supply and digital telecommunications infrastructure are noted as being accessible from within the site. Gas supply is not accessible.

The boundary plan is set back from Pig Market End meaning that it is unclear if access to the site is achievable or whether there may be issues with ownership or ransom strips. Further information would be required to establish achievability of access. The site is near the A1 which has the potential to assist with the logistics of construction, however Pig Market End is a narrow lane which may present minor issues.

There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines.

**Deliverability / developability**

There are no known legal or ownership constraints. Development would be required to address landscape impact and access. The site is contrary to policy so an allocation status would be required. The site is categorised as developable.

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**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is not constrained by fluvial flood risk and has minimum surface water flood risk.
- The site is wholly greenfield grade 3 agricultural land.
- The site has limited access to services, facilities and employment opportunities with a village hall and church within 800m.
- The site is has a greater relationship with the countryside than the residential area of the village.
- The proposed density of the site would be in keeping with the village.
- The site would require some landscaping to address the relationship to the open countryside and residential property to the north.
- The site is not of a size or scale that would impact the form or character of the local area.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing place.
- The site is less than 1ha and contributes to the government’s aspiration to promote sites suitable for SME builders.
- Would require retention of trees and hedgerows where possible.
- Requires flood mitigation.
- The site would require some landscaping to address the relationship to the open countryside and residential property to the north.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 0.39ha  70% net developable area to address the relationship to the open countryside and residential property to the north.  0.39ha x 70% = <b>0.273ha</b>	Net developable area of 0.273ha  Residential – custom and self-build housing  Very low density of 25 dph to reflect edge of settlement location	Available post 2028 subject to allocation  Build out 1 to 3 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Capacity = 0.273ha x 25dph = <b>7 homes</b>	

**Updates after the Initial Assessment**

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**Upton and Coppingford 2: Land to East/South East of Maple Tree House, off Pig Market End, Upton**

<b>Site reference</b>	Upton and Coppingford 2
<b>Site name</b>	Land to East/South East of Maple Tree House, off Pig Market End, Upton

Site address	Parish(es)	Site area (ha)
Land to East/South East of Maple Tree House, off Pig Market End, Upton	Upton and Coppingford	0.17

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/affordable housing</li> <li>Self and custom build housing</li> </ul>	3-4 market homes or 1-2 self and custom build plots	Available 2023  Build out over 1- 2 years

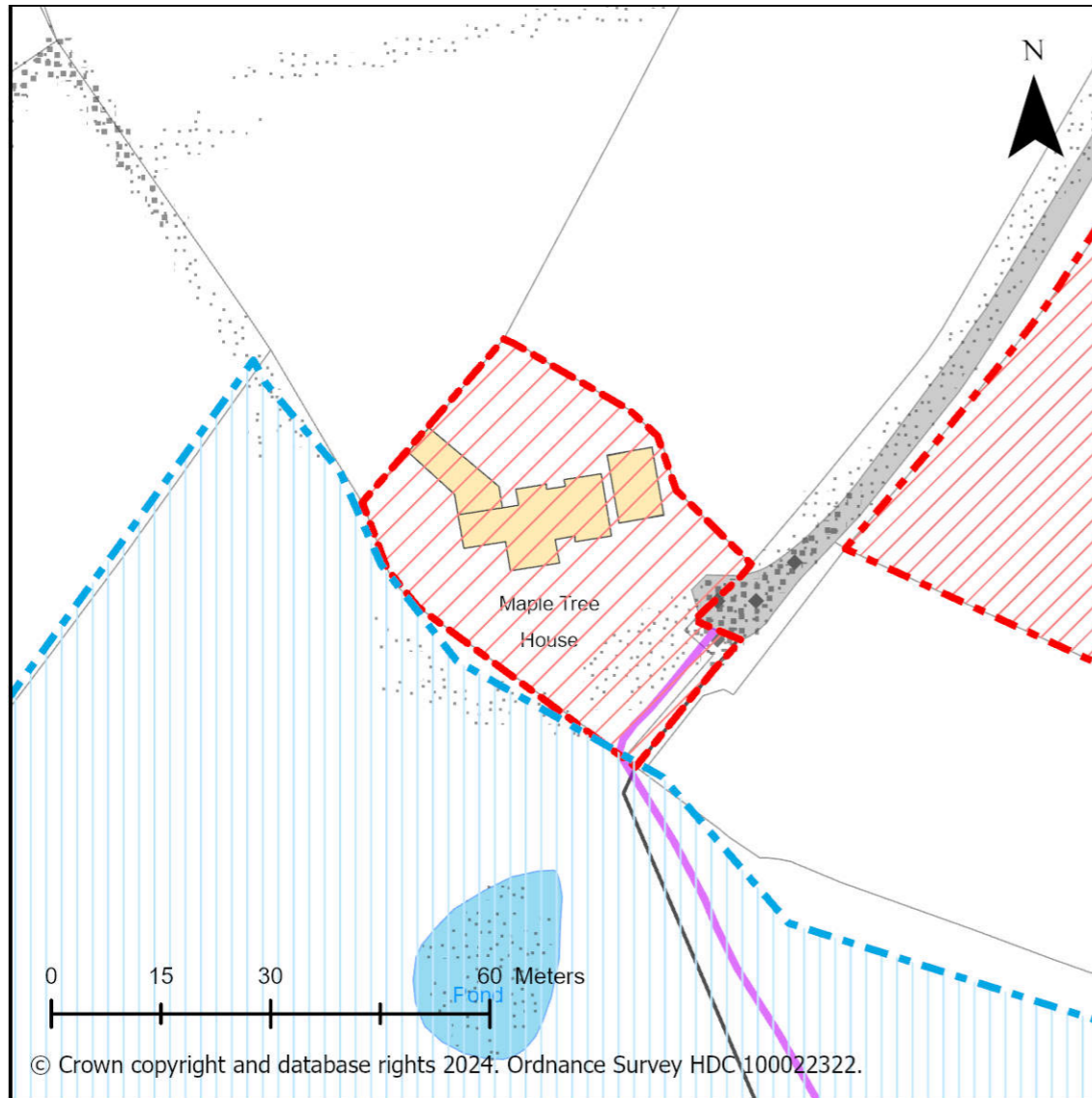
**Core information**

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2416
Relevant planning history	None relevant
Land type	Wholly greenfield and
Current use of the site	Garden land (existing home to be retained)
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	The site is below 0.25ha and proposes fewer than 5 homes and therefore does not pass the minimum site size threshold for detailed assessment.	Fail



**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is below the required minimum site threshold required for detailed assessment.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No as the site is below 0.25ha and proposes fewer than 5 homes and therefore does not pass the minimum site size threshold for detailed assessment.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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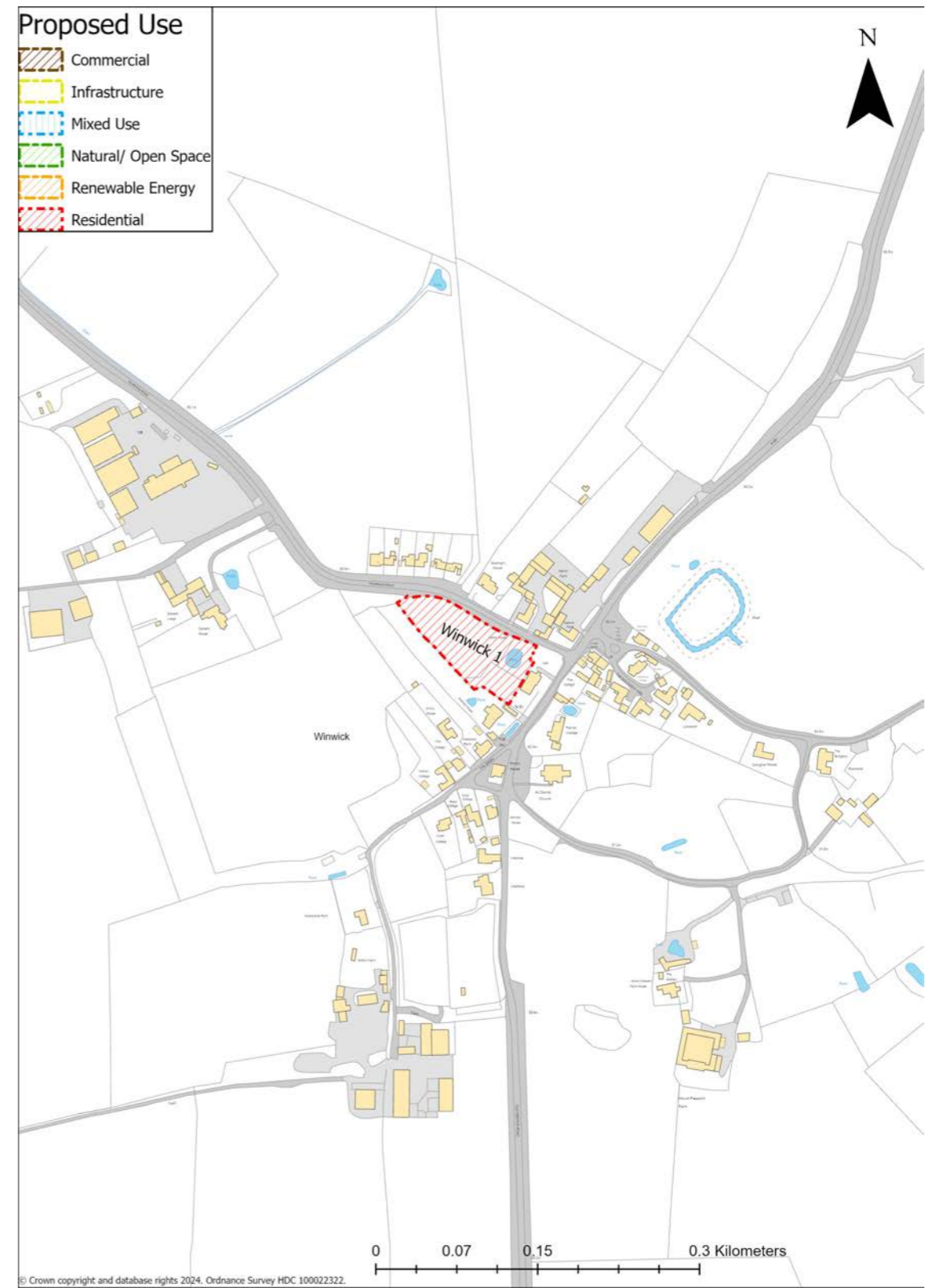




### 8 Winwick

8.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Winwick 1: Land adjacent Winwick Village Hall, Thurning Road, Winwick



8.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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**Legend**

- Commercial sites
- Infrastructure sites
- Mixed Use sites
- Natural/ Open Space sites
- Renewable Energy sites
- Residential sites

**Policy**

- Local Green Spaces
- Common Land
- Registered Village Greens
- Great Fen Project Area
- Great Fen Landscape & Visual Setting

**Minerals and Waste**

- MAA - Mineral Allocation Area
- MDA - Mineral Development Area
- WMA - Waste Management Area
- TIA - Transport Infrastructure Area
- WRA - Water Recycling Area
- MAA\_MDA\_WMA\_TIA consultation areas
- WRA consultation area

**Heritage**

- Listed Buildings
- Scheduled Monuments
- Conservation Areas
- Registered Parks & Gardens

**2023 SFRA**

- RoFSW\_Extent\_1in30\_HDC
- RoFSW\_Extent\_1in100\_HDC
- RoFSW\_Extent\_1in1000\_HDC
- Flood Zone 3b
- Flood Zone 3a
- Flood Zone 2

**Hazards and Infrastructure**

- Air Quality Management Area
- Contaminated Land
- Overhead Line Towers
- Overhead Line Routes
- Gas Pipeline
- Gas Pipeline Buffer
- Pipeline (Oil)
- Pipeline (Oil) Buffer
- A428 Notification Area

**Nature**

- Tree Preseveration Order Points
- County Wildlife Lines
- Bridleway
- Byway
- Footpath
- Restricted Byway
- Ancient Woodland
- Special Area of Conservation (SAC)
- Cambs Wildlife Sites Rivers
- Cambs Wildlife Sites Areas
- Special Protection Area
- National Nature Reserve (NNR)
- Site of Special Scientific Interest (SSSI)
- Ramsar
- Tree Preservation Order Areas



**Winwick 1: Land adjacent Winwick Village Hall, Thurning Road, Winwick**

<b>Site reference</b>	Winwick 1
<b>Site name</b>	Land adjacent Winwick Village Hall, Thurning Road, Winwick

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land adjacent Winwick Village Hall, Thurning Road,  Winwick, PE28 5PP	Winwick	0.60ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential:  Market and/or affordable homes  Open Space Uses:  Natural, green or open spaces  Biodiversity net gain opportunities  Land to safeguard against flooding	5 homes  0.04ha natural, green or open space  0.06ha biodiversity net gain	Available from 2024-2028.  Build out 1 to 2 years.

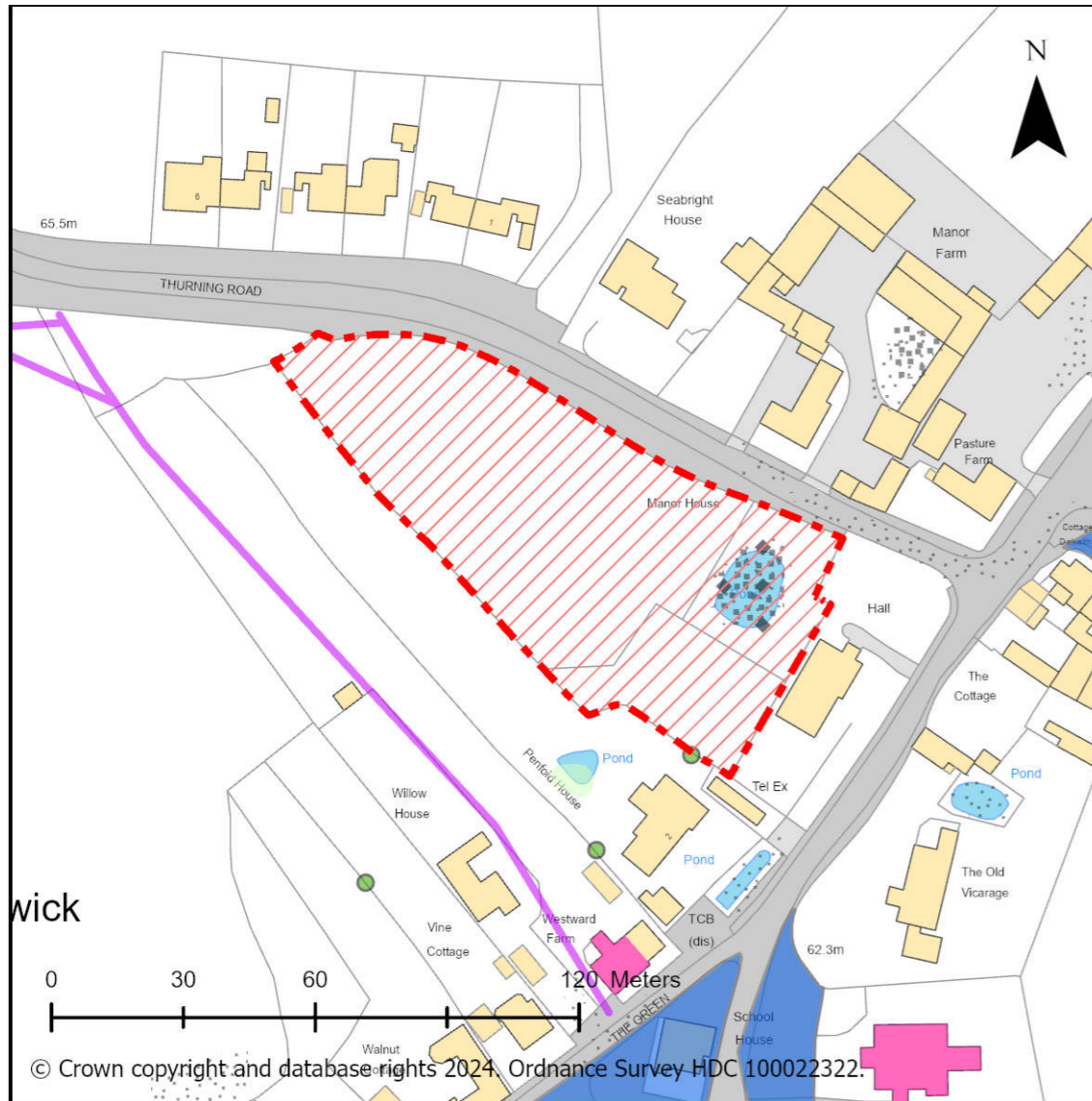
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS 299
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location Plan

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, some surface water flood risk in association with a pond within the site. The site is grade 3 agricultural land.</p>	+
---	---

<p>The site frontage is located on Thurning Road, the land is flat and sits within the edge of a ridgeway, a feature of the Central Claylands landscape character. Winwick Village Hall sits on the eastern edge and a residential property in the south eastern corner whose back garden runs along the southern boundary and lined with established trees. Trees and hedgerow line the northern and eastern boundary. Landscape impact would be minimal if trees and hedgerow were retained. Some trees are present in the north eastern corner in the location of the pond and a tree preservation order sits on the south eastern boundary, which would require integration with the site.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. A telegraph pole and lines run along the northern boundary. There are no known conservation or heritage assets within the site. The site is greenfield land and offers no opportunities to contribute to regeneration. The site is not within a mineral safeguarding area or a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in single family ownership and control, the development of the site is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028 the site promoter proposes that allocation status would be acquired before the land is sold to a third party for obtaining planning permission. Build out is expected to take 1 to 2 years.</p>	+
<p><b>Achievability</b></p> <p>Access to gas and mains water supply is unknown as is digital and telecommunications infrastructure. Electricity supply is accessible from the site boundary. Access to the site can be achieved via Thurning Road.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines or buffer zones cross the site nor overhead electricity powerlines. A telegraph pole and lines run along the northern boundary. There are no known conservation or heritage assets within the site.</p> <p>The site promoter proposes 0.04 hectares of open space to retain the pond. The site promoter looks to the wider area identifying nearby heritage assets such as listed buildings, a scheduled monument, SSSIs, SPAs. The proposal to retain trees and hedgerow is proposed to minimise impact on the setting of heritage assets and ecological and archaeological surveys conducted if required.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Development would need to address surface water flood risk. The site is available from 2024 and categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
---	-----

**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is not constrained by fluvial flood risk and has minimum surface water flood risk.
- The site is wholly greenfield grade 3 agricultural land.
- The site has limited access to services, facilities and employment opportunities with a village hall and church within 800m.
- The site is well related to the existing settlement.
- The proposed density of the site would be in keeping with the village.
- Trees and hedgerow bound the northern and western boundaries. A residential back garden runs along the southern boundary.
- The village is characterised as having very few footpaths and the site is in proximity to heritage assets including a scheduled monument.
- The site is not of a size or scale that would impact the form or character of the local area.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing place.
- The site is less than 1ha and contributes to the government’s aspiration to promote sites suitable for SME builders.
- Would require retention of trees and hedgerows where possible.
- Requires flood mitigation.
- Would require an assessment to determine impact on nearby heritage assets.
- The development has the potential to be effectively masterplanned into the existing community by considering the wider townscape. Key considerations would be retention a pond, trees and hedgerow and impact on nearby residential properties.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.60ha  70% net developable area to enable retention of pond trees and hedgerow.  0.60 x 70% = 0.42ha	Net developable area of 0.42ha  Residential -  Market and/or affordable homes.	Available from 2024-2028.  Build out 1 to 2 years.

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Extremely low density of 15dph to reflect surrounding village density.  Capacity = 0.42ha x 15dph = <b>6 homes</b>	

**Updates after the Initial Assessment**

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# Western Huntingdonshire Land Availability Assessment

Huntingdonshire District Council | Western Huntingdonshire Land Availability Assessment

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## Document Information

**Title:** Western Huntingdonshire Land Availability Assessment

**Status:** Draft for Consultation

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**Document availability:** Western Huntingdonshire Land Availability Assessment can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

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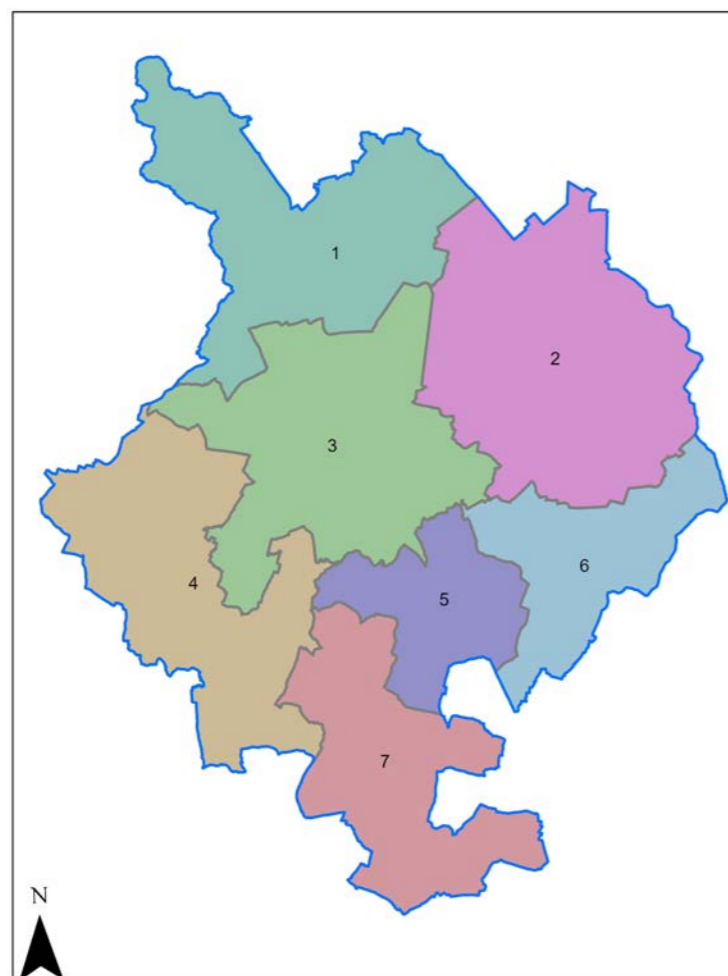


## 1 Western Huntingdonshire Area

1.1 To assist in the navigation of site assessments, the district has been divided into several groups. In total, there are seven groups, divided as follows and shown spatially in the below map.

1. **Northern Huntingdonshire** - Stilton, Folksworth & Washingley; Yaxley wards
2. **North Eastern Huntingdonshire** - Ramsey; Somersham; Warboys wards
3. **Northern Central Huntingdonshire** - Alconbury; Sawtry; the Stukeleys wards
4. **Western Huntingdonshire** - Great Staughton; Kimbolton wards
5. **Central Huntingdonshire** - Brampton; Godmanchester & Hemingford Abbots; Huntingdon wards
6. **Eastern Huntingdonshire** - Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needingworth; St Ives wards
7. **Southern Huntingdonshire** - Buckden; Great Paxton; St Neots wards

Map 1.1 Huntingdonshire site assessment groupings



1.2 This document sets out the site assessments for the sites located within 'Western Huntingdonshire'. This grouping consists of Great Staughton and Kimbolton wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- Brington and Molesworth - 3 sites
- Bythorn and Keyston - 6 sites
- Catworth - 7 sites
- Covington - 0 sites
- Ellington - 3 sites
- Grafham - 3 sites
- Great Staughton - 4 sites
- Hail Weston - 7 sites
- Kimbolton - 11 sites
- Leighton Bromwsold - 1 site
- Old Weston - 3 sites
- Perry - 0 sites
- Stow Longa - 3 sites
- Tilbrook - 1 site

### 2 Important Notice on Site Status

- 2.1 The National Planning Policy Framework requires local planning authorities to identify the future supply of land that is suitable, available and achievable for development. The purpose of this is to identify sites with potential for development, estimate the amount of development they could provide, assess whether the sites are suitable, available and achievable for particular uses and to identify timescales over which that development could be delivered.
- 2.2 The methodology for this Land Availability Assessment is strongly shaped by national guidance. The approach used for the assessments closely follows that set out in the National Planning Practice Guidance on [Housing and Economic Land Availability Assessment](#). To ensure a fair process is used to assess sites, the policies from Huntingdonshire's Local Plan to 2036 are not taken into account. This is to allow for full exploration of future development strategy options. This approach affects the assessment of a site's suitability which focuses only on the constraints which directly affect it and their ability to be mitigated and does not take account of its location. The sustainability of each site's location will be considered in the Sustainability Appraisal. Outcomes of both the Land Availability Assessment and the Sustainability Appraisal will be used to inform development strategy options.
- 2.3 The Land Availability Assessment (LAA) is an evidence base document that informs preparation of the Local Plan Update. It does not allocate sites to be developed; this is the role of the Local Plan Update. Far more sites with potential for development are identified as appropriate to progress through to a more detailed sustainability appraisal than are expected to be needed for the Local Plan Update. This provides choices over the development strategy that may be followed in the Local Plan Update.
- 2.4 **There will be multiple opportunities for people to provide comments on the sites included in this LAA. There will also be multiple opportunities for people to provide comments on the Sustainability Appraisal and any future development strategy and site allocations put forward through the Local Plan Update.**

#### Status of submitted sites

The inclusion of a site in this LAA does not in any way imply that planning permission would be granted for any form of development on it.

The assessment of suitability is a high level consideration of basic constraints affecting a site and the potential for mitigation to be put in place to overcome them. Suitability does not take into account any policies within Huntingdonshire's Local Plan to 2036 as national guidance does not support use of existing local policies in the assessment.

Sites are assessed using the boundaries submitted by the site promoter. Site boundaries may extend or reduce during consideration for allocation or within any future planning application. The Council's assessment of the capacity of a site to accommodate development is based on standard formulae set out within the Land Availability Assessment Methodology which reflect the nature of the proposed use and the appropriate density in the location. This is to allow for comparison of sites on a consistent basis and may differ from the site promoter's anticipated capacity.

The complexity of constraints affecting a site may vary over time, constraints may be resolved or additional constraints may arise. All of these may affect the potential suitability, achievability and capacity of a site.

#### Relationship with the Sustainability Appraisal and other evidence

Site assessments in the LAA should be read in conjunction with their relevant Sustainability Appraisal (SA) to obtain a complete picture of the Council's initial consideration of the site as only a summary of the SA outcomes is incorporated in this document.

Consideration of sites for proposed allocation for development will be supplemented by technical evidence including, but not limited to, that on flood risk, water supply, highway access and capacity, availability of public transport and active travel infrastructure, health, social and community infrastructure capacity and viability.

Outcomes of the Sustainability Appraisal and other relevant evidence will be taken into account alongside the outcomes of the Land Availability Assessment when considering sites for potential allocation.



### 3 How to read the site assessments

- 3.1** This page provides a short guide to the format of the site assessments to help with understanding their purpose. It breaks down each of the key elements of the assessments and explains key definitions and acronyms. The [full methodology](#) is available in a separate document.
- 3.2** Many of the terms used in the assessment are based on definitions and approaches set out in the [National Planning Policy Framework](#). However, as the first version of the Land Availability Assessment is being completed before any Viability Assessment of the sites has been done the definitions of deliverability and developability have been adapted to reflect this. The definition of suitability has also been adapted to only reflect direct constraints and their ability to be mitigated and does not take account of locational issues in terms of the appropriateness for further development of either the individual site or the settlement which it is in or near to.
- 3.3** The document is split into chapters based on parish areas. Each parish (or chapter) contains the assessments for all sites identified to the Council either through the call for sites consultation or through the desktop review of sites. Where sites cross over into more than one parish the assessment can be found in the chapter for the parish where the majority of the site is situated.

#### Key definitions

- **Availability** - has the site been put forward for development by a willing landowner and is it free from known legal constraints that might stop it being developed
- **Achievability** - is there a reasonable prospect that the particular type(s) of development proposed will be developed on the site
- **Capacity** - the amount of development that can be accommodated on a piece of land
- **Deliverability** - is the proposed development suitable, available and achievable and can development start to be delivered within five years
- **Density** - a calculation of the number of dwellings or building floor space divided by the net developable area of land that they occupy
- **Developability** - is there a reasonable prospect of the site being available and achievable at a known time beyond the next five years
- **Greenfield land** - a site that has not been previously built on
- **Gross developable area** - the whole site area
- **Net developable area** - the area which will be used for housing, employment, retail and other built development and directly related uses that serve the development
- **Previously developed land** (also referred to as brownfield land) - land which is or has been occupied by a permanent structure. It excludes land used for: residential gardens, agricultural or forestry buildings, for minerals extraction or waste disposal. It also excludes land that was previously developed but where the remains of the permanent structure or fixed surface structure have substantially blended back into the landscape
- **Suitability** - can the site be physically developed for the proposed use(s) in terms of constraints affecting the site and the possibility of overcoming them

#### Key acronyms

- **CfS** - Call for Sites
- **Dph** - Dwellings per hectare
- **HA** - hectares
- **LAA** - Land Availability Assessment
- **PDL** - Previously Developed Land
- **SA** - Sustainability Appraisal

### 3 How to read the site assessments

3.4 The assessment of each site consists of several sections, each is detailed below:

**Site details** - includes the site reference and site name, its address, parish(es) that the site is located within and the size of the site in hectares.

**Promoter's intentions** - includes the promoter's stated development uses, capacity and delivery timeframes - this information is taken from the Call for Sites form.

**Core information** - includes the call for site reference number, the type of land the site is and what it is currently used for. It also identifies any relevant planning history and any supporting documentation submitted through the Call for Sites.

**Location plan** - each site will have a location plan which serves to locate the site within its immediate environs and identifies any constraints impacting the site. The colour outline of the site will be based on the uses it has been promoted for. A key (or legend) will be provided at the beginning of each parish chapter so that the constraints can be identified.

**Fundamental constraints** - this is the first step in assessing all sites. It assesses whether the site is affected by any of the key fundamental constraints of being grade 1 agricultural land, being in flood zone 3b, being a designated local green space, having a nature conservation designation, being within a mineral development area or water recycling area, or is under the site threshold (over 0.25ha or large enough for at least 5 homes). If any of these apply to the site then it does not progress to a detailed assessment.

**Assessment of site potential** - if the site passes the fundamental constraints, it will then be assessed in detail looking at the suitability, availability, achievability and deliverability/ developability of the site. It utilises information from the Call for Sites submission as well as an assessment of constraints.

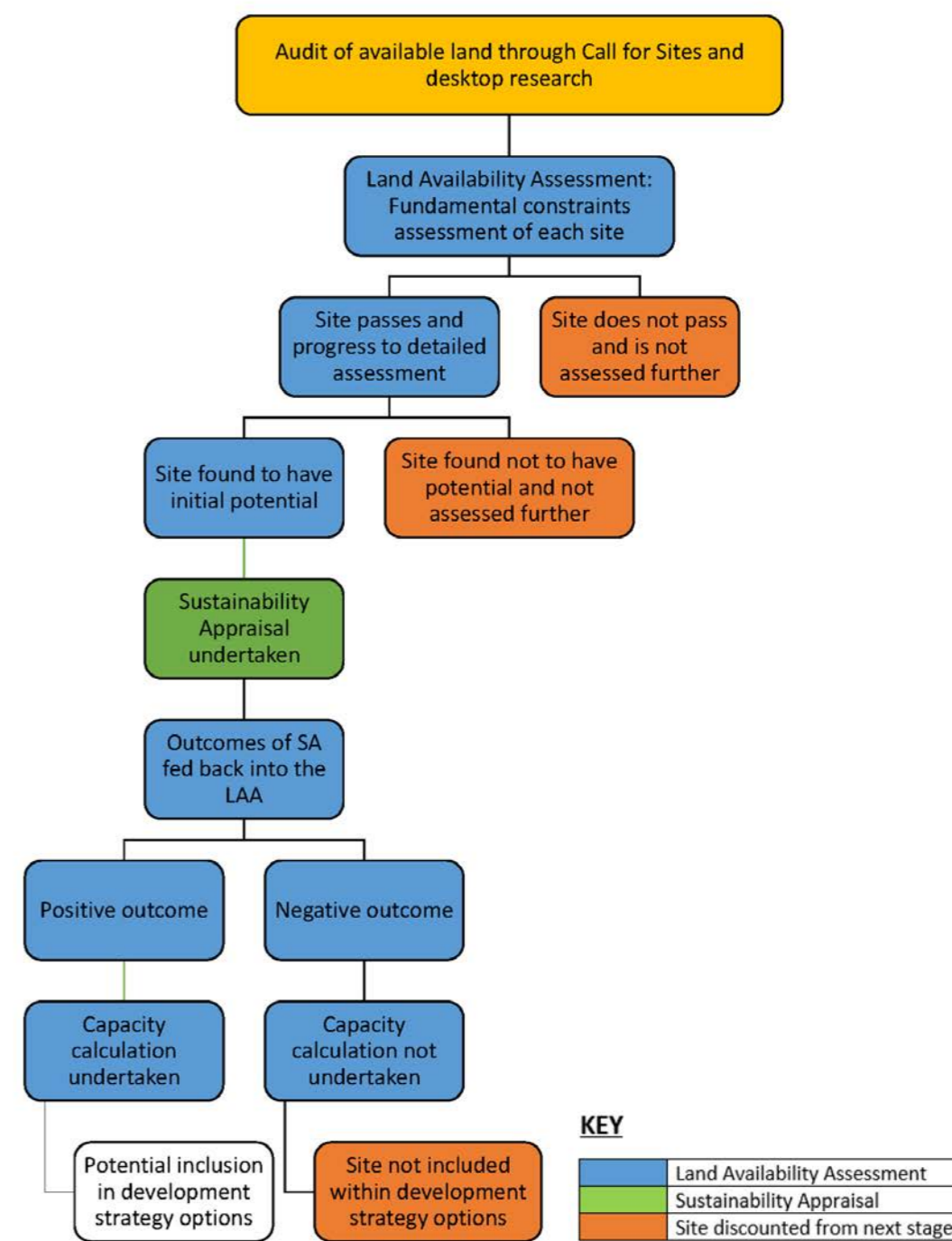
**Progression of site to SA** - this will either be a yes or no. If the site is not progressing to SA a short explanation will be provided. A site that is found to be unsuitable will not progress to SA.

**Impact of SA on assessment** - the site will then be appraised against the sites decision aiding questions set out in the SA scoping report - against each question, the site will acquire a score and a commentary explaining the score. The SA assessment will be presented in the SA but a summary of it will also be provided in the LAA.

**HDC delivery calculations** - taking into account the LAA assessment and the SA of the site, an indicative capacity for the site and its potential uses will be calculated. This will be based on the methodology for net developable areas and density categories provided in the LAA methodology.

**Updates after initial assessment** - this is where any updates since the initial assessment will be included such as revised information from the site promoter or additional information which has become available that may impact the assessment.

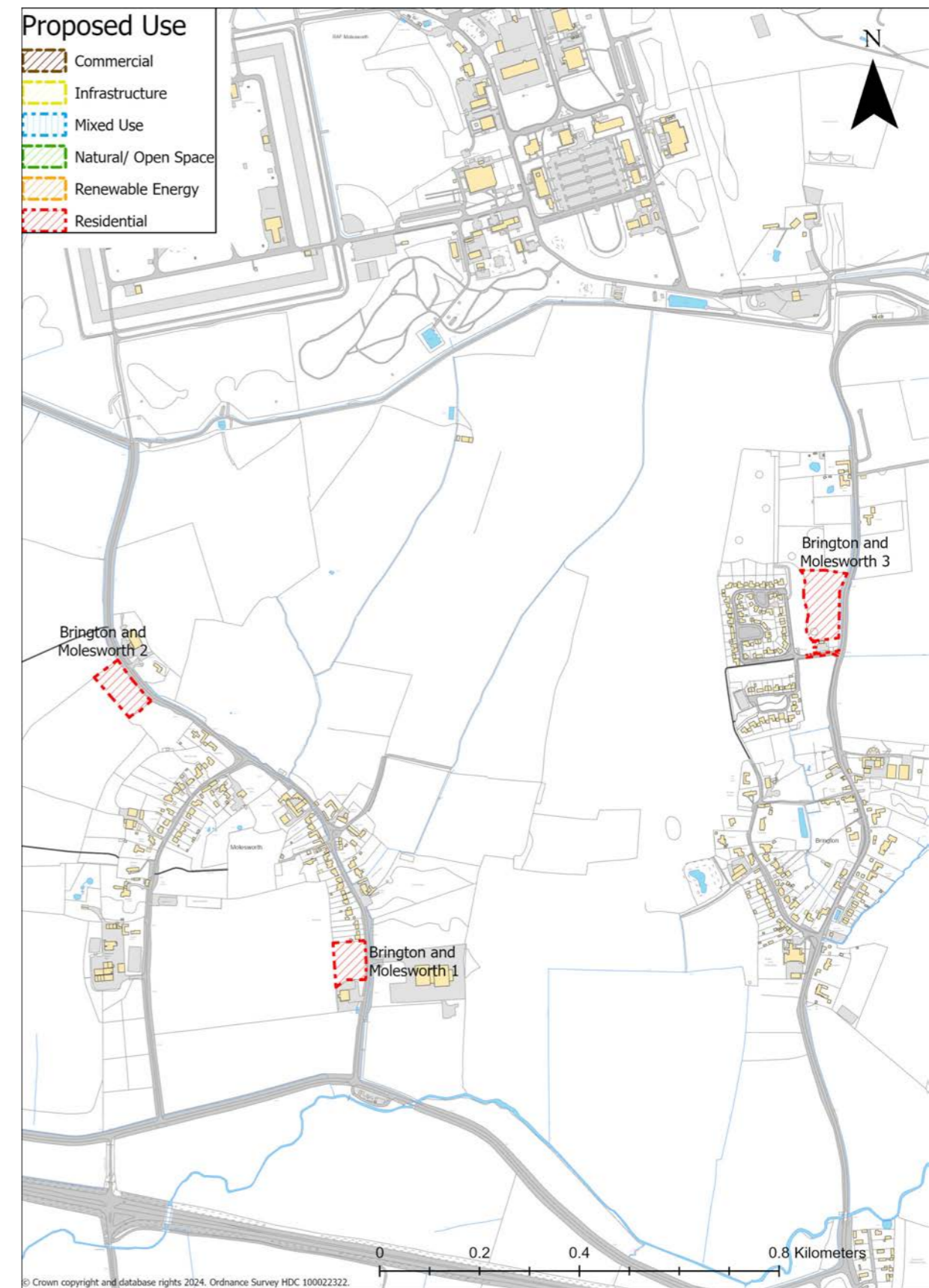
### Site Assessment Process



## 1 Brington and Molesworth

1.1 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Brington and Molesworth 1: Land West of Brookside, Molesworth
- Brington and Molesworth 2: Land opposite Jolly Hills Farm, Molesworth
- Brington and Molesworth 3: Land North and East of Hill Place, Brington





1.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2

**Brington and Molesworth 1: Land West of Brookside, Molesworth**

<b>Site reference</b>	Brington and Molesworth 1
<b>Site name</b>	Land West of Brookside, Molesworth

Site address	Parish(es)	Site area (ha)
Land West of Brookside, Molesworth	Brington and Molesworth	0.5

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5 homes	Available 2024 - 2028 Build out over 1 year

**Core information**

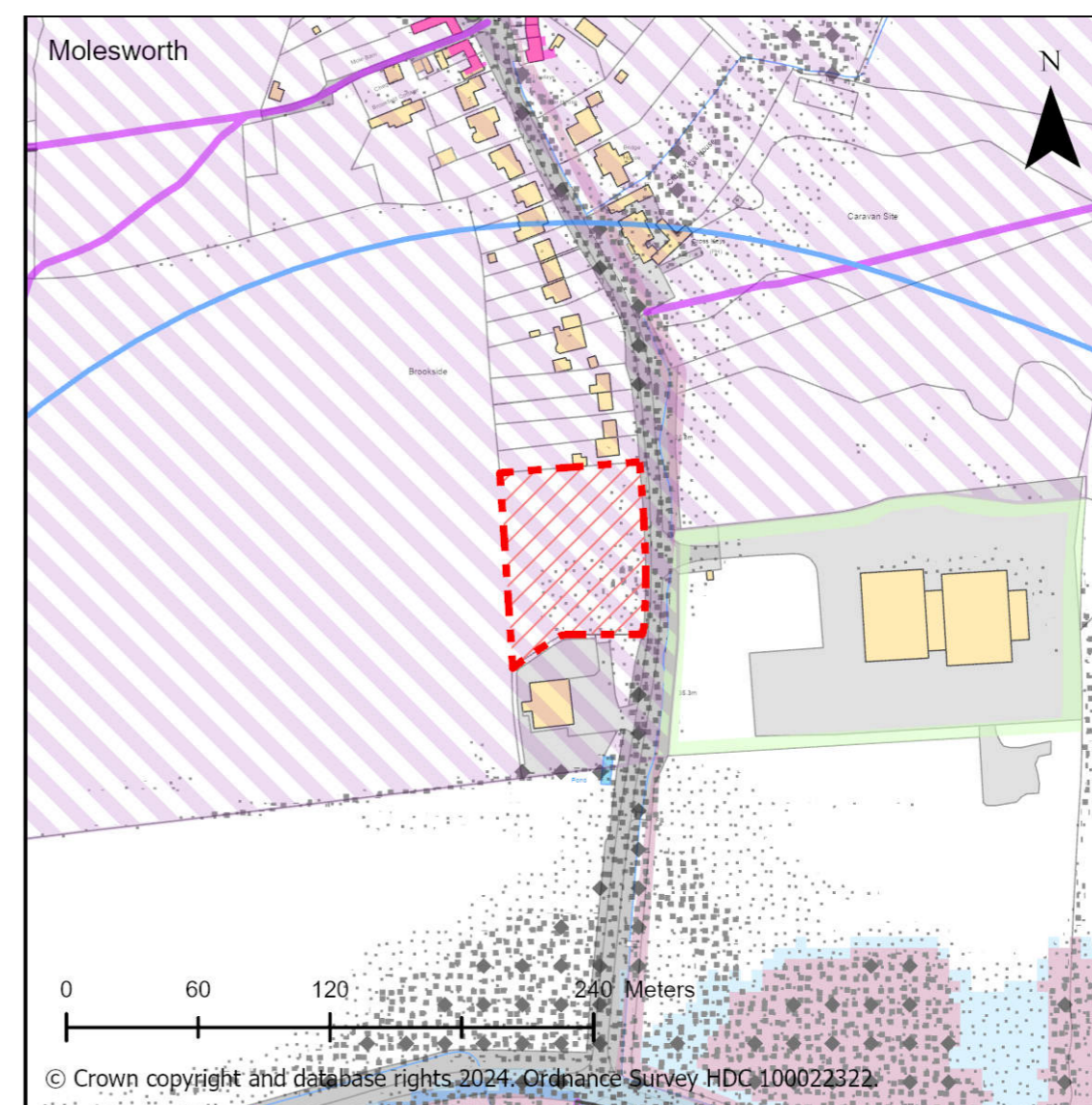
How was the site identified?	Call for sites 2023 submission: site reference – CfS:99
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site completely falls within 400m of a Water Recycling Area. The site	Fail

Fundamental constraints	Status	Outcome
	promoter has not submitted an odour assessment so at this time the site is discounted from further assessment.	
Site over 0.25ha or large enough for at least 5 homes	Yes	Pass

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## Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	No because the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.
---	---

## Impact of the Sustainability Appraisal on the assessment

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

## HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development as it completely falls within 400m of a Water Recycling Area	N/A	N/A

## Updates after the Initial Assessment



**Brington and Molesworth 2: Land opposite Jolly Hills Farm, Molesworth**

<b>Site reference</b>	Brington and Molesworth 2
<b>Site name</b>	Land opposite Jolly Hills Farm Molesworth

Site address	Parish(es)	Site area (ha)
Land opposite Jolly Hills Farm, Oundle Road, Molesworth	Brington and Molesworth	0.6

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5+ homes	Available 2024 - 2028 Build out over 1 year

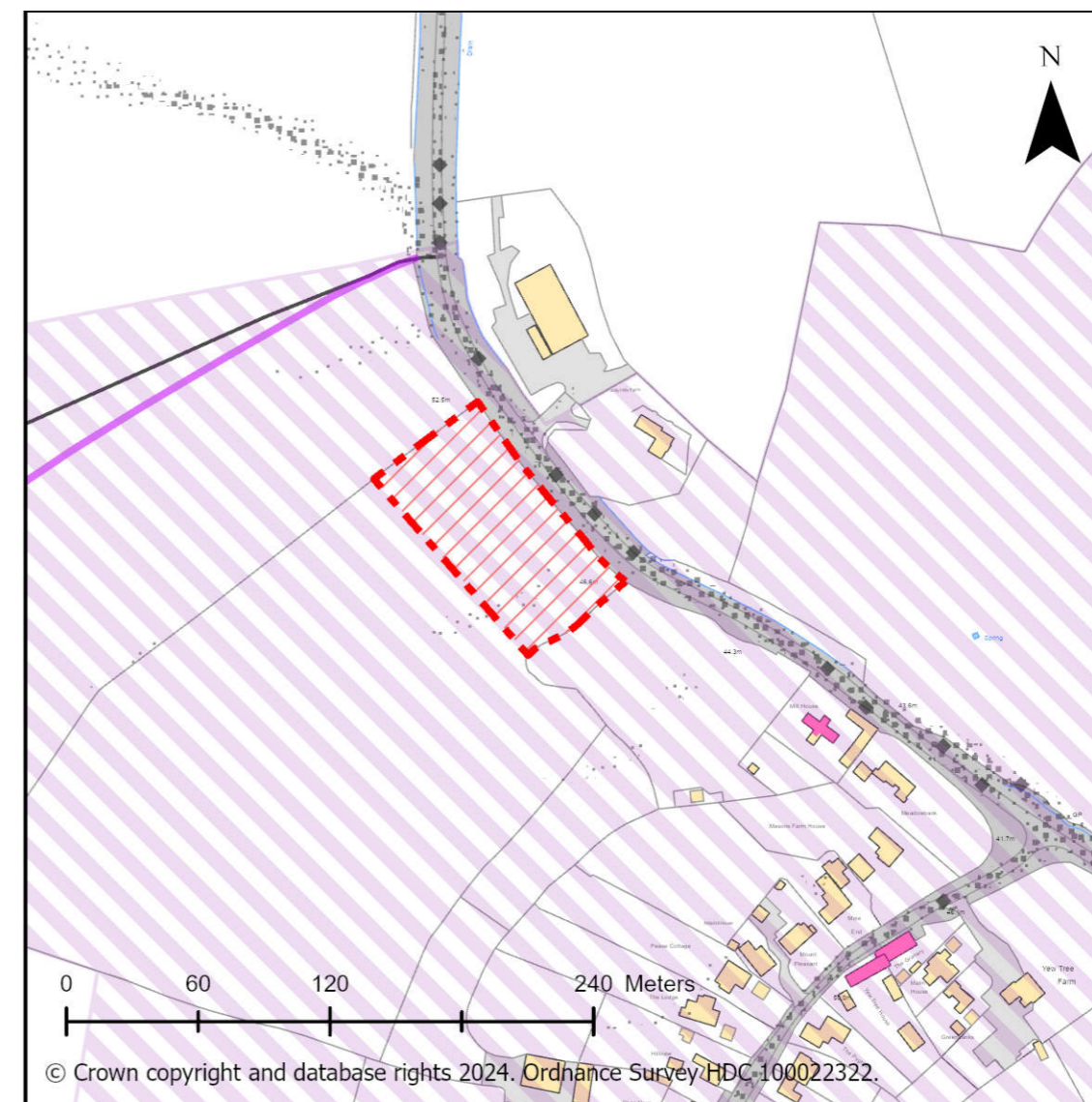
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – Cfs:160
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is in flood zone 1, but within the southern half of the site there is some risk of flooding from surface water. Surface water is also a particular risk along Oundle Road. The site is wholly classified as grade 2 agricultural land with no existing structures on site. The site is largely flat set within a slight dip in the landscape where land is typically elevated.</p>	
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<p>Along Oundle Road, the site is largely obscured from views due to trees and hedgerows. This vegetation is found along Oundle Road on both sides which creates an enclosed narrow access route to the site and adds to the very rural character of the area. To the west and north there is open countryside with no or limited boundary lines meaning the site is visible in longer distance views so development could have a significant impact. A public right of way runs to the north west of the site. There is open countryside to the west, large spacious residential properties to the south and a farm to the east on the other side of Oundle Road. Further north along Oundle Road is RAF Molesworth.</p> <p>There are no existing structures on site. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. It is located within a conservation area with a grade II listed building (Mill House) to the south east. There are no nature conservation designations on site. Access may be achievable from Oundle Road, although as previously highlighted this is a narrow road which is predominantly single lane.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. The site comprises broadly level ground with few physical boundary lines to the north and west. The impact of any development will need to be sensitive to the wider countryside as well as the conservation area and nearby listed building as well as provide sustainable drainage to address risks of surface water flooding. There are no buildings on site so no clearance work would be required. The access to the site from Oundle Road is narrow so access will need careful consideration.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the impact on the immediate setting of the conservation area will need careful consideration in design and landscape mitigation. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As the site promoter does not intend the</p>	~

scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land classified as grade 2 agricultural land
- Limited access to a local convenience shop, primary education and employment opportunities
- Limited public transport access
- The impact on the conservation area and listed Mill House
- Development of the whole site would be out of character due to its location in relation to the existing village
- Very low potential to integrate built development into the existing community so it would not support sustainable place-making

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to its limitations in successfully integrating development with the existing place and community and impact on the character of the area

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to low potential for integration with the village.	N/A	N/A

**Updates after the Initial Assessment**

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**Brington and Molesworth 3: Land North and East of Hill Place, Brington**

<b>Site reference</b>	Brington and Molesworth 3
<b>Site name</b>	Land west of Brington Road, and north and east of Hill Place, Brington

Site address	Parish(es)	Site area (ha)
Land west of Brington Road, and north and east of Hill Place, Brington	Brington and Molesworth	0.98

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	8 market and 5 affordable dwellings	Available 2024 - 2028 Build out over 1 to 2 years

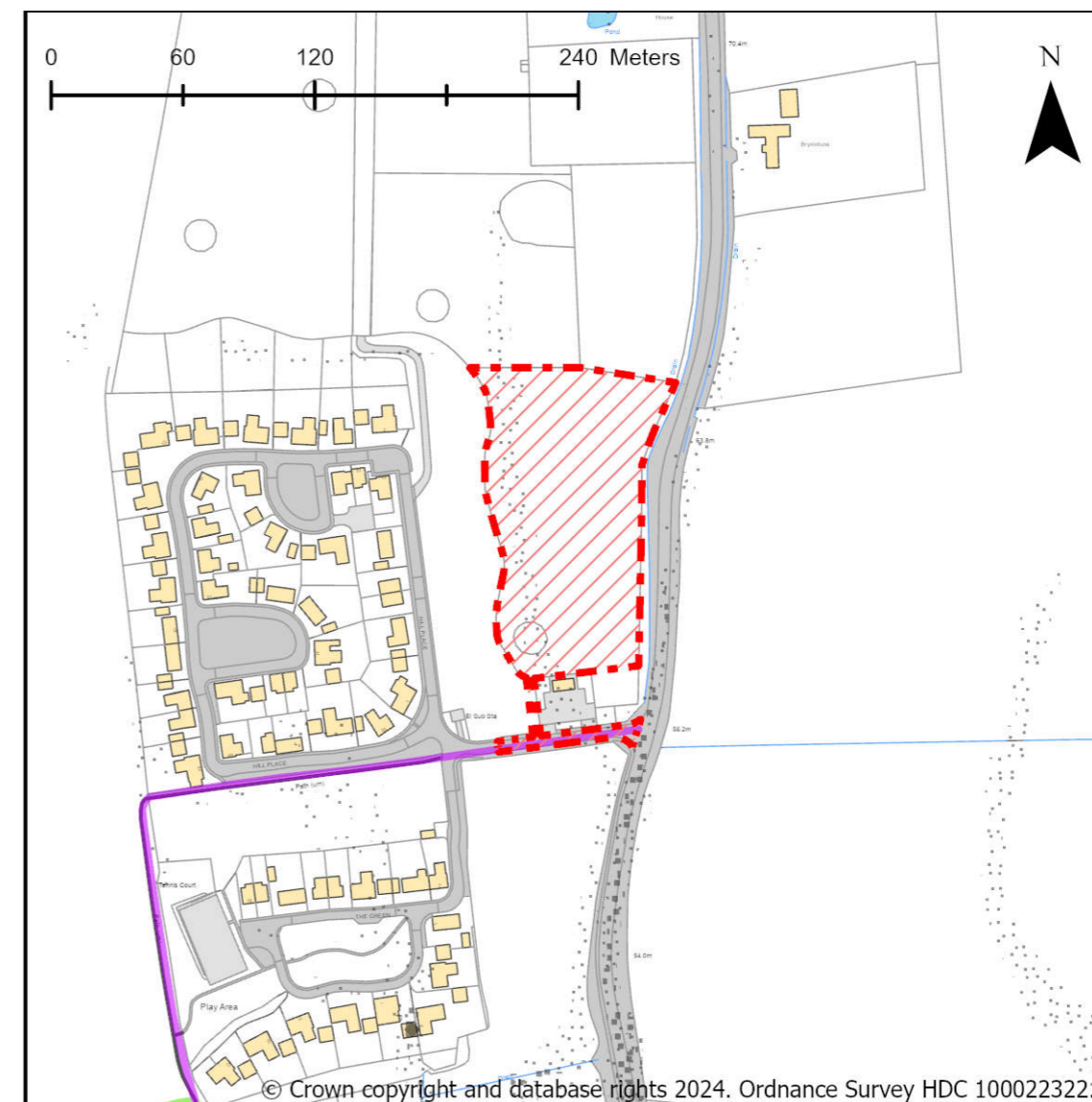
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – Cfs:310
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	
The site is wholly within flood zone 1 but along the western edge of the site there is risk of flooding from surface water. To the east of the site along Brington Road there is also risk of surface water flooding. The site is wholly classified as grade 3 agricultural land. The site slopes downwards in a southerly direction. At its highest point, the site lies quite prominently	+



<p>in longer views across the landscape. Its eastern and northern boundaries are defined by a low fence and a line of trees and hedges with gaps in between providing views into the site. Immediately adjoining the site along its western side is an orchard, beyond that is Hill Place, a residential cluster on the site of former MoD housing. To the south, the site adjoins a residential property and to the north and east is open countryside. The plan submitted during the Call for Sites shows that access will be provided to the west of this site leading onto Hill Place and adjoining where there is a public of right way.</p> <p>There are no existing structures on site. There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets or nature conservation designations on site. Access can be achieved from Brington Road which then leads into Hill Place.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it the intention of the landowner to deliver the development. The promoter suggests the land would be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary. The site is prominent in the landscape with the northernmost part of the site being located on high ground, the site then slopes down southwards. The site is clearly defined by fences and vegetation but these are not substantial enough to completely obscure the site from view. The impact of any development will need to be sensitive to the wider countryside as well as provide sustainable drainage to address risks of surface water flooding. There are no buildings on site so no clearance work would be required.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear. The site promoter does not seek an allocation before acquiring planning permission. Instead, it is anticipated the development will be delivered directly by the landowner. As the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Progression of Site through to Sustainability Appraisal**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land</li> <li>• Is not constrained by fluvial flood risk but there is some surface water flood risk</li> <li>• Remote from natural greenspace</li> <li>• Limited public transport access</li> <li>• Accessible to some local services but limited access to employment opportunities</li> <li>• There is the potential to integrate the development within the exiting place and community</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for residential development that would relate well to the existing place and community</li> <li>• Should incorporate appropriate sustainable drainage to mitigate surface water flood risk</li> <li>• Supports residential development on sites of less than 1ha</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 0.976 ha</p> <p>80% net developable area allowed due to need for landscaping and sustainable drainage solutions to address surface water issues.</p> <p>0.98 ha x standard proportion of 80% = <b>0.78 ha</b></p>	<p>Residential - market and/or affordable houses</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Capacity = 0.78 ha x 25 dph = <b>20 homes</b></p>	<p>Available post 2028 subject to successful allocation status</p> <p>Build out over 1 - 2 years</p>

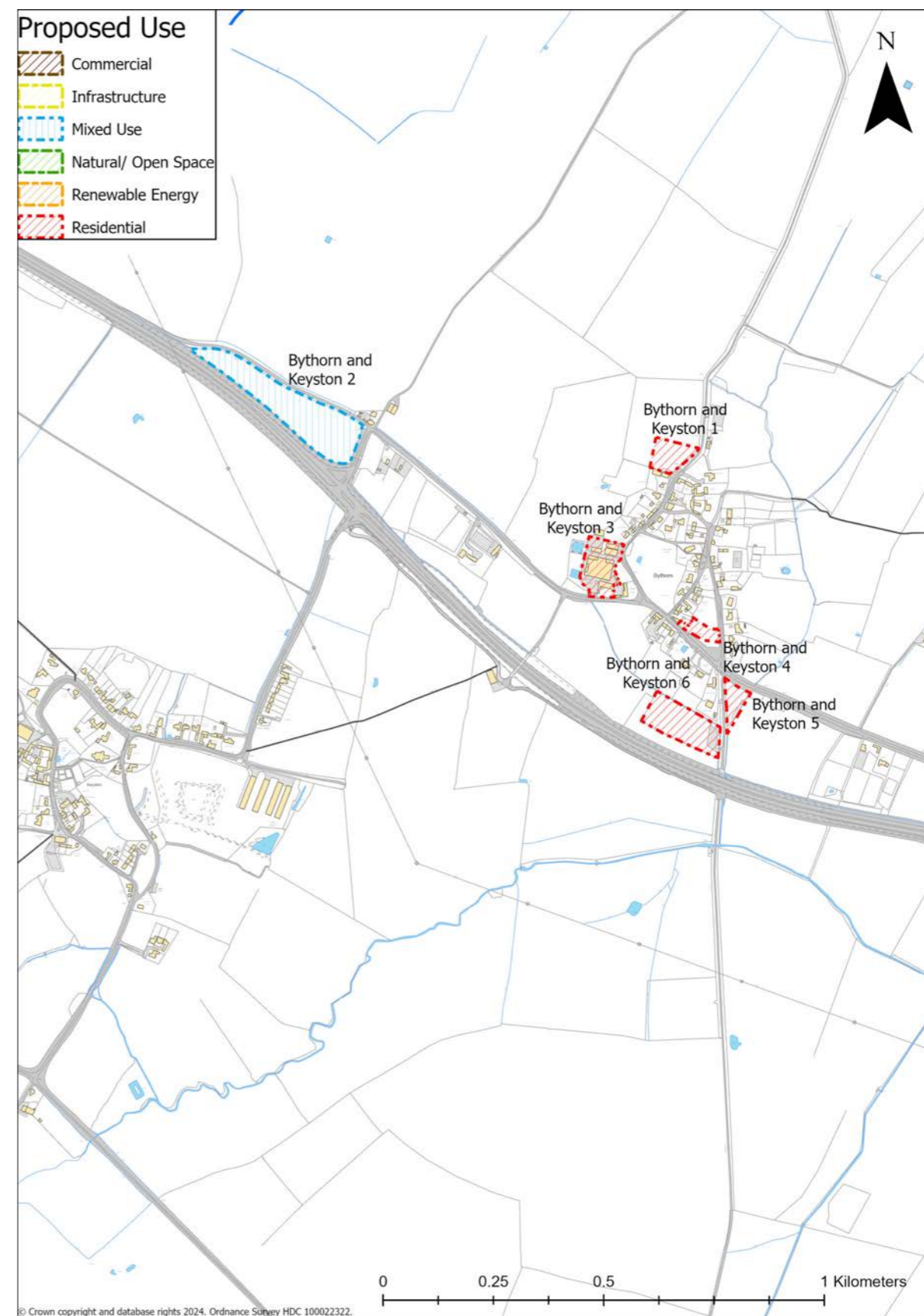
**Updates after the Sustainability Appraisal on the assessment**

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## 2 Bythorn and Keyston

2.1 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Bythorn and Keyston 1: Land West of Warren Lane, Bythorn
- Bythorn and Keyston 2: Land South West of Old Toll Bar House, Toll Bar Lane, Keyston
- Bythorn and Keyston 3: Home Farm, Bythorn
- Bythorn and Keyston 4: Land off Main Street, Bythorn
- Bythorn and Keyston 5: Land East of Clack Lane, Bythorn
- Bythorn and Keyston 6: Land West of Clack Lane, Bythorn



2.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas



**Bythorn and Keyston 1: Land West of Warren Lane, Bythorn**

<b>Site reference</b>	Bythorn and Keyston 1
<b>Site name</b>	Land West of Warren Lane, Bythorn

Site address	Parish(es)	Site area (ha)
Land West of Warren Lane, Bythorn	Bythorn and Keyston	0.5

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5+ homes	Available 2024 - 2028 Build out over 1 year

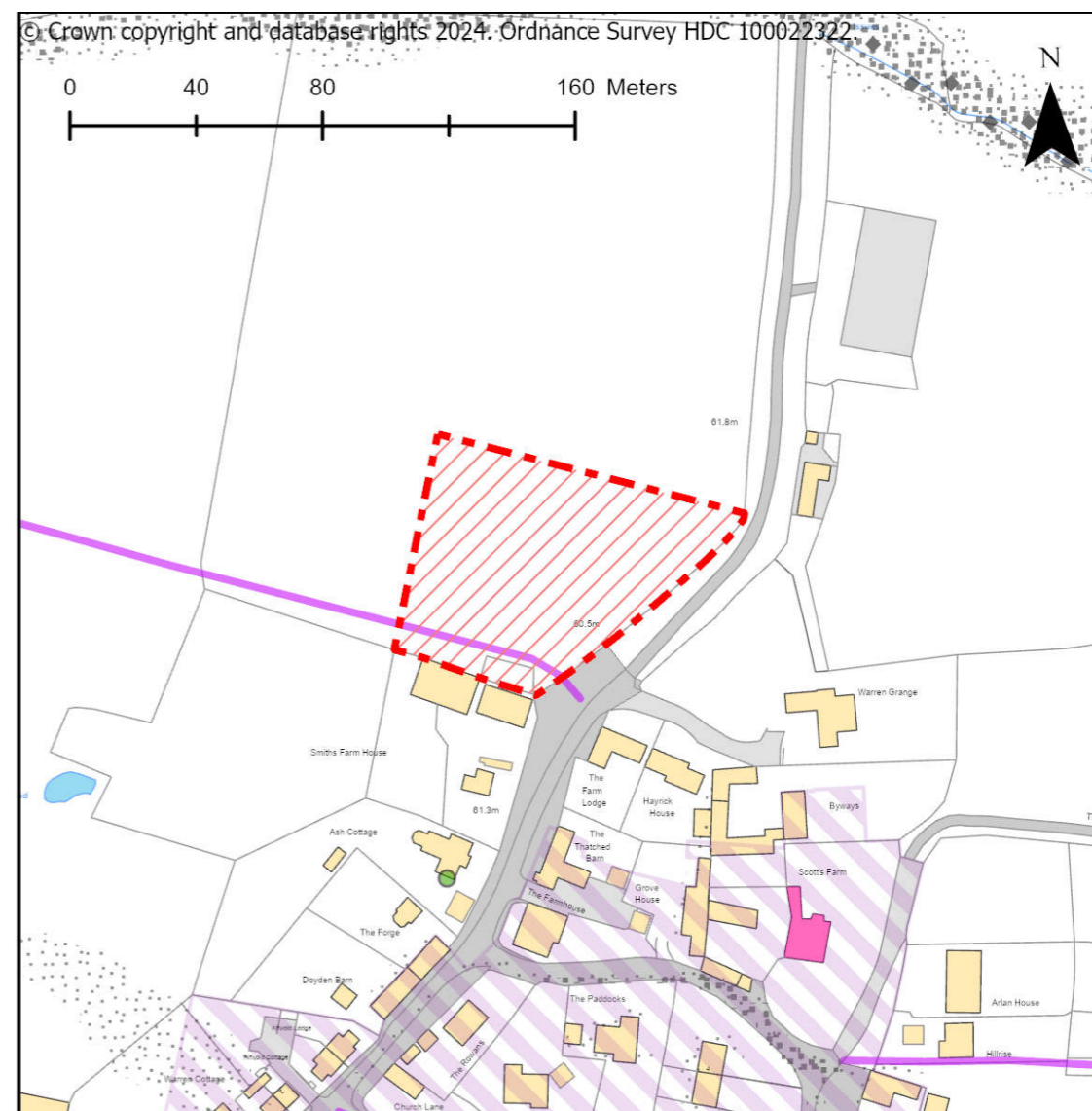
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:98
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding. The site is classified as grade 3 agricultural land with no existing structures on site. The site is broadly level although the wider field rises to the west within the gently undulating countryside of the area. Along Warren Lane there is dense vegetation obscuring	

<p>much of the site from public view. The site is part of a larger field which is clearly defined with hedgerows and trees, there are no tree lines or vegetation belts within the site so the subdivision of this larger field would require landscaping to form a clear edge to the development. A public right of way cuts through the southern part of the site emerging onto Warren Lane. Residential properties adjoin the site to the south and east. To the north and west is countryside, predominantly in arable farming usage.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets within the site although a conservation area is located some 75m to the south of the site. Development within this site may have a minimal impact on the setting of the conservation area. There are no nature conservation designations on site. Access may be achievable from Warren Lane, although this a narrow lane and access would require upgrading.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. The site is broadly level and there are no buildings on site so no clearance work would be required. The access to the site is from Warren Lane is narrow so the achievability of safe access will need careful consideration.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the impact on the immediate setting of the conservation area will need careful consideration in design and landscape mitigation. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As it appears that the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is wholly greenfield land classified as grade 3 agricultural land
- It is remote from local services and employment
- No public transport access
- It is remote from natural greenspace
- The site is located on the edge of the village and provides an opportunity for small scale organic growth on a site of less than 1ha
- It is not constrained by flood risk or by nature conservation designations, the conservation area is located within 100m of the site
- There is a public right of way through the site

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that will not harm the character of the area
- Support residential development on sites of less than 1ha
- Should incorporate the existing public right of way and provide landscaping to minimise the visual impact of development

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.5 ha  80% net developable area allowed due to need for landscaping and incorporation of existing public right of way.  0.5 ha x 80% = <b>0.4 ha</b>	Residential - market and/or affordable houses  Very low density of 25 dph anticipated due to the edge of village location.  Capacity = 0.4 ha x 25 dph = <b>10 homes</b>	Available post 2028 subject to successful allocation status  Build out over 1 year

**Updates after the Initial Assessment**

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**Bythorn and Keyston 2: Land South West of Old Toll Bar House, Toll Bar Lane, Keyston**

<b>Site reference</b>	Bythorn and Keyston 2
<b>Site name</b>	Land South West of Old Toll Bar House Toll Bar Lane, Keyston

Site address	Parish(es)	Site area (ha)
Land South West of Old Toll Bar House Toll Bar Lane, Keyston	Bythorn and Keyston	3.00ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	Approximately 20 homes	Available 2024 - 2028
Commercial: Employment	Approximately 10,000 sqm of employment floorspace	Build out over 2 to 5 years

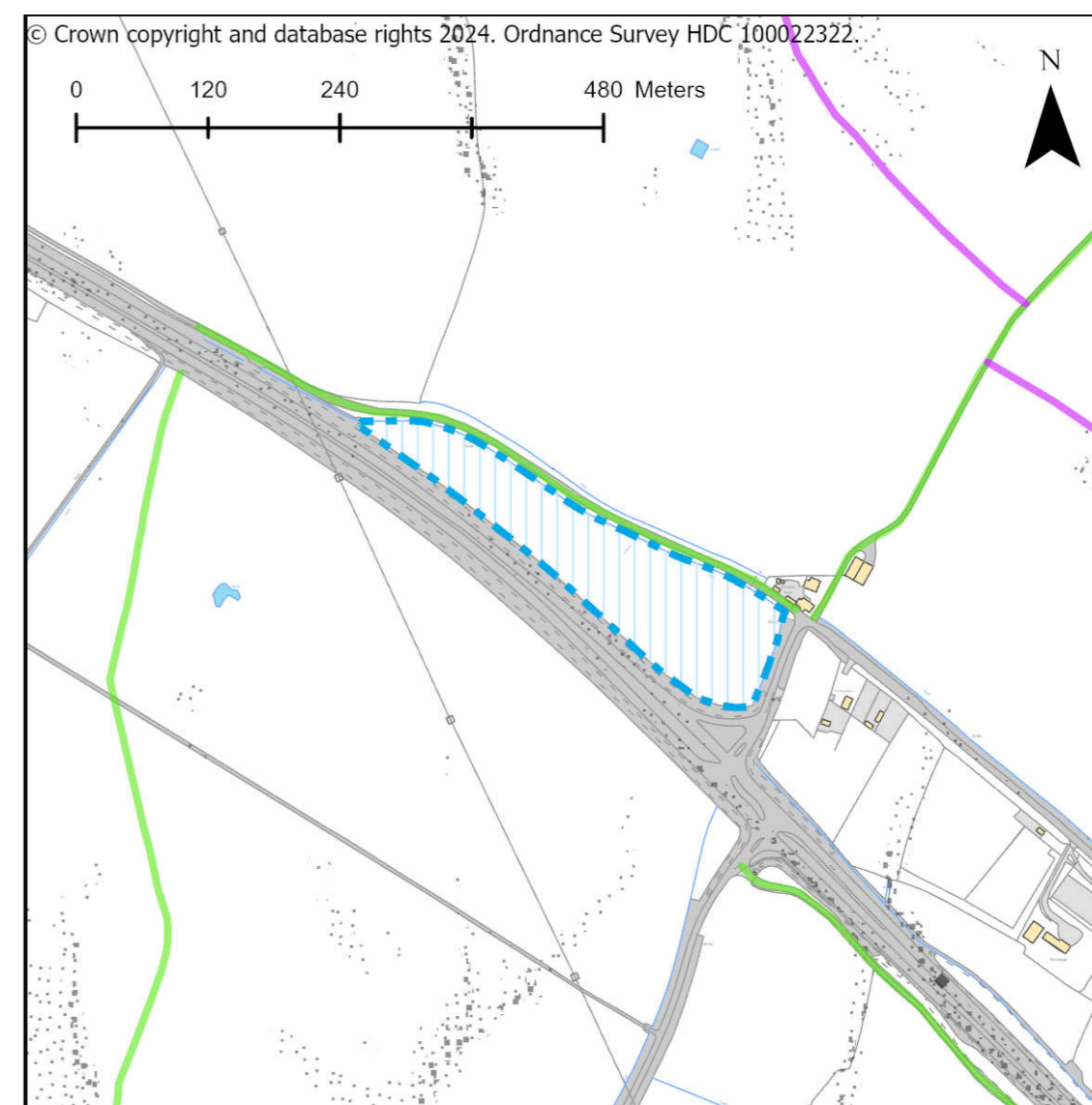
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:158
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is located wholly within flood zone 1 and there are no recorded areas of risk from surface water within the site. The whole of the site is classified as grade 2 agricultural land. The site is broadly oval shaped located between the A14 and Thrapston Road and entirely surrounded by roads. The site is level and located on elevated ground in a prominent position. The landscape bunds along the A14 assist in obscuring the site from view from the south. To the north is extensive arable land, which may require landscape mitigation to transition to the wider countryside. The site is bounded by Thrapston Road on its northern boundary and by the A14 to the south which provides a connection to the strategic road network via Toll Bar Lane. While potentially useful for commercial and employment uses due to the highway accessibility, this proximity to noise, air and visual pollution makes the location unsuitable for residential uses due to poor amenity levels. Additionally, its remoteness from a settlement makes it less suitable for residential uses particularly as there are no footpaths along Thrapston Road towards Bythorn. Adjacent to the site are a couple of houses and mobile homes.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site although electricity powerlines are located in the easterly corner of the site. There are no heritage assets and no nature conservation designations on site. Access can be achieved from Thrapston Road, although it will be important to seek the views of Cambridgeshire County Council whether safe access can be achieved to serve the scale of development proposed by the site promoter.</p> <p>The site is wholly greenfield so will not contribute to the reuse of previously developed land or regeneration. It is situated in a mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. The site is broadly level and there are no buildings on site so no clearance work would be required. The site can be accessed from Thrapston Road and is also bounded by the A14 to the south which provides a connection to the strategic road network via Toll Bar Lane. Its location means there is likely to be significant impacts on</p>	~

<p>future users of the site from air, noise and visual sources of pollution. It also needs to be assessed whether the likely level of additional vehicle movements arising from development is safe and practical.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location means that any future development will need to consider, minimise and mitigate any impacts arising from its proximity to the A14 including noise, air and visual forms of pollution. Its location means that the site is only considered to be potentially suitable for employment development, not residential. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. From the information provided within the Call for Sites, it is unclear if the landowner is seeking a farm diversification project or not, and/or a rural exceptions scheme. However, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Remote from local services</li> <li>● Is wholly greenfield land classified as grade 2 agricultural land</li> <li>● No public transport access</li> <li>● Very low potential to integrate built development into the existing community</li> <li>● Has the potential to provide some employment development</li> <li>● Is at risk from increased levels of air, noise and light pollution arising from its location to the strategic road network</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● Has the potential to be suitable for commercial uses</li> <li>● Is in proximity to the A14 which would assist in the operation of the site</li> <li>● The proposed employment use at 10,000 sqm floorspace would make efficient use of land.</li> <li>● Would require appropriate infrastructure to facilitate efficient use of the site.</li> <li>● Would require landscape mitigation to transition to the wider countryside.</li> </ul>
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area 3.00ha  90% net developable area to allow for landscaping and associated infrastructure.  Net developable area of 3.00ha x 80% = <b>2.70ha</b>	Net developable area of 2.70ha  Commercial - Employment at 0.35 plot ratio to reflect business park density = $(2.70\text{ha} \times 0.35) \times 10,000 =$ <b>9,450sqm</b>	Available post 2028 to allow for allocation  Build out 2 to 5 years

Updates after the Initial Assessment

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## 2 Bythorn and Keyston

Huntingdonshire District Council | Western Huntingdonshire Land Availability Assessment

### Bythorn and Keyston 3: Home Farm, Bythorn

<b>Site reference</b>	Bythorn and Keyston 3
<b>Site name</b>	Home Farm, Bythorn

Site address	Parish(es)	Site area (ha)
Home Farm, Bythorn	Bythorn and Keyston	0.98

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	15 - 20 homes	Available 2024 - 2028 Build out over 18 months

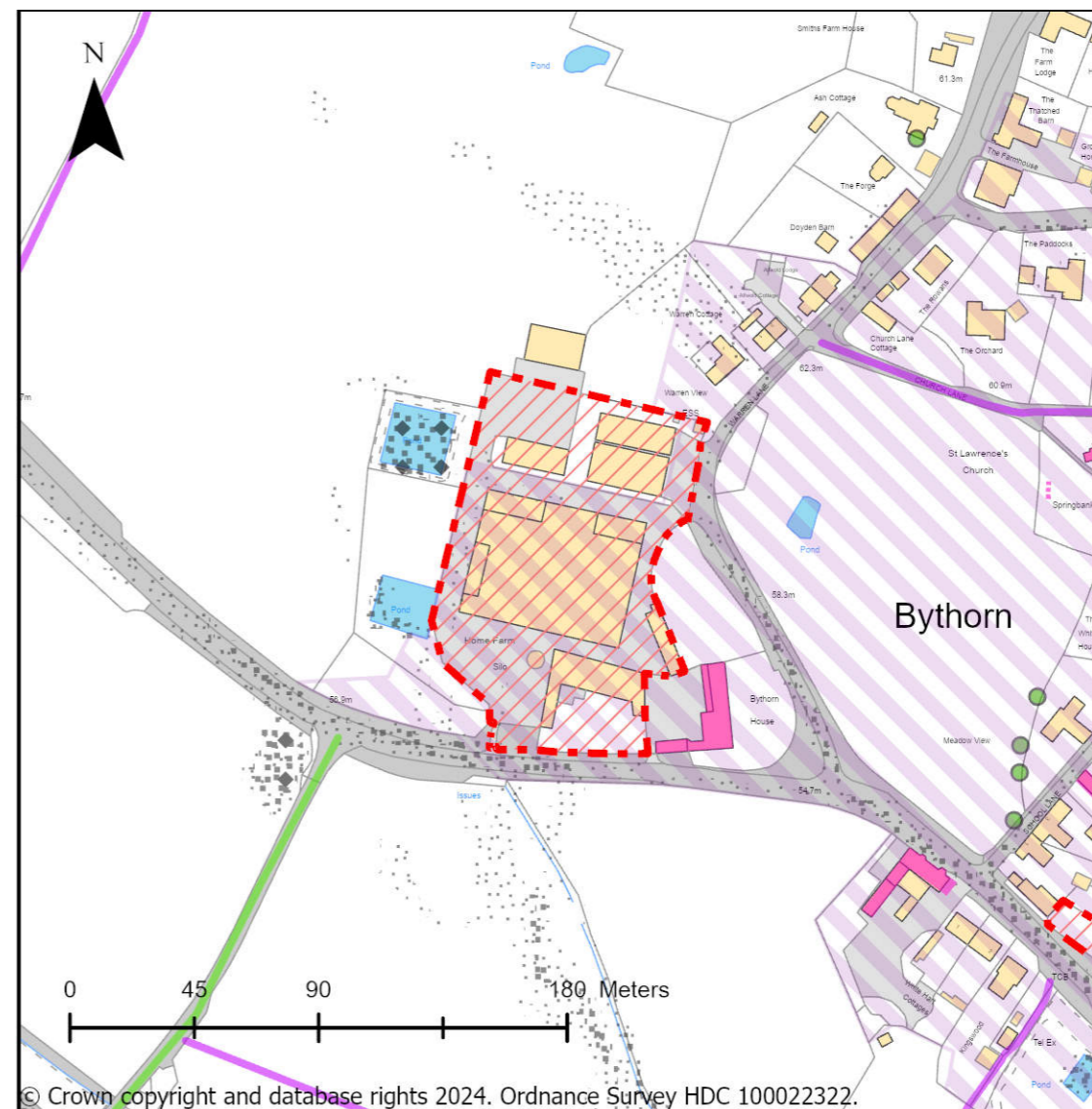
#### Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:111
Relevant planning history	None relevant
Land type	Part previously developed land / part greenfield land (agricultural buildings)
Current use of the site	Agricultural land / yard
Supporting information	None submitted

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25ha or large enough for at least 5 homes	Yes	Pass



#### Assessment of Site Potential

Context, constraints and potential suitability	
The site is located within flood zone 1 but there is some risk of surface water flooding on the western part of the site. On land adjoining the site, there are two water bodies which may contribute to this increased risk. The site is wholly classified as grade 3 agricultural land. There are several existing large structures and hardstanding on the site associated	



<p>with its current agricultural use. These are substantial buildings predominantly made of brick with structures towards the rear of the site constructed from metal corrugated materials. The site as a whole is set on fairly elevated ground and slopes down in a south easterly direction so the northern part of the site is more prominent in longer landscape views. Its boundaries are clearly defined by a brick wall that encompasses the site. To the south, east and northeast the site is surrounded by residential properties with open countryside to the west and north.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Electricity cables run along the site's western boundary. The majority of the site is within a conservation area and is adjacent to a listed building (Bythorn House). Further investigations may be required to ascertain if any of the agricultural buildings within this site are curtilage listed or not and an assessment as to whether their demolition would lead to substantial harm to a heritage asset or its setting. Rather than demolition, conversion of these structures could also be explored; it is not clear from the Call for Sites submission whether the landowner intends to demolish all structures on site or will look to convert some. There are no nature conservation designations on site. Highways access can be achieved from Thrapston Road, an access point may also be achievable from Warren Lane, although this a narrower route.</p> <p>The site is classified as greenfield despite the agricultural buildings so development would not technically contribute to reuse of previously developed land or regeneration despite its appearance given that much of the site contains buildings. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who support its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. There are many existing buildings on site so clearance work would be required. These are substantial buildings mostly made of brick which may take longer to demolish and clear and/or convert if this was pursued, however some of the materials could be reused within a future scheme. There could be contamination requiring remediation arising from the current agricultural use of the site. Electricity cables run along the western edge of the site.</p>	

<p><b>Deliverability / developability</b></p> <p>There are several substantial existing structures to clear and some remediation works may be necessary. Additionally, if development were to take place, it would need to be sensitive to the conservation area and the setting of the nearby listed building and reflect local character. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As the site can be considered to fall within the built up area of Bythorn, this site may offer an opportunity for organic growth of the village providing that all criteria are met and mitigations are in place. As it appears that a housebuilder is not involved with the site and a planning application has not yet been made, the site is categorised as developable.</p>	
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Contains existing agricultural structures associated with Home Farm</li> <li>● Some surface water flood risk</li> <li>● Remote from nature conservation designations</li> <li>● Remote from local services and employment</li> <li>● No public transport access</li> <li>● Is within a conservation area and within the setting of the listed Bythorn House, some structures may be curtilage listed.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● Is potentially appropriate for residential development and has potential to provide built development of a scale that will not harm the character of the area</li> <li>● Supports residential development on sites of less than 1ha</li> <li>● Heritage impacts will need to be assessed, to mitigate these the conversion of some of the existing structures should be considered in order to retain the existing character of the site and surrounding area</li> <li>● Has potential to accommodate development that could be integrated well into the existing place and community</li> </ul>
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### HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 0.98 ha</p> <p>70% net developable area allowed for incorporation of SuDS and landscaping to address surface water flood risk and to be sensitive to the heritage designations that constrain the site.</p> <p>0.98 ha x 70% = <b>0.69 ha</b></p>	<p>Residential - market and/or affordable homes</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Very low density of 25 dph = 0.69 x 25 = <b>17 homes</b></p>	<p>Available post 2028 subject to successful allocation status</p> <p>Build out over 2 years</p>

### Updates after the Initial Assessment

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**Bythorn and Keyston 4: Land off Main Street, Bythorn**

<b>Site reference</b>	Bythorn and Keyston 4
<b>Site name</b>	Main Street, Bythorn

Site address	Parish(es)	Site area (ha)
Main Street, Bythorn	Bythorn and Keyston	0.26

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	5 homes	Available 2023 Build out over 18 months

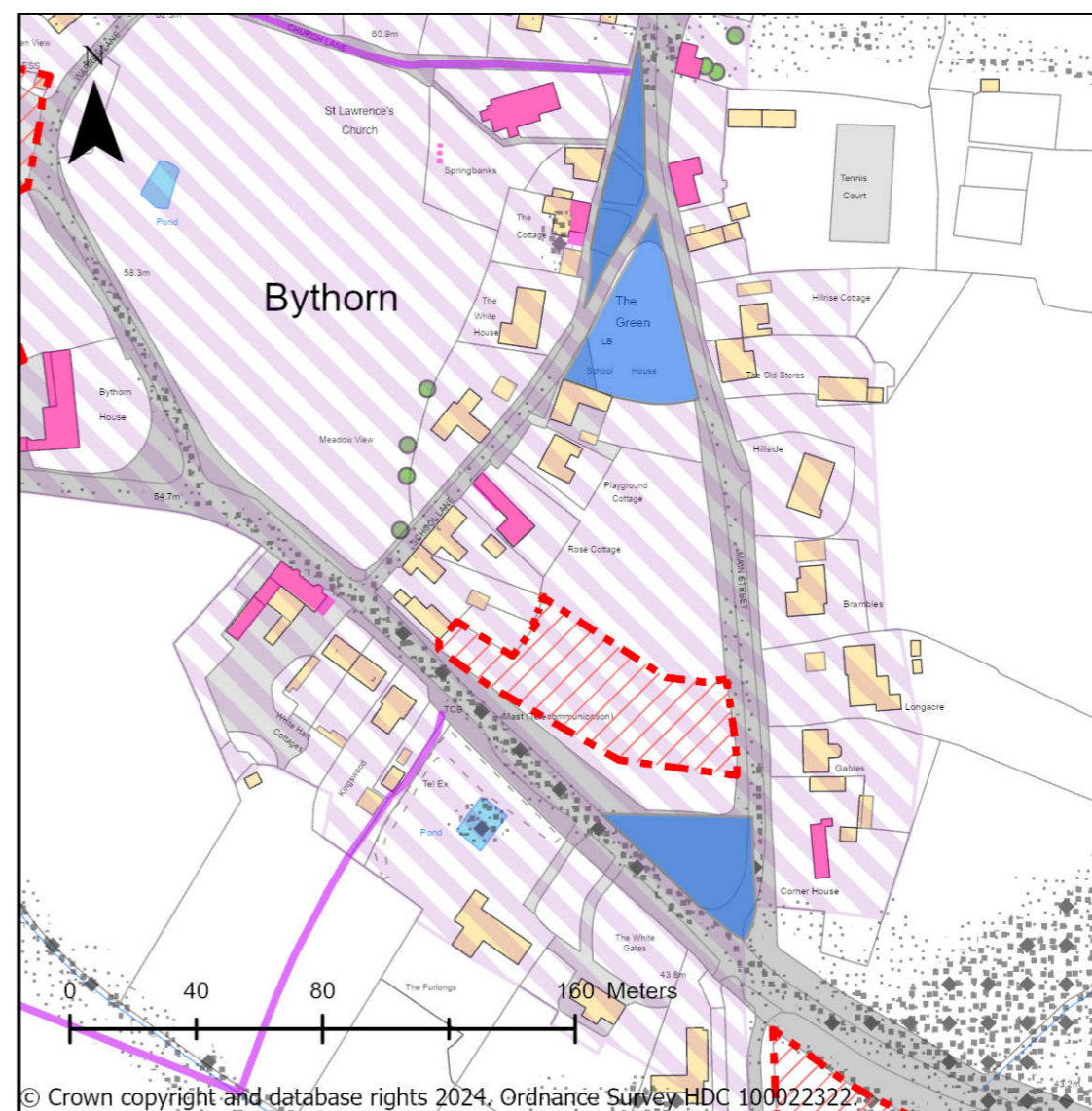
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:112
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding. The site is classified as grade 3 agricultural land with no existing structures on site. The site slopes downwards in an easterly direction towards Main Street with properties along School Lane visible from the Main Street edge of the site. The site's southern, eastern and western boundaries comprise hedgerows with some trees which serve to partially obscure it from view. The site is part of a larger triangular piece of land which does not contain any tree or vegetation belts within the site, as such the northern edge of the site does not have boundary features. Therefore, the subdivision of this larger field would require substantial landscaping to form a distinct edge to the development. It is located within the main built environment of Bythorn with residential properties on all sides.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Cables running between telecommunication masts do run over the site. The site is located within a conservation area and there are several listed buildings near the site and development would need to take account of the impact on their setting. There are no nature conservation designations on site. Access could potentially be achieved from Main Street.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available in 2023.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. There are no buildings on site so no clearance work would be required. Cables running between telecommunication masts do run over the site which may need to be diverted or incorporated into any development scheme. The access to the site is from Main Street which does allow two way traffic but is narrow so access would need careful consideration.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no existing structures to clear but the location means that any future development will need to be sensitive to the conservation area and the setting of nearby listed buildings. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As the site is within the built up area of Bythorn this site may offer an opportunity for small scale organic growth within the village providing that all criteria are met and mitigations are in place. As it appears that a housebuilder is not involved with the site and a planning application has not yet been made, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land
- Development of the whole site would be out of character due to its sensitive location within the village
- Remote from local services and employment
- No public transport access
- Remote from nature conservation designations
- Not at risk from flooding

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to the sensitivity of the location and and lack of reflection of the linear nature of development in Bythorn

**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Bythorn and Keyston 5: Land East of Clack Lane, Bythorn**

<b>Site reference</b>	Bythorn and Keyston 5
<b>Site name</b>	Land East of Clack Lane, Bythorn

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land East of Clack Lane, Bythorn	Bythorn and Keyston	0.33

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	5 - 6 homes	Available 2023 Build out over 1 year

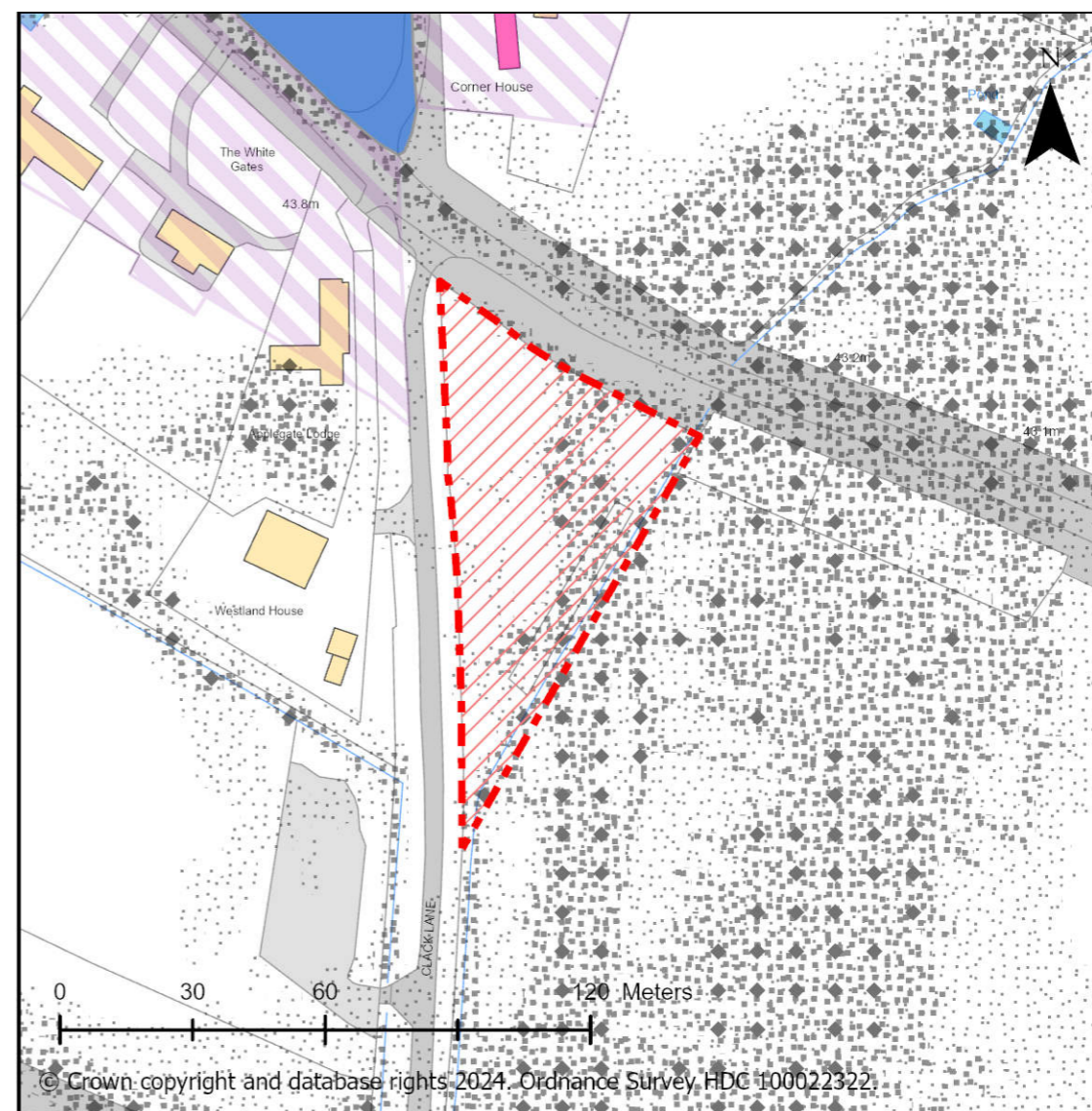
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:113
Relevant planning history	None relevant
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	
<p>The site is wholly within flood zone 1, more than 50% of the site is however at risk from surface water flooding particularly on the eastern side of the site. The site is classified as grade 3 agricultural land with no existing structures on site. The site is triangular in shape and is broadly level and contained by fairly strong boundary features. Running along the</p>	

<p>western boundary of the site is Clack Lane. The site's three boundaries have vegetation, hedgerows and trees that largely obscure it from public view although there is a gap in this vegetation along Thrapston Road where a sewage pumping station is located. A substantial band of trees is located within the south eastern edge of the site. There are residential properties across roads to the north and west with open countryside to the east and the A14 just to the south. The site's proximity to the A14 may give rise to some amenity issues for any future residents arising from noise, air and visual pollution.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Immediately adjoining the site along Thrapston Road is a sewage pumping station which was approved under 18/02335/FUL. This pumping station incorporates a chemical dosing unit to avoid septicity and odour. The presence of underground sewage pipes and any impacts (amenity and/or instances of sewage overflow) from placing development next to this will need careful consideration. The site is adjacent to a conservation area and opposite a listed building so will need to consider its setting. There are no nature conservation designations on site. Access could potentially be achieved from Thrapston Road.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available from 2023.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply which is identified as not being immediately accessible. There are no buildings on site so no clearance work would be required. The site does adjoin a small sewage pumping station so consideration will need to be had so that any development does not compromise this. Additionally, surface water is a significant risk on the site particularly on its eastern half.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location means that any future development will need to be sensitive to the adjacent conservation area and listed building as well as adjoining sewage pumping station and incorporation of SuDS to address surface water</p>	~

<p>flood risk. Whether it will be possible to develop the site and provide adequate mitigation against this flood risk is uncertain as the site promoter has not provided any flood risk information in support of their site. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As it appears that the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.</p>	
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is wholly greenfield land</li> <li>● Significant surface water flood risk</li> <li>● Is located in very close proximity to the A14</li> <li>● Remote from local services and employment</li> <li>● No public transport access</li> <li>● Well related to the existing place and community and has potential to provide built development of a scale that will not harm the character of the area</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● May be appropriate for residential development and has potential to provide built development of a scale that will not harm the character of the area</li> <li>● Supports residential development on sites of less than 1ha</li> <li>● Landscaping and sustainable drainage will be required</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.33 ha  60% net developable area allowed due to need for SuDs to address surface water flood risk and landscaping.  Net developable area of 0.33 ha x 60% = <b>0.20ha</b>	Residential - market and/or affordable homes  Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.20 ha x 25 dph = <b>5 homes</b>	Available post 2028 subject to successful allocation status  Build out over 1 year

**Updates after the Initial Assessment**

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### Bythorn and Keyston 6: Land West of Clack Lane, Bythorn

<b>Site reference</b>	Bythorn and Keyston 6
<b>Site name</b>	Land West of Clack Lane, Bythorn

Site address	Parish(es)	Site area (ha)
Land West of Clack Lane, Bythorn	Bythorn and Keyston	1.29

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	20 - 25 homes	Available 2023 Build out over 2 years

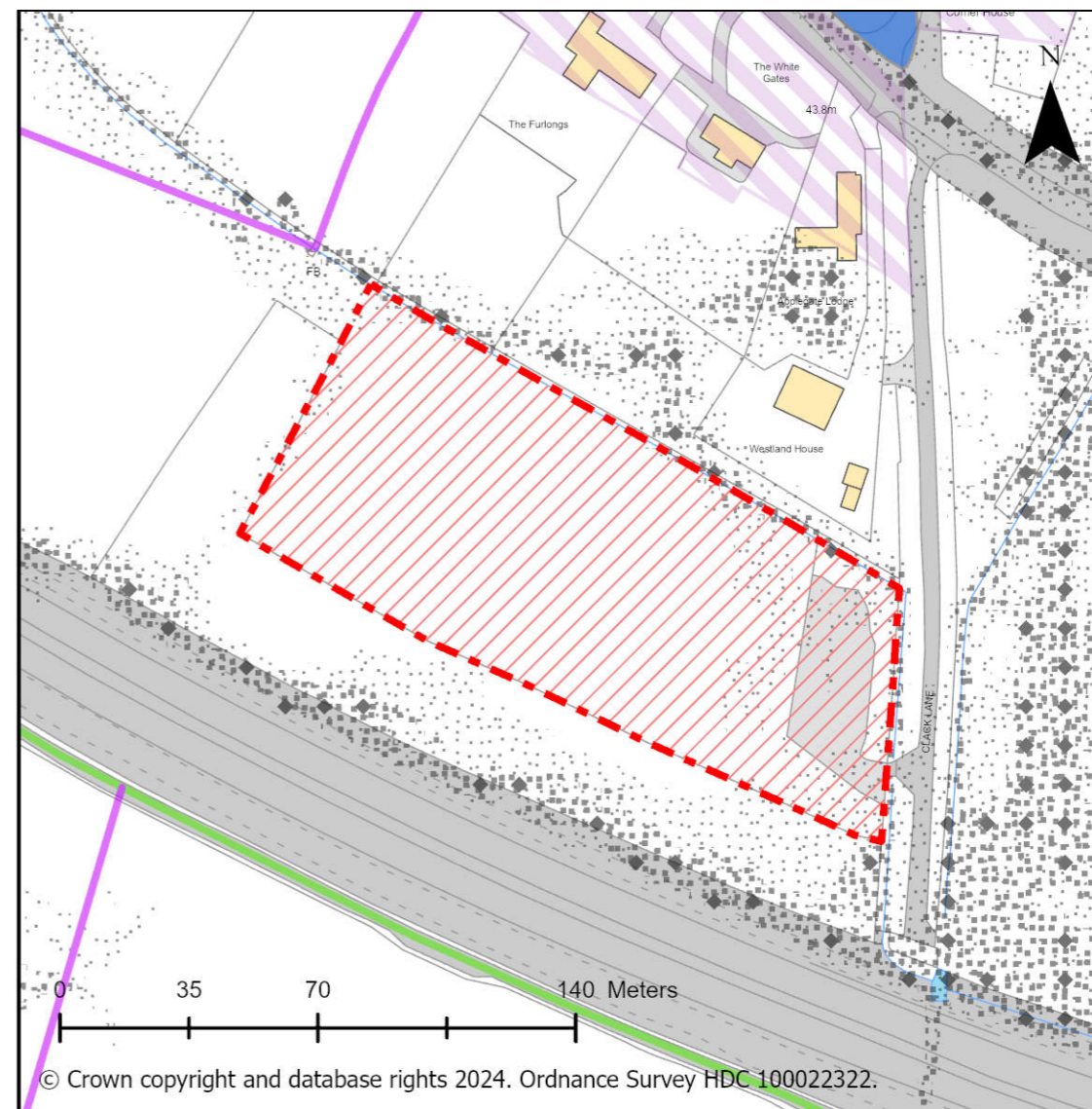
#### Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:114
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



#### Assessment of Site Potential

Context, constraints and potential suitability
The site is located wholly within flood zone 1, there is some surface water flood risk along its western boundary and in the eastern part of the site along Clack Lane. The site is classified as grade 3 agricultural land with no existing structures on site, although there is some hardstanding within the eastern portion. The site is broadly level with a strong northern

<p>boundary line formed by a row of trees which would reduce the impact on adjoining properties along Clack Lane and Thrapston Road. Equally along its southern boundary, landscaping from the A14 provides a strong edge to the site. Vegetation and hedgerows also largely obscure the site from view when seen from Clack Lane. The lack of boundary features on its western edge means the site is more prominent in views from this side although these are mostly at a greater distance with the nearest public vantage point being from the public right of way to the north west of the site and then the link road from the stretch of Clack Lane south of the A14 to Thrapston Road. To the south of the site is the A14 which is within 40m of its southern boundary. There could be considerable amenity impacts placing development this close to the A14 arising from noise, air and visual pollution. To the north of the site are residential properties with countryside to the west and east.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site. The site is adjacent to a conservation area. There are no nature conservation designations on site. Access could potentially be achieved from Clack Lane, this is a single lane track which would require proper surfacing to meet highway requirements. Clack Lane connects onto Thrapston Road. Advice from Cambridgeshire County Council would need to be sought to determine if safe access can be provided for the amount of development proposed by the site promoter.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available from 2023.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply which is identified as not being immediately accessible. There are no buildings on site so no clearance work would be required. Surface water flooding is a risk on the site. Its proximity to the A14 means there may be amenity impacts on future users of the site from air, noise and visual sources of pollution. It also needs to be assessed whether the likely additional vehicle movements arising from development is safe and practical.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no existing structures to clear but the location means that any future development will need to be sensitive to its landscape impact and proximity to the A14. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As it appears that the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land
- Is located in very close proximity to the A14
- Remote from local services and employment
- No public transport access
- Development of the whole site would be out of character due to its location in relation to the existing village
- Very low potential to integrate built development into the existing community so it would not support sustainable place-making

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to its impact on the character of the local area and challenges in integration both impacting on the ability to achieve successful place-making

**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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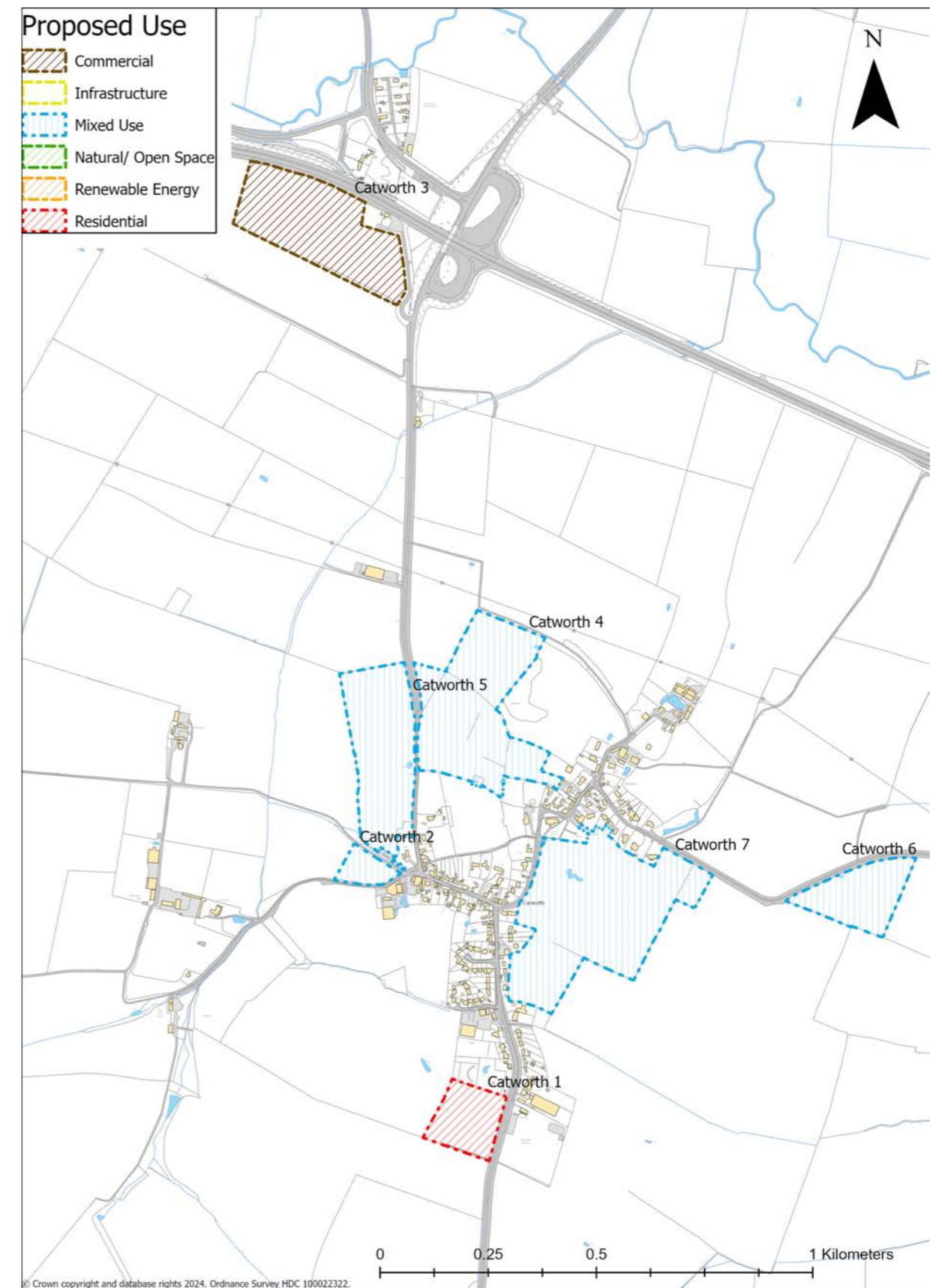


## 3 Catworth

### 3 Catworth

3.1 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Catworth 1: Fruit Field opposite Victory Playing Field, Catworth
- Catworth 2: Land West of Catworth, Catworth
- Catworth 3: Land South of A14, Catworth
- Catworth 4: Land East of Fox Road, Catworth
- Catworth 5: Land West of Fox Road, Catworth
- Catworth 6: Triangular Field South of Church End, Catworth
- Catworth 7: Land East of Church Road, Catworth



3.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Catworth 1: Fruit Field opposite Victory Playing Field, Catworth**

<b>Site reference</b>	Catworth 1
<b>Site name</b>	Fruit Field opposite Victory Playing Field

Site address	Parish(es)	Site area (ha)
Field opposite Victory playing field, Station Road, Catworth	Catworth	2.12ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	40 homes	2024 - 2028 Build out in 1 year

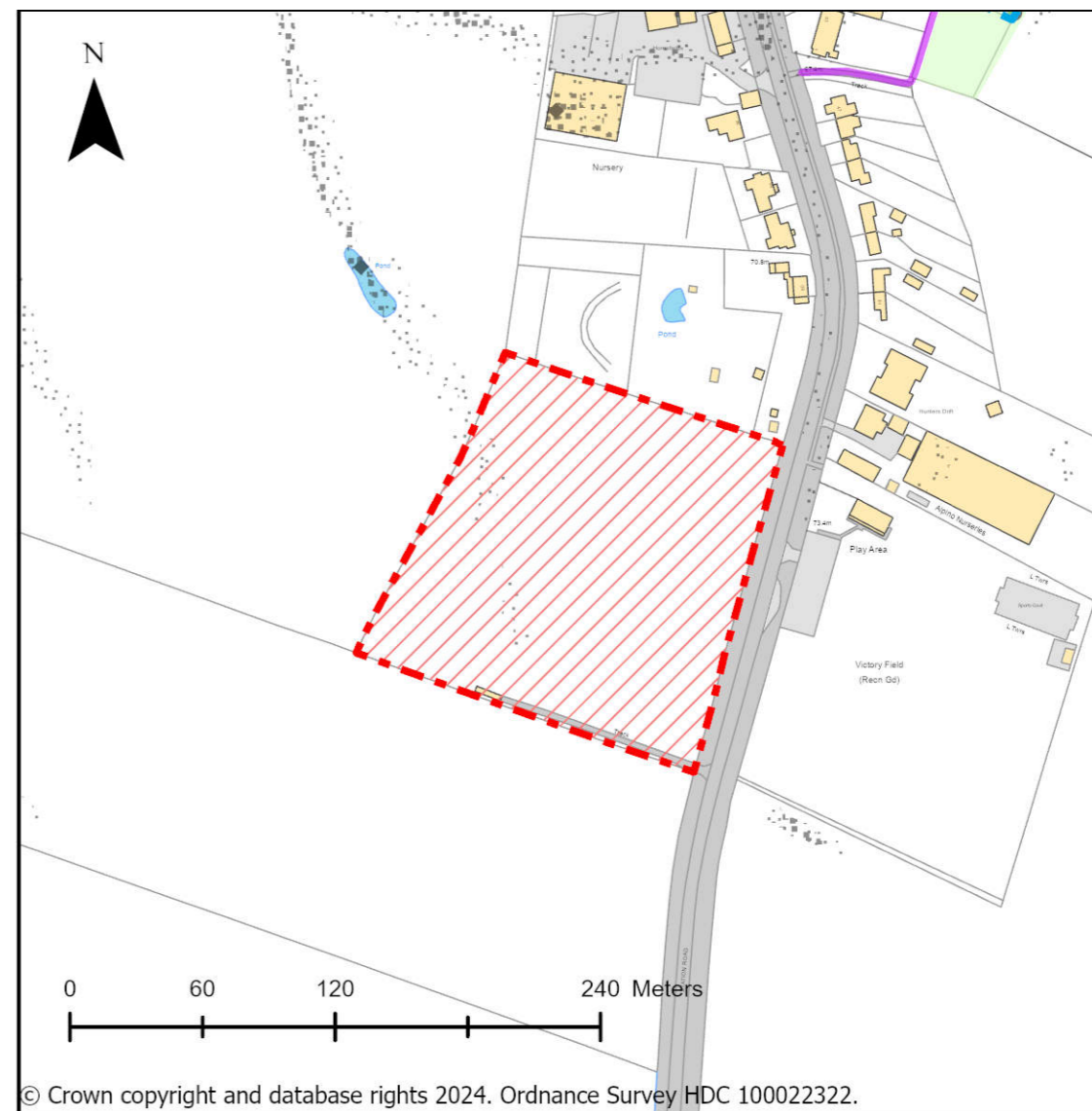
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference: CfS:12
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
<p>The site is within flood zone 1 and is not subject to surface water flooding. It is classified as grade 2 agricultural land. The site is wholly greenfield and in use for arable agriculture. The site is situated at the southern edge of Catworth adjoining an extensive plot to the north which is strongly landscaped with trees. It is mainly flat with a slight decline starting</p>	



<p>on the western edge leading into lower land to the north west. It has trees and hedging on the northern boundary which provide some screening to the adjoining residential development. It has very sparse trees and low hedgerows on all other boundaries. These leave the site highly exposed to the adjoining agricultural land to the south and west and the B660 and Victory playing field to the east.</p> <p>There is no known contamination or pollution on site. No gas/ oil pipelines or their buffer zones cross the site. It has no nature designations on it or immediately adjoining it which would impact development. Also, there are no heritage and conservation assets existing within or immediately adjoining the site so there are no constraints from these. This site can be accessed from the B660.</p> <p>The site is wholly greenfield land and offers no opportunities to contribute to regeneration. It is about 100m away from a mineral safeguarding area for brickclay and is beyond 400m from a water recycling centre.</p>	
<p><b>Availability</b></p> <p>The site is owned and controlled by a single family which supports its development. There are no known legal restrictions affecting the site. There are no current uses that need to be relocated. The promoter suggests the land would be available 2024 - 2028 and seeks to obtain planning permission before selling to a third party for development.</p>	+
<p><b>Achievability</b></p> <p>All main services are accessible from the site boundary except for gas supply. The site comprises broadly level ground and there are no known topographical challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead electricity lines are present. The site can potentially be accessed from a track at the southern edge of the site which connects to Station Road (B660) although pedestrian connectivity from the north eastern corner of the site would be desirable. There is a small built structure on the site that may require clearance. The site promoter seeks residential uses of 40 homes. Landscaping will be required to mitigate the impact of the site on the open countryside and provide screening from the other adjoining uses.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There is an existing shed at the southern boundary of the site which may require clearance. Landscaping is a key development consideration within future layout of the site. The proposed development is contrary to current adopted planning policy other than as a rural exception site so allocation status would be necessary to support this development. Therefore, it is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land that is predominantly classified as grade 2 agricultural land</li> <li>• Has very limited accessibility to local services and employment</li> <li>• Good connectivity to the strategic road network</li> <li>• Small scale development could be integrated into the existing place and community</li> <li>• The site is highly exposed to the surrounding countryside</li> <li>• The site is highly exposed within the wider landscape with clear views extending across to more undulating countryside to the east. It is proposed that the number of homes is reduced to ensure development would be proportionate and not have a detrimental effect on the character of the area and landscape.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for built development</li> <li>• Would contribute to the housing needs of the district and provide some residential opportunity for local residents and families.</li> <li>• Could support place-making and sustainable lifestyles</li> <li>• Would require strategic landscaping to mitigate impact on the open countryside</li> </ul>
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**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
<p>Gross site area of 2.12 ha</p> <p>50% net developable area to provide substantial landscaping</p> <p>Net developable area of 2.12 ha x 50% = <b>1.06ha</b></p>	<p>Net developable area of 1.06ha</p> <p>Residential use - market and/ or affordable housing</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Very low density of 25 dph = 1.06ha x 25dph = <b>26 homes</b></p>	<p>Available post 2028 to allow for allocation</p> <p>Build out over 1 to 2 years</p>

Updates after the Initial Assessment

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**Catworth 2: Land West of Catworth, Catworth**

<b>Site reference</b>	Catworth 2
<b>Site name</b>	Land West of Catworth

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land West of Catworth, opposite Home Farm, Brook End, Catworth	Catworth	0.83

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing Infrastructure: Parking Open space: Natural, green or open spaces Biodiversity net gain	5 homes  Capacity for parking and natural open space uses have not been confirmed by the site promoter and left as to be confirmed on the Call for Sites form.	Available 2024 - 2028  Build out over 3 to 6 years

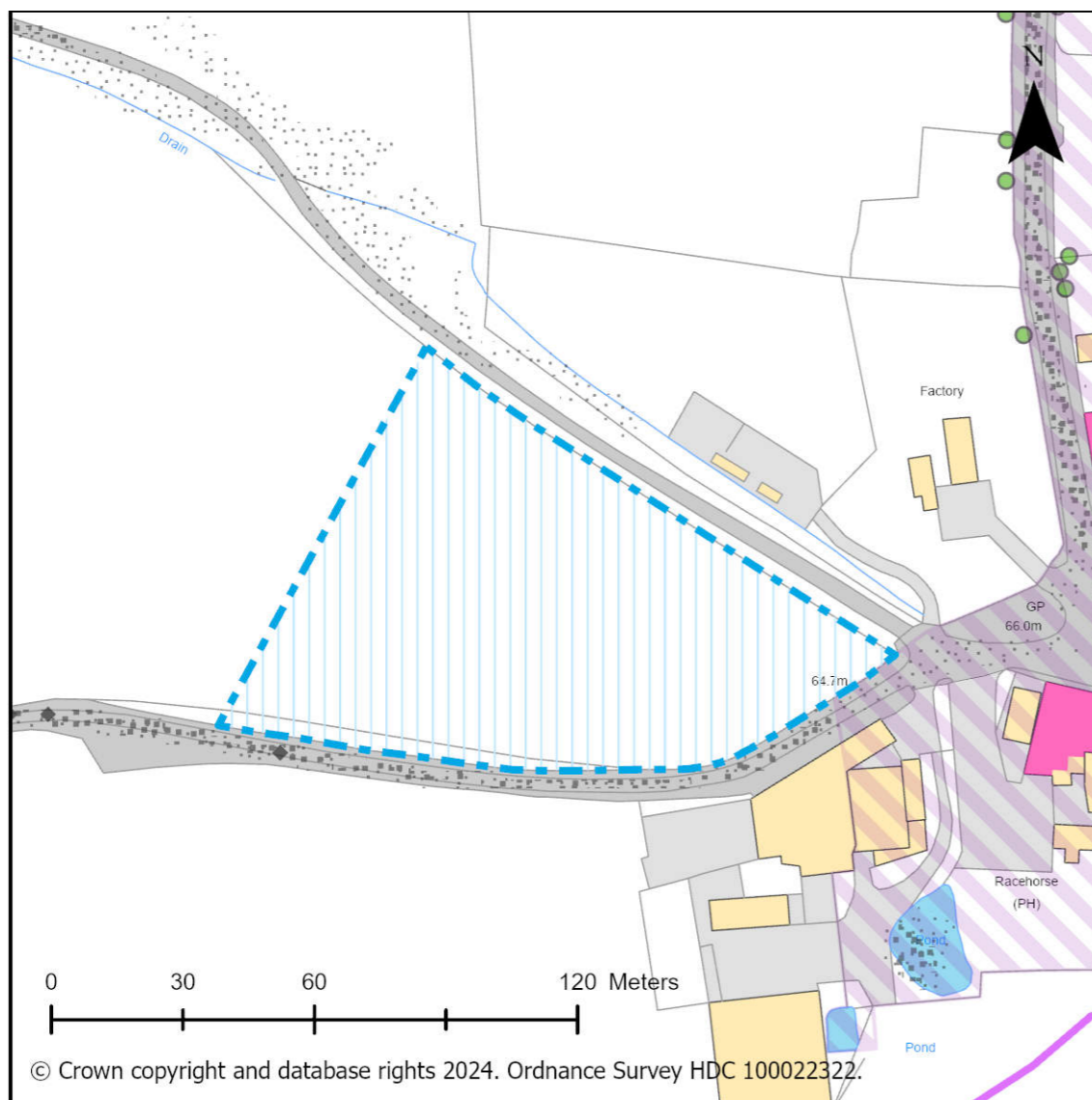
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference: CfS:64
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for 5 or more homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is located wholly within flood zone 1 and there is no recorded surface water flood risk within the site. The majority of the site is classified as grade 2 agricultural land, however a proportion of the southwestern corner is classified as grade 3. There are no existing structures on the site. The site is higher on its eastern side and dips down, reflective of the undulating countryside of the Huntingdonshire Wolds. Along the site's northern boundary is a track that leads to Grange End Farm. Along the majority of the site's southern and eastern boundary along Brook End, there are established hedgerows which obscure the</p>	~
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<p>site from view. The site's western boundary is however open and looks into undulating arable open countryside. The site is surrounded largely by agricultural uses and farms, with the Racehorse public house within the immediate vicinity too.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Overhead power lines run along the site's southern and eastern edges and also through the site. At its eastern end, the site adjoins a conservation area and is adjacent to several listed buildings. There are no nature conservation designations on site. Access can be achieved from Brook End which connects onto High Street.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is owned by a single individual / company who supports its development, the land is controlled by a charitable trust. There are no known legal restrictions affecting the site. The site promoter states that the method in which the site will be delivered will be dependant upon whether allocation status is achieved. The promoter suggests the land would be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply which is not immediately accessible. The presence of overhead power lines may require some mitigation. The site is higher on its eastern side and dips down and any development layout would need to take varying heights into account. There are no buildings on site so no clearance work would be required. The access to the site is from Brook End, accessed from High Street. The High Street and Brook End are fairly narrow so it may be more challenging to create a safe access, this will need careful consideration.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location means that any future development will need to be sensitive to its landscape impact, proximity to heritage assets and impact of additional vehicular movements. The site promoter has not clarified the preferred route in which to deliver development on the site, instead stating that this will be dependent on whether allocation status is achieved. As it appears that the site promoter does not intend the scheme to be a rural exception scheme and it is unclear at this time how much parking is being sought and whether this will be for a parking available for any resident in Catworth or associated with a particular business/ activity, the site's development is contrary to</p>	~

current adopted planning policy so allocation status would be necessary to support its development. Additionally, the site promoter proposes a fairly long delivery period for a scheme of this potential size. The site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land
- Is predominantly classified as grade 2 agricultural land
- Is not accessible to natural green space
- Has very limited accessibility to local services and employment
- The site extends into the countryside but small scale development in the eastern part of the site could be integrated into the existing place and community.

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for built development in the eastern corner of the site as this relates most closely to the settlement
- Would support residential development on sites of less than 1ha
- Would provide some small scale parking for the village

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.83 ha  Of this, it is considered that only the eastern 0.2ha of the site is potentially suitable for built development.	Residential - market and/or affordable housing  Infrastructure - local parking to serve the village of Catworth  Natural, green or open spaces and biodiversity net gain	Available post 2028 subject to successful allocation status  Build out over 2 - 3 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.18 x 25 = <b>5 homes</b>  Parking provision - <b>0.2 ha</b>	

**Updates after the Initial Assessment**

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**Catworth 3: Land South of A14, Catworth**

<b>Site reference</b>	Catworth 3	
<b>Site name</b>	Land South of A14, Catworth	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land South of A14, Catworth	Catworth	6.73

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> <li>• Employment</li> <li>• Retail</li> <li>• Logistics and distribution</li> </ul>	26,880 sqm overall commercial involving any of employment, retail or logistics development	Available 2024 - 2028 Build out over 3 - 5 years

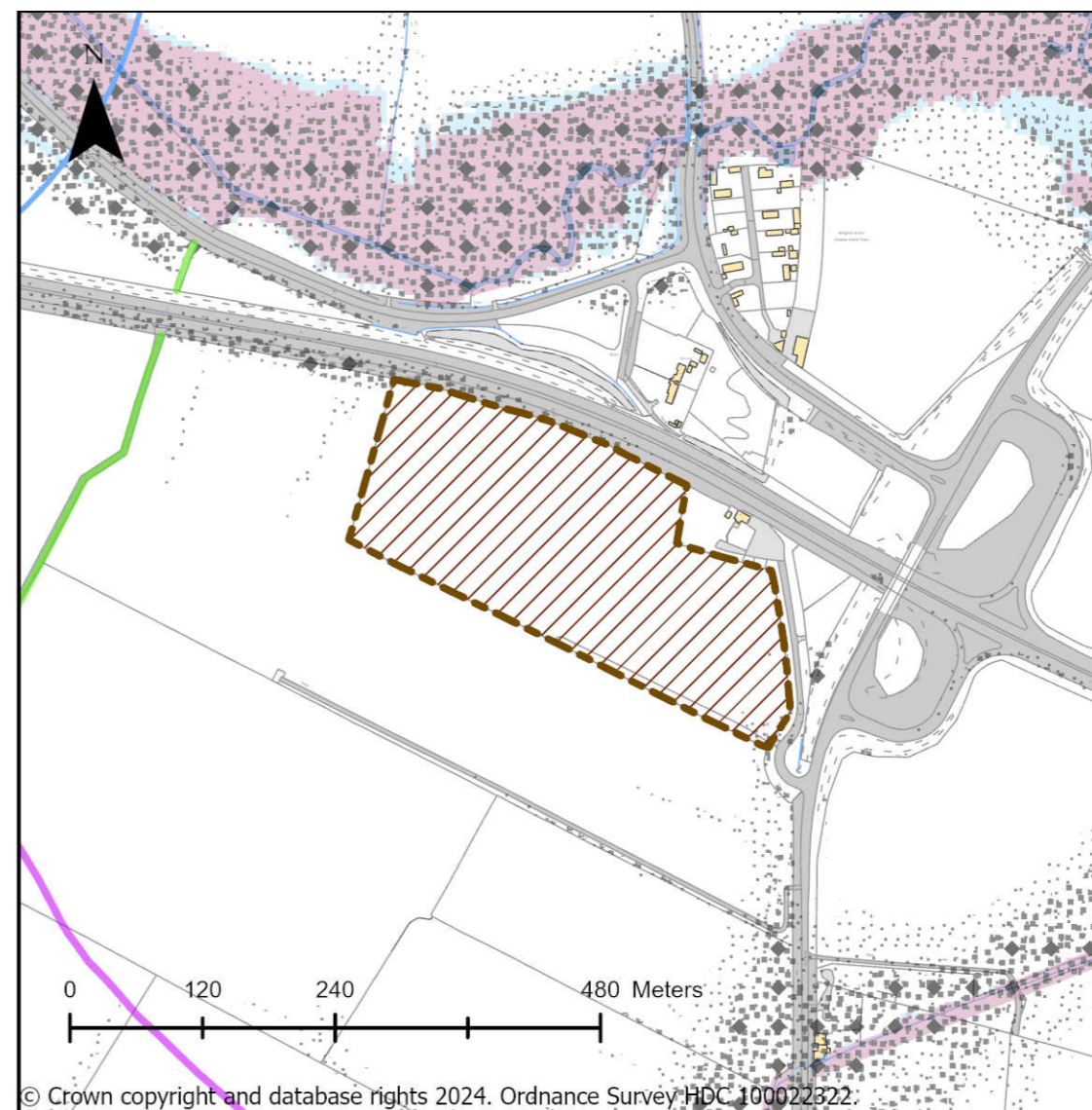
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference: CfS:63
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
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<p>The site is located wholly within flood zone 1, there is some risk from surface water flooding particularly in the south-eastern part of the site near to the access to the site. The site is wholly classified as grade 3 agricultural land and there are no existing structures on the site. The site is broadly level but does elevate gradually some 10m on its western side which does assist in reducing the site's visibility in the wider landscape. The site is still visible in the landscape as there are limited amounts of vegetation along the site's boundaries so development could have some landscape impact without appropriate screening. To the north, the A14 forms a strong feature in the landscape which obscures the site from this side. The site is predominantly surrounded by agricultural land and a former public house adjoins the site on its north western corner which is somewhat screened from the site via hedgerows.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site but overhead power lines run through the site. There are no heritage or nature conservation designations on site or within its immediate vicinity. Access can be achieved via an existing entrance that the site promoter highlights could be improved to allow for HGV access. The site is in close proximity to junction 16 of the A14 with a very short length of the B660 leading to the site's existing access. The site promoter acknowledges that the existing entrance road to the site would need upgrading for use by HGVs. Its close proximity and accessibility to the A14 makes the site potentially suitable for employment uses, however, the impact of increased levels of noise, air and visual pollution on future users may require mitigation.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single individual / company who supports its development, the land is controlled by a charitable trust. There are no known legal restrictions affecting the site. The site promoter states that the method in which the site will be delivered will be dependant upon whether allocation status is achieved. The promoter suggests the land would be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply which is not immediately accessible. The site is crossed by electricity power lines which may require some mitigation. The site rises slightly on its western side so building heights would need to be carefully considered within any development layout.</p>	+

<p>There are no buildings on site so no clearance work would be required. The site is accessible via an existing entrance that the site promoter highlights could be improved to allow for HGV access. The site is accessible from vehicles exiting the A14 at junction 16.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location means that any future development may need to minimise and mitigate impacts arising from the site's proximity to the A14 including noise, air and visual forms of pollution. The site promoter has not clarified the preferred approach to delivering development on the site, instead stating that this will be dependent on whether allocation status is achieved. The promoter has stated that the site will be available between 2024 and 2028 but has retained flexibility over the proposed use. The site is therefore categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land</li> <li>• Good connectivity to the strategic road network which would support a modest scale logistics and employment development</li> <li>• Remote from public transport</li> <li>• Detached from a main settlement being located in the open countryside</li> <li>• Only standard broadband available in the vicinity which may require upgrading to support employment development</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for built development for logistics and employment development due to the site's good location and access onto the A14</li> <li>• Will need to provide appropriate landscaping to mitigate landscape impact</li> <li>• Overhead power lines through the site may need to be rerouted or impact the layout of development</li> </ul>
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area is 6.73ha</p> <p>For solely employment developments, the gross site area is used as there is usually being minimal differences between net and gross site areas in schemes providing purely employment uses due to the need for large amounts of hardstanding for parking, manoeuvring and deliveries and more incidental landscaping.</p>	<p>Commercial - employment</p> <p>0.40 plot ratio x 6.73 ha = <b>2.7 ha</b> of land for employment uses</p>	<p>Available 2028 subject to successful allocation status</p> <p>Build out over 3 - 5 years</p>

Updates after the Initial Assessment

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**Catworth 4: Land East of Fox Road, Catworth**

<b>Site reference</b>	Catworth 4
<b>Site name</b>	Land East of Fox Road, Catworth

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land east of Fox Road, Catworth	Catworth	8.20

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
<p>Note: this site is one of a cluster of 4 sites comprising Catworth 4, 5, 6 and 7 in the same ownership promoted for development of complementary uses across some or all of the sites.</p> <p>Residential: Market and/ or affordable homes</p> <p>Infrastructure: Land for village hall or cemetery across the cluster of sites</p> <p>Open spaces uses: Natural, green or open space; and biodiversity net gain across the cluster of sites</p>	No capacity figures put forward; amount of all uses identified as to be confirmed	<p>Available 2024-2028</p> <p>Delivery rates to be determined</p>

**Core information**

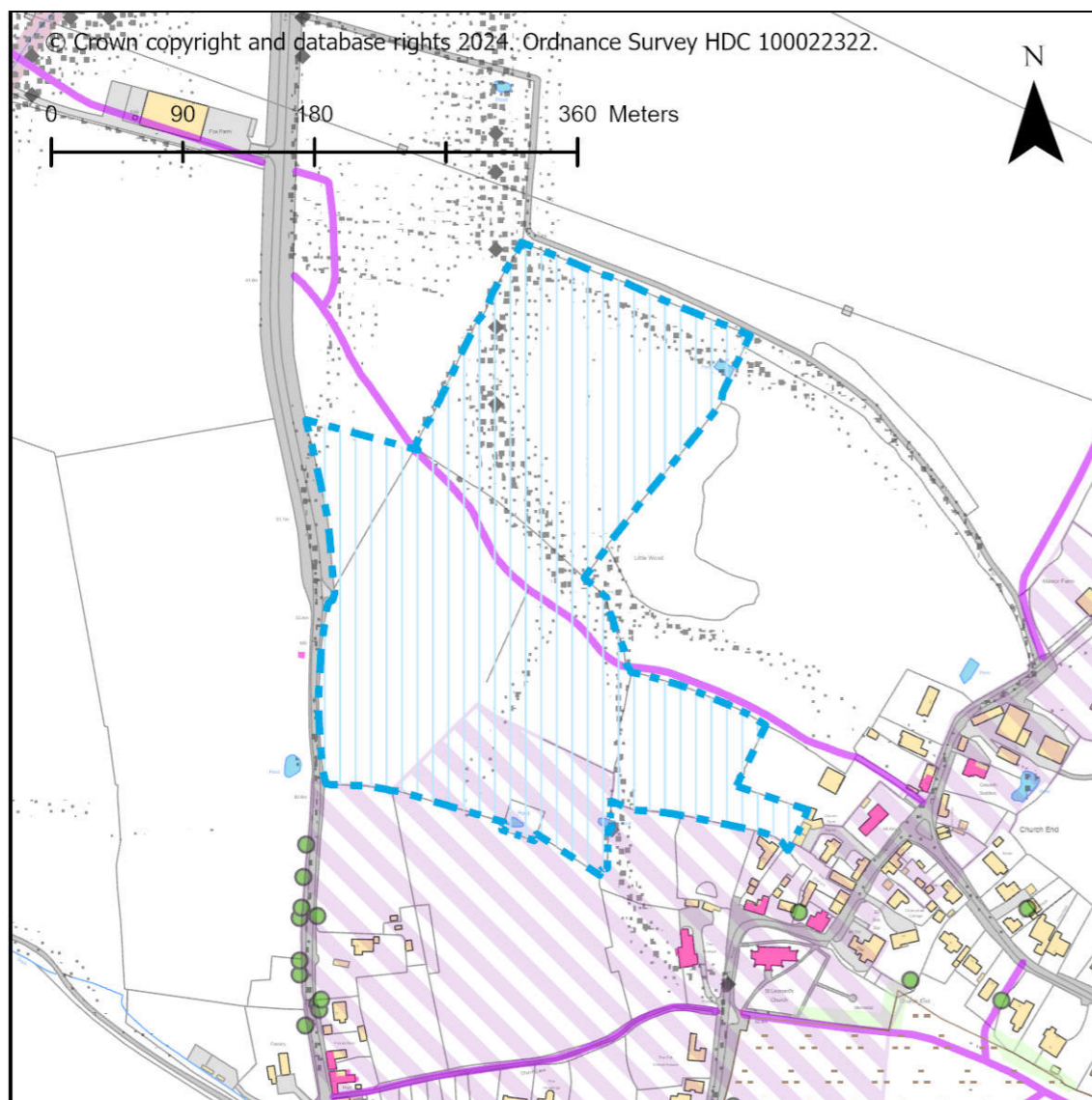
How was the site identified?	Call for sites 2023 submission: site reference - CfS:17
Relevant planning history	None
Land type	Wholly greenfield land

Current use of the site	Agricultural land
Supporting information	Covering letter

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area	None	Pass
Site size threshold	Sufficient to accommodate 5 or more homes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly in flood zone 1 but around 20% is vulnerable to surface water flood risk, particularly in the north western part of the site and along the northern boundary. The land is predominantly classified as agricultural grade 3 land with the southernmost section classified as grade 2. The land rises briefly from the southern edge and then slopes down through the majority of the site to the northern edge. The south eastern corner of the site adjoins a small number of existing buildings on Church Road several of which are listed buildings. Mature garden trees provide screening in the vicinity but development could have a local impact on these properties. The layout and boundary landscaping of any development would need to mitigate any impact on these. The eastern edge parallels the</p>	~
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<p>boundary of Little Wood which provides effective screening from the wider landscape to the east. The northern and western boundaries contain a mixture of low hedging and intermittent trees and the site is relatively exposed to views from Fox Road and the track which connects this to Church Road and adjoins the northern boundary of the site. Careful boundary landscaping would be required to reduce the visual impact of any development on the surrounding countryside. A public right of way crosses the centre of the site from west to east; this would need to be retained in any development layout.</p> <p>There is no known contamination or pollution within the site. No oil or gas pipeline infrastructure crosses the site and no overhead power lines are present although they do cross close to the northern boundary.</p> <p>The southern section of the site is situated within the Catworth conservation area although there are no specific heritage assets within the site itself. There are no designated nature conservation assets within the site but any development would need to be sensitive to the ecological assets at Little Wood. The site adjoins Fox Road from which there is currently a field access gate.</p> <p>The site is wholly greenfield so development would not contribute to reuse of previously developed land or regeneration. The site is within a minerals safeguarding area for brickclay engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site is available for development from 2024-2028. The promoter's expectation is that planning permission would be secured and the site sold on to a third party for development.</p>	+
<p><b>Achievability</b></p> <p>The site is already served by electricity and water with digital and telecommunications infrastructure accessible from the site boundary. There is no local access to mains gas. The site is sloping but this could be incorporated into the layout of any development. Overhead powerlines cross close to the northern boundary and form a constraint to development in this end of the site. The site is just under 1km from junction 16 on the A14. Noise from this may compound constraints to development in the northern part of the site. No known major infrastructure would be required to serve development of the site although further investigation of infrastructure capacity will be required. No buildings currently exist on site so no clearance work would be required. There is a lack of clarity over the proposals for the site at present as it has been submitted as one of a cluster of 4 sites with a range of uses promoted across them as a whole.</p>	~

<b>Deliverability / developability</b>	
The site has few physical constraints to development although the northern portion of the site is limited by proximity to overhead power lines. Impact on the immediate setting would need substantial landscape mitigation. It is contrary to current adopted planning policy so allocation status would be necessary to support the development. Therefore, it is categorised as developable.	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bring forward this site:</p> <ul style="list-style-type: none"> <li>• Wholly comprises greenfield agricultural land with the portion nearest the village being classified as grade 2 agricultural land</li> <li>• Does not relate well to the built form of Catworth and effective integration would be very challenging</li> <li>• Built development of the whole site would be out of character with Catworth due to its scale</li> <li>• It is remote from most services</li> <li>• There is no public transport</li> <li>• Development would impact on the conservation area and its wider setting</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for built development as it would not support sustainable place-making</li> <li>• Has limited potential for open space uses such as biodiversity net gain in the south eastern and northern portions of the site in conjunction with existing areas of trees at The Grange and Little Wood</li> </ul>	
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 8.2 ha  No net developable area suitable for built development.	Biodiversity net gain on approximately 3.7 ha	Subject to allocation  From 2028

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Potential for biodiversity net gain on approximately 3.7 ha to eastern and northern sides.		

**Updates after the Initial Assessment**

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**Catworth 5: Land West of Fox Road, Catworth**

<b>Site reference</b>	Catworth 5
<b>Site name</b>	Land West of Fox Road, Catworth

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land west of Fox Road, Catworth	Catworth	5.80

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
<p>Note: this site is one of a cluster of 4 sites comprising Catworth 4, 5, 6 and 7 in the same ownership promoted for development of complementary uses across some or all of the sites.</p> <p>Residential: Market and/ or affordable homes</p> <p>Infrastructure: Land for village hall or cemetery across the cluster of sites</p> <p>Open spaces uses: Natural, green or open space; and biodiversity net gain</p>	No capacity figures put forward; amount of all uses identified as to be confirmed	<p>Available 2024-2028</p> <p>Delivery rates to be determined</p>

**Core information**

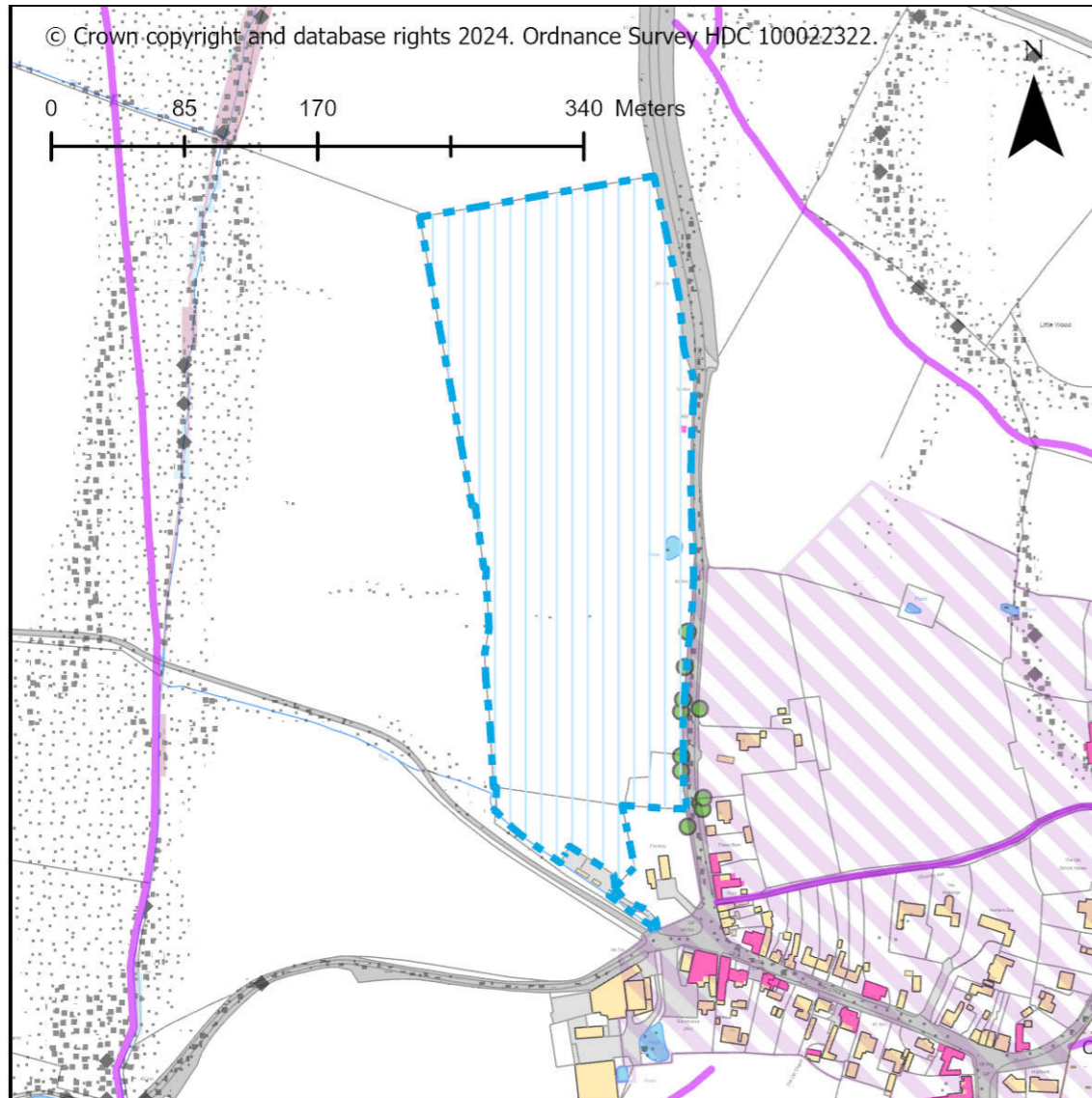
How was the site identified?	Call for sites 2023 submission - site reference - Cfs:356
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	Covering letter
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly in flood zone 1 but with a very narrow band of surface water flood risk running across the centre. The majority of the site is classified as grade 2 agricultural land although the northern third is classed as grade 3. The land slopes down from Fox Road to the west and north with land beyond continuing to fall away gently with the A14 being at about a 10m lower elevation than the edge of the site. The southern and western boundaries are lined with trees providing some screening from the surrounding agricultural land, the access to Grange Farm and the public right of way situated to the west. The eastern boundary to Fox Road comprises hedging providing only low screening with the northern edge being entirely open. The site extends significantly into open countryside.</p>	~
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<p>Any built development would need substantial landscaping to mitigate its impact on views from Fox Road and the adjoining countryside. The only built development directly adjoining the site is some semi-derelict works buildings at the south east corner with just two homes directly overlooking the site from Fox Road. All other surrounding uses are agricultural.</p> <p>There is no known pollution or contamination within the sites. No oil or gas pipeline infrastructures crosses the site and no overhead powerlines are present.</p> <p>A listed milestone is present approximately halfway along the eastern boundary of the site. The conservation area adjoins the south and eastern edges of the site and development would need to be sensitive to the local character of the area. There are no designated nature conservation assets within the site. The land adjoins Fox Road and is served by a field access gate.</p> <p>The site is wholly greenfield agricultural land so development would not contribute to reuse of previously developed land or regeneration. The site is within a minerals safeguarding area for brickclay, engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site is available for development from 2024 - 2028. The promoter's expectation is that planning permission would be secured and the site sold on to a third party for development.</p>	+
<p><b>Achievability</b></p> <p>The site is already served by electricity and water with digital and telecommunications infrastructure accessible from the site boundary. There is no local access to mains gas. The site is sloping but this could be incorporated into the layout of any development. The site is just under 1km from junction 16 on the A14. No known major infrastructure would be required to serve development of the site although further investigation of infrastructure capacity will be required. No buildings currently exist on site so no clearance work would be required. There is a lack of clarity over the proposals for the site at present as it has been submitted as one of a cluster of 4 sites with a range of uses promoted across them as a whole.</p>	~
<p><b>Deliverability / developability</b></p> <p>The site has very few physical constraints to development. Impact on the immediate setting would need substantial landscape mitigation on the northern and western boundaries. It is contrary to current adopted planning policy so allocation status would be necessary to support the development. Therefore, it is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Remote from local services and employment</li> <li>• No public transport access</li> <li>• Wholly comprises greenfield land predominantly of agricultural grade 2</li> <li>• Development of the whole site would be out of character due to its scale relative to the existing village</li> <li>• Very low potential to integrate built development into the existing community so it would not support sustainable place-making</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for built development</li> <li>• Has potential to accommodate a variety of open space uses and biodiversity net gain</li> <li>• Should be restricted to the southern portion which could be laid out to relate to the physical form of the existing village</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 5.8 ha</p> <p>No net developable area suitable for built development</p> <p>Potential for natural, green and open space and for biodiversity net gain on southern portion of 2.2 ha to form a northern boundary corresponding with the existing field boundary to the east.</p>	<p>Open space - sports, recreation or allotments</p> <p>Open space - natural or green uses</p> <p>Biodiversity net gain</p> <p>Total potential area 2.2 ha</p>	<p>Subject to allocation</p> <p>Delivery of formal open space uses across 3 to 5 years with potentially longer for others to establish.</p>

**Updates after the Initial Assessment**

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**Catworth 6: Triangular Field South of Church End, Catworth**

<b>Site reference</b>	Catworth 6
<b>Site name</b>	Triangular field south of Church End, Catworth

Site address	Parish(es)	Site area (ha)
Triangular field south of Church End, Catworth	Catworth	2.90

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
<p>Note: this site is one of a cluster of 4 sites comprising Catworth 4, 5, 6 and 7 in the same ownership promoted for development of complementary uses across some or all of the sites with the following specifically identified for this site.</p> <p>Open space: Natural, green and open space Biodiversity net gain</p>	No capacity figures put forward; amount of all uses identified as to be confirmed	<p>Available 2024 - 2028</p> <p>Delivery rates to be determined</p>

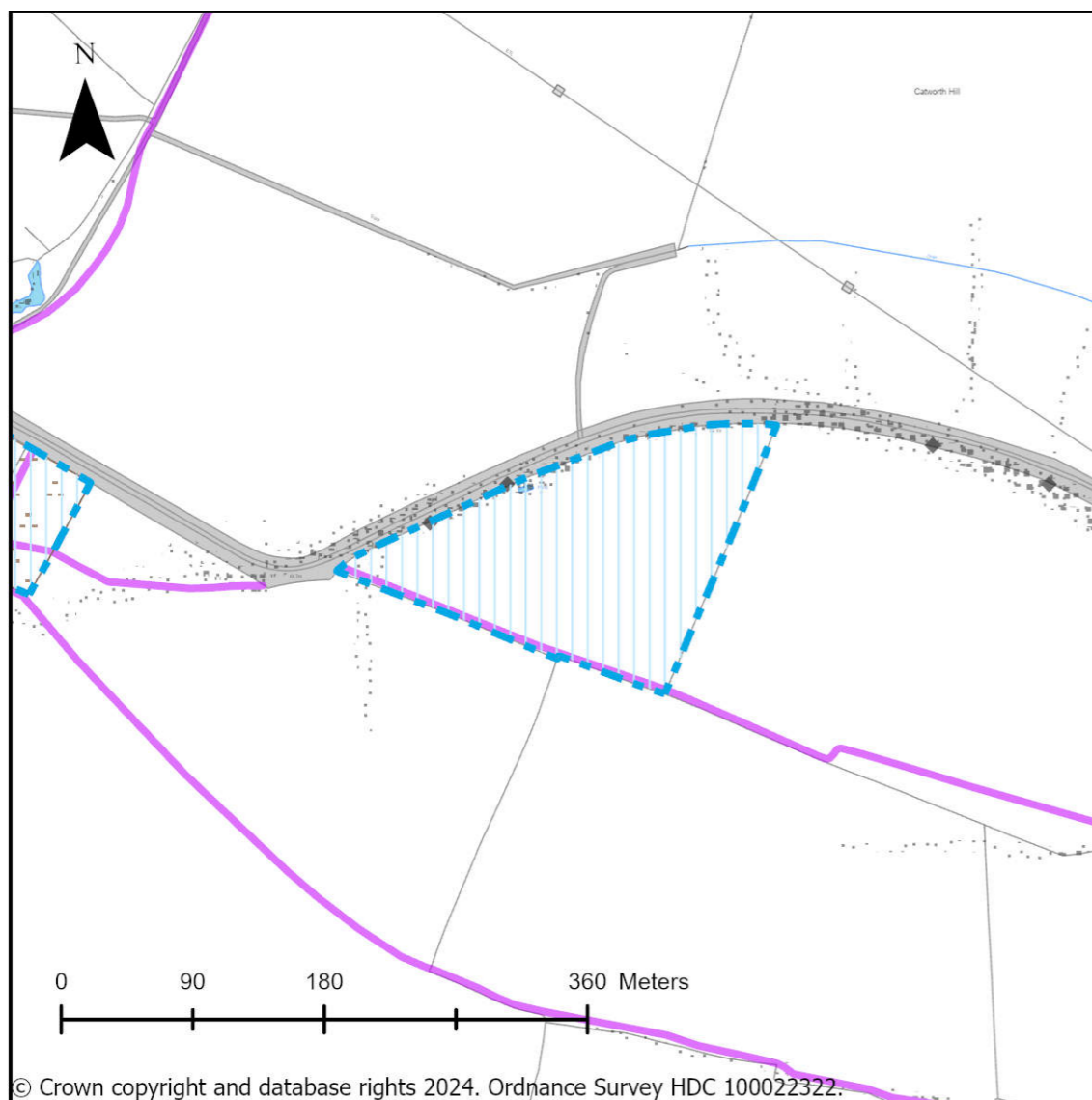
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:17
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Covering letter

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly in flood zone 1 although a corridor of surface water flood risk runs along the northern edge of the site by the road frontage. The site is entirely classified as grade 2 agricultural land used as pasture. The site slopes down from the south west to the north east as part of an area of land falling away to the east of the village reducing its visual impact on properties in Church End. The northern boundary fronting onto Church End is contained by a low hedgerow with intermittent trees; the site is highly visible from the road which is set lower. All other boundaries also comprise low hedgerows with a public right of way inside the southern boundary from which clear views can be obtained across the site. The public right of way should be retained in any proposed scheme. There are no</p>	+
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<p>buildings in the immediate vicinity of the site that would be impacted by development for the proposed use. The site is highly exposed to the surrounding area so use for non-agricultural purposes would have an impact on the surrounding landscape; however, as this is proposed to be for biodiversity net gain the use could be successfully accommodated subject to an appropriate form of planting being provided. The site has an existing field gate access from Church End.</p> <p>There is no known contamination or pollution within the sites. No oil or gas pipeline infrastructure crosses the site and no electricity overhead power lines are present.</p> <p>There are no designated heritage or nature conservation assets within the site.</p> <p>The site is wholly greenfield which is not a constraint given the proposed use. The eastern half lies within a mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site is available for development from 2024 - 2028. The promoter's expectation is that this parcel of land would be most suited to biodiversity net gain and offsetting use which may be delivered over a long timeframe.</p>	+
<p><b>Achievability</b></p> <p>The site is already served by electricity and water with digital and telecommunications infrastructure accessible from the site boundary. The site slopes down from south west to north east; this could be accommodated within the proposed uses. No buildings currently exist on site so no clearance work would be required. Of the cluster of sites this is the one with greatest clarity over the site promoter's intentions.</p>	+
<p><b>Deliverability / developability</b></p> <p>The site has minimal physical constraints to its use for biodiversity net gain or natural open space subject to selection of appropriate species and consideration of their impact on the public right of way</p>	+

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues in bringing forward the site:

- Potential to contribute towards resilience to climate change through proposed use for biodiversity net gain
- No public transport access
- Poor access to services and facilities
- Is remote from the current village
- It is wholly grade 2 agricultural land but the proposed use is reversible/ compatible with this
- It is not well connected to strategic green infrastructure but could aid connections to Little Catworth SSSI

In combination the outcomes of the LAA and SA indicate that the site:

- Is unsuitable for built development
- Has potential for the proposed use for biodiversity net gain

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2.9 ha  95% net developable area allowed given the proposed use for biodiversity net gain and need to retain the public right of way through the southern part of the site.  <b>Net developable area of 2.9 ha x 95% = 2.76 ha</b>	Open space - biodiversity net gain or other natural open space uses such as woodland.  The capacity would be 2.76 ha	Subject to allocation  Delivery across 30 year minimum term for monitoring of formal biodiversity net gain site

**Updates after the Initial Assessment**

**Catworth 7: Land East of Church Road, Catworth**

<b>Site reference</b>	Catworth 7
<b>Site name</b>	Land East of Church Road, Catworth

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land east of Church Road, Catworth	Catworth	11.10

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
<p>Note: this site is one of a cluster of 4 sites comprising Catworth 4, 5, 6 and 7 in the same ownership promoted for development of complementary uses across some or all of the sites. This site is specifically promoted as including residential development among other possible uses.</p> <p>Residential:</p> <p>Market and/ or affordable homes</p> <p>Infrastructure:</p> <p>Land for village hall or cemetery across the cluster of sites</p> <p>Open spaces uses:</p> <p>Natural, green or open space; and biodiversity net gain</p>	No capacity figures put forward; amount of all uses identified as to be confirmed	<p>Available 2024-2028</p> <p>Delivery rates to be determined</p>

**Core information**

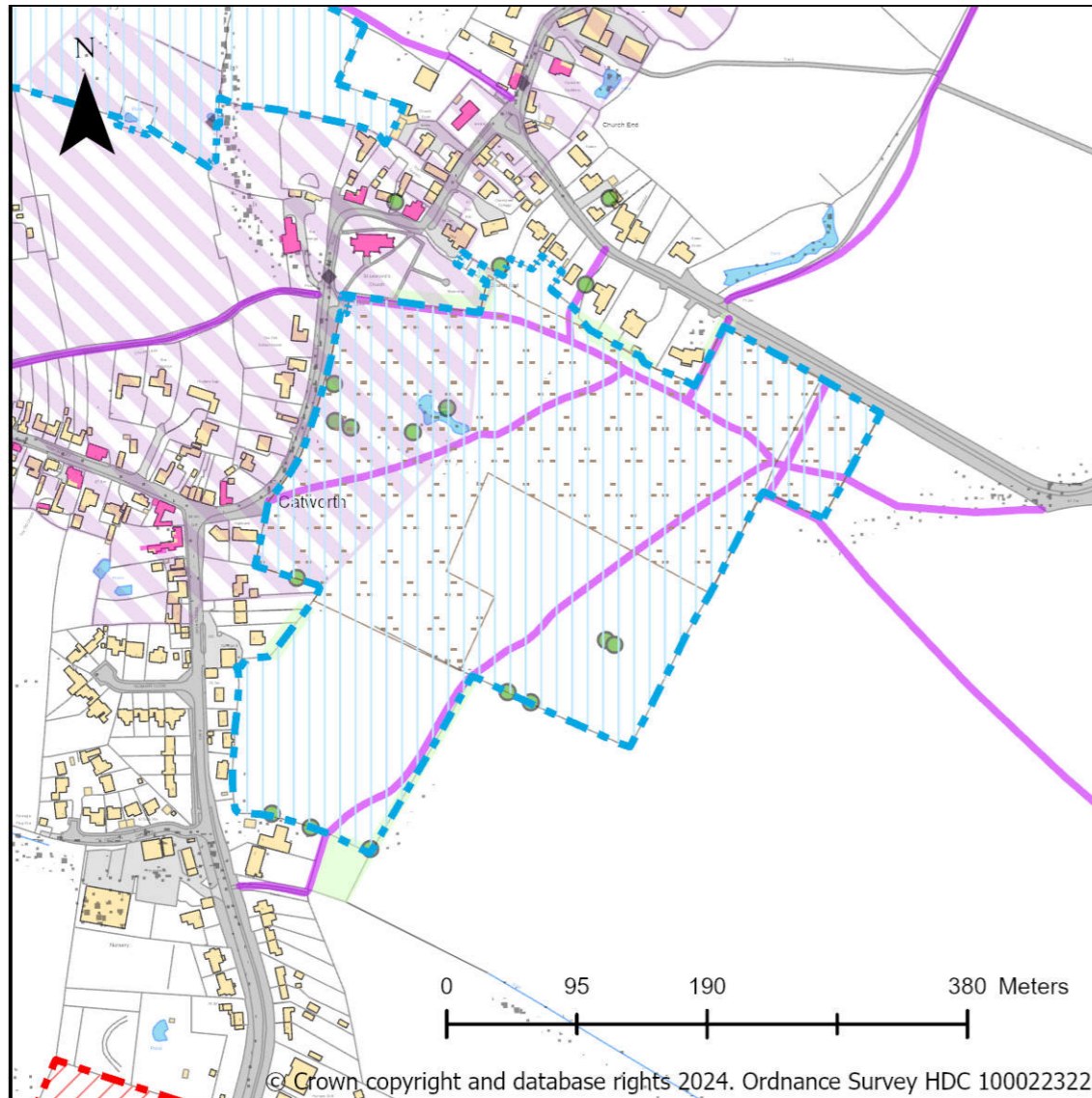
How was the site identified?	Call for sites 2023 submission: site reference - CfS:357
Relevant planning history	None

Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Covering letter submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly in flood zone 1. However, there are several areas of surface water flood risk. The largest extends eastwards from the site boundary level with 17 Church Road culminating in a pond, with a smaller southern extend from the same point. There is also a band of surface water flood risk running south east from the village hall. These all coincide with the lines of trees running through the northern part of the site. The land is all classified as agricultural grade 2.</p>	-
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Land on the western edge of the site slopes up fairly steeply from Church Road with the majority of the site forming relatively flat high land which extends beyond the eastern edge of the site before dropping away towards Little Catworth. The Church Road boundary comprises a medium height hedgerow with very occasional trees providing limited screening of the rising land in the site. The Station Road edge of the southern portion of the site is wholly screened from the road by existing buildings with trees and hedging typically forming the boundary. The northern boundary of the site is the most complex comprising the boundaries and trees of properties along Church End and around St Leonard's Church. The eastern edge of the site is largely open with low hedgerows and very occasional trees with the small southern boundary being wholly formed of the trees related to 41 Station Road and the small copse immediately east of this. Four public rights of way cross the site which form a significant constraint that would need to be accommodated within any development scheme. Development would also impact on views from public rights of way extends eastwards. Due to the rising and elevated nature of this land and exposure to public view from multiple rights of way development of the site is significantly constrained in terms of its ability to be effectively integrated into its immediate setting.

There is no known contamination or pollution within the site. No oil or gas pipeline infrastructure crosses the site and no overhead powerlines are present.

The north western quarter of the site is situated within the Catworth conservation area and immediately adjoins the grade I listed St Leonard's Church.. A scheduled monument for Catworth moated manor complex with associated ridge and furrow was designated within the site in December 2023 which forms a very significant constraint. There are no designated nature conservation assets within the site. Field accesses serve the site from both Church Road and Church End.

The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is outside any minerals, waste or water safeguarding areas.

**Availability**

The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site is available for development from 2024 - 2028. The promoter's expectation is that planning permission would be secured and the site sold on to a third party for development.

+

**Achievability**

The site is already served by electricity and water with digital and telecommunications infrastructure accessible from the site boundary. There is no local access to mains gas. The site slopes up from the village and would have a notable visual impact on on existing buildings. Careful layout and landscaping would be needed for any development to mitigate this impact. The site is approximately 1km from junction 16 on the A14. No known major

-

<p>infrastructure would be required to serve development of the site although further investigation of infrastructure capacity will be required. No buildings currently exist on site so no clearance work would be required. Of the cluster of four sites the promoter suggests this one is particularly suitable for residential-led development.</p>	
<p><b>Deliverability / developability</b></p> <p>The site has significant landscape, visual impact and heritage impact constraints which will affect its ability to accommodate development and require substantial mitigation. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Therefore, it is categorised as developable.</p>	-

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The site has not progressed through to sustainability appraisal due to the extensive area designated as a scheduled monument in December 2023 which would impede development of the residential and community uses sought on the site.</p>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Gross site area of 11.1 ha</p> <p>Capacity calculation not undertaken as the site is inappropriate for development.</p>	<p>N/A</p>	<p>N/A</p>

**Updates after the Initial Assessment**

<p> </p>
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### 4 Ellington

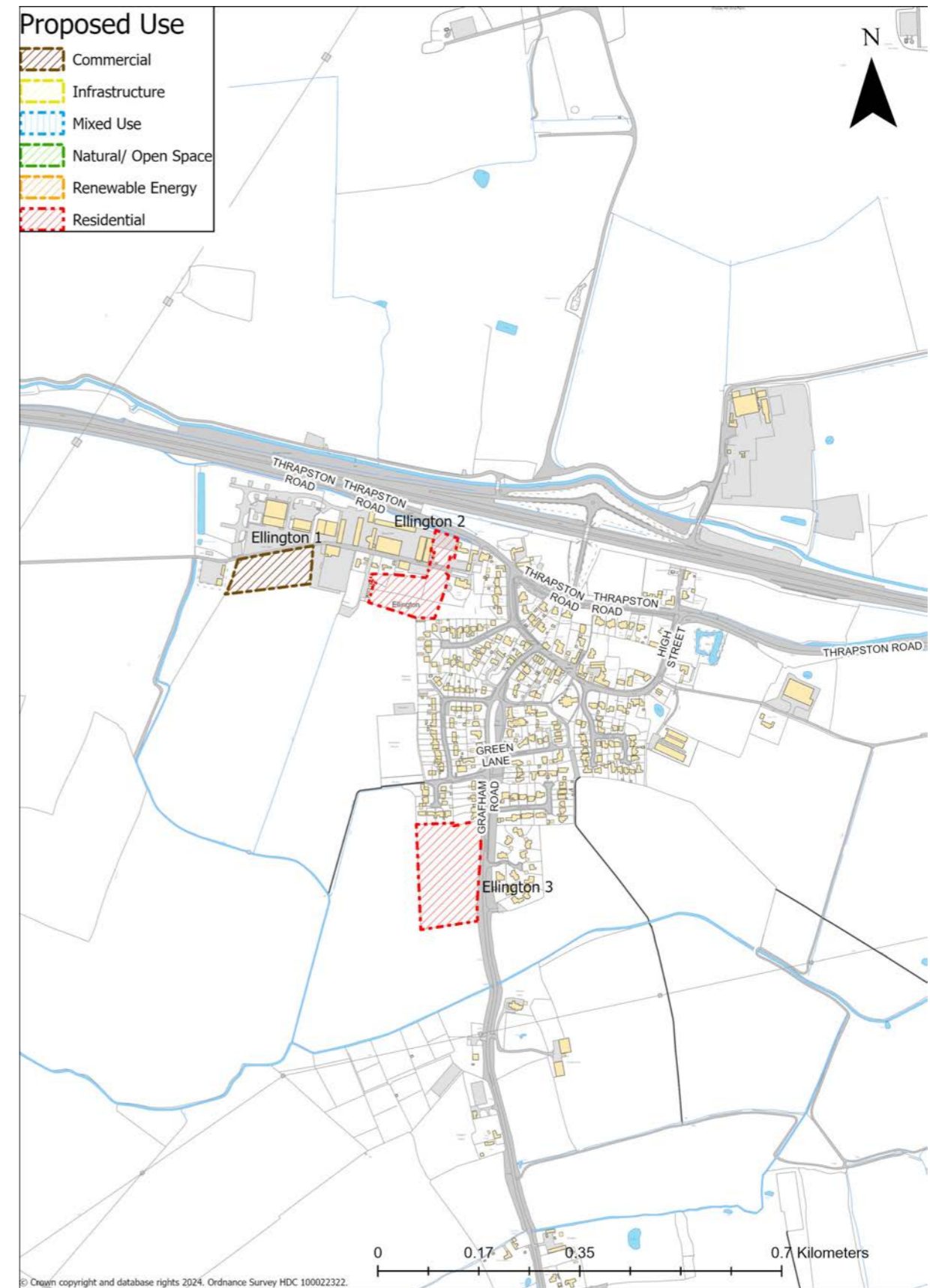
4.1 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Ellington 1: Land South of Ben Burgess, Ellington
- Ellington 2: Land South East of Brook Farm, Ellington
- Ellington 3: Land West of Grafham Road, Ellington

4.2 Please note the following sites partially fall within Ellington parish:

- Alconbury 10: Land at Weybridge Farm - note that this site crosses over Ellington and Alconbury parishes and is predominantly within Alconbury parish so the site assessment has been included within Alconbury parish of the Northern Central Huntingdonshire LAA document.
- Brampton 16: Land at Low Harthay and Woodhatch Farms, Brampton - note that this site crosses over Ellington and Brampton parishes and is predominantly within Brampton parish so the site assessment has been included within Brampton parish of the Central Huntingdonshire LAA document.

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4.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Ellington 1: Land South of Ben Burgess, Ellington**

<b>Site reference</b>	Ellington 1
<b>Site name</b>	Land South of Ben Burgess, Ellington

Site address	Parish(es)	Site area (ha)
North west of Ellington, to the south of the A14 and south of the existing commercial buildings (primarily the Ben Burgess building)	Ellington	0.86

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	3,400 sqm	2024 - 2028 Build out over 2 to 5 years

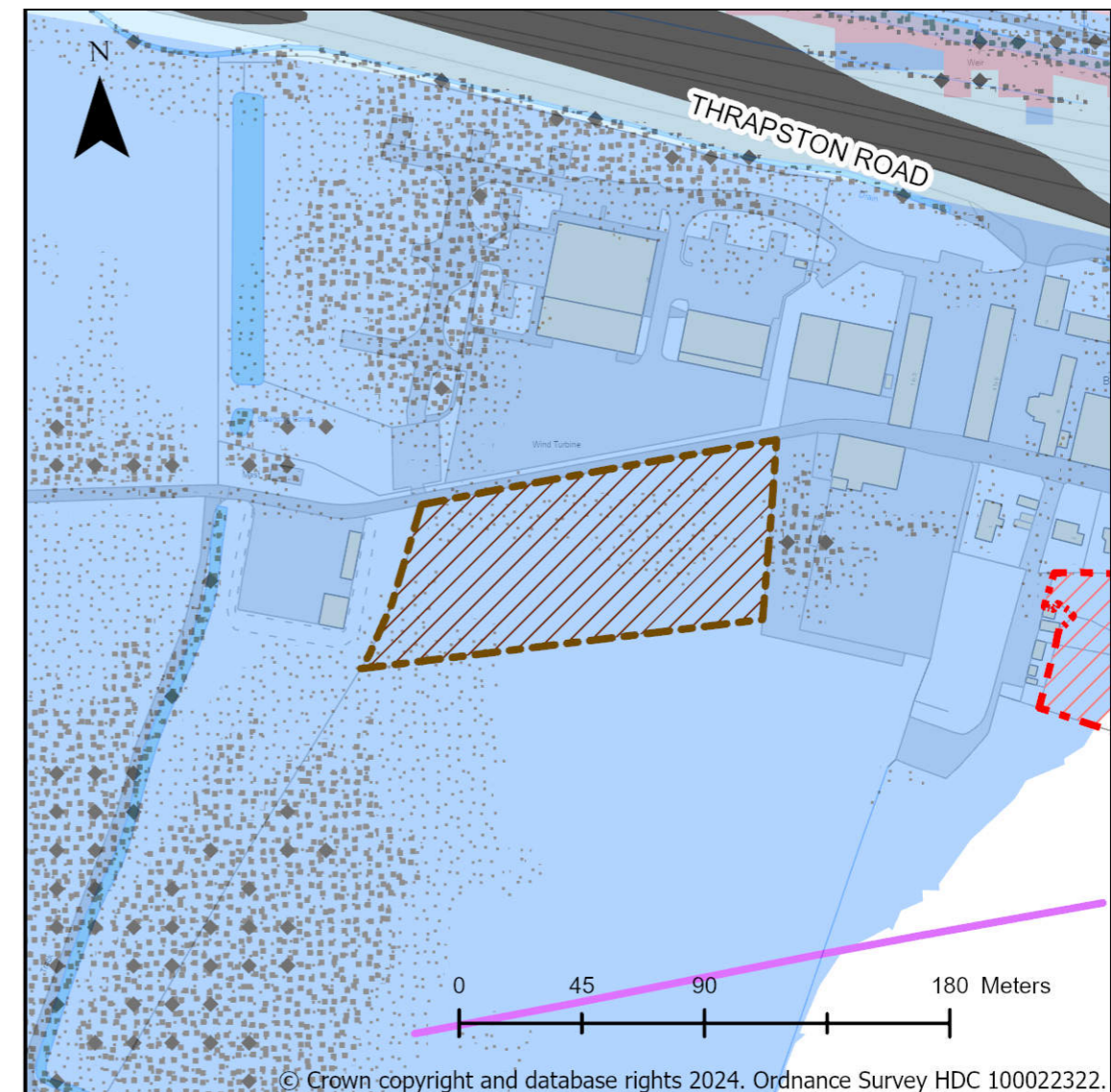
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:33
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	-
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<p>The entire site is within flood zone 3a and is classified as grade 2 agricultural land. The site is wholly greenfield and is agricultural land. It is made up of an entirely flat land and has a similar topography to the surrounding land. It has no nature designations on it or immediately adjoining it which will impact its development. It has a few trees and hedging along its western boundary providing limited screening from the adjoining countryside. It is exposed to agricultural land and the open countryside to the south and east. Commercial buildings adjoin the site to the north. The site is in proximity to the Brook Farm Local Employment Area. This makes it compatible with neighbouring uses.</p> <p>There is no known contamination or pollution on site. No gas/ oil pipelines and buffer zones cross the site. There are no heritage assets existing within or immediately adjoining the site so there is no constraint from this. A large proportion of the site has been classified as a habitat for important species by CPERC. The site can potentially be accessed from a track that connects it to Easton Road.</p> <p>The site is wholly greenfield land and offers no opportunities to contribute to regeneration. It does not lie within a mineral safeguarding area and is beyond 400m from a water recycling centre.</p> <p>Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.</p>	
<p><b>Availability</b></p> <p>The site is owned and controlled by a single individual who supports its development. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and it is currently unknown how the site will be delivered.</p>	+
<p><b>Achievability</b></p> <p>Accessibility to main services from the site boundary is unknown. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead powerlines are present. There is a track road from the site to Easton Road; highway access can be achieved from the A14. The site promoter seeks employment uses of 3,400 sqm. There are no built structures on the site that would require clearance. Considering the site is within completely within flood zone 3a and there is no land within a lower flood zone, the achievability of built development is uncertain. Ecological Assessment may be required to assess and mitigate the impact of the proposed development on the important species within the area.</p>	-
<p><b>Deliverability / developability</b></p>	-

There are no known legal or ownership constraints. There are no structures on site to clear but there are significant constraints on site to mitigate. Flood risk and landscaping are key development considerations within a future masterplanning of the site. The site has no existing planning application and an allocation status would be necessary to support this development. There is very significant risk from flooding on the site across the entirety of the site means that development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. Considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No due to the site being wholly located within flood zone 3a.
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**Impact of the Sustainability Appraisal on the assessment**

Not applicable as the site does not progress to the Sustainability Appraisal stage.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
No capacity is calculated as the site is considered to be unsuitable.	N/A	N/A

**Updates after the Initial Assessment**



**Ellington 2: Land South East of Brook Farm, Ellington**

<b>Site reference</b>	Ellington 2
<b>Site name</b>	Land South East of Brook Farm, Ellington

Site address	Parish(es)	Site area (ha)
Land South East of Brook Farm, Ellington	Ellington	1.07

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	20 homes	2024 - 2028 Build out over 4 - 6 years

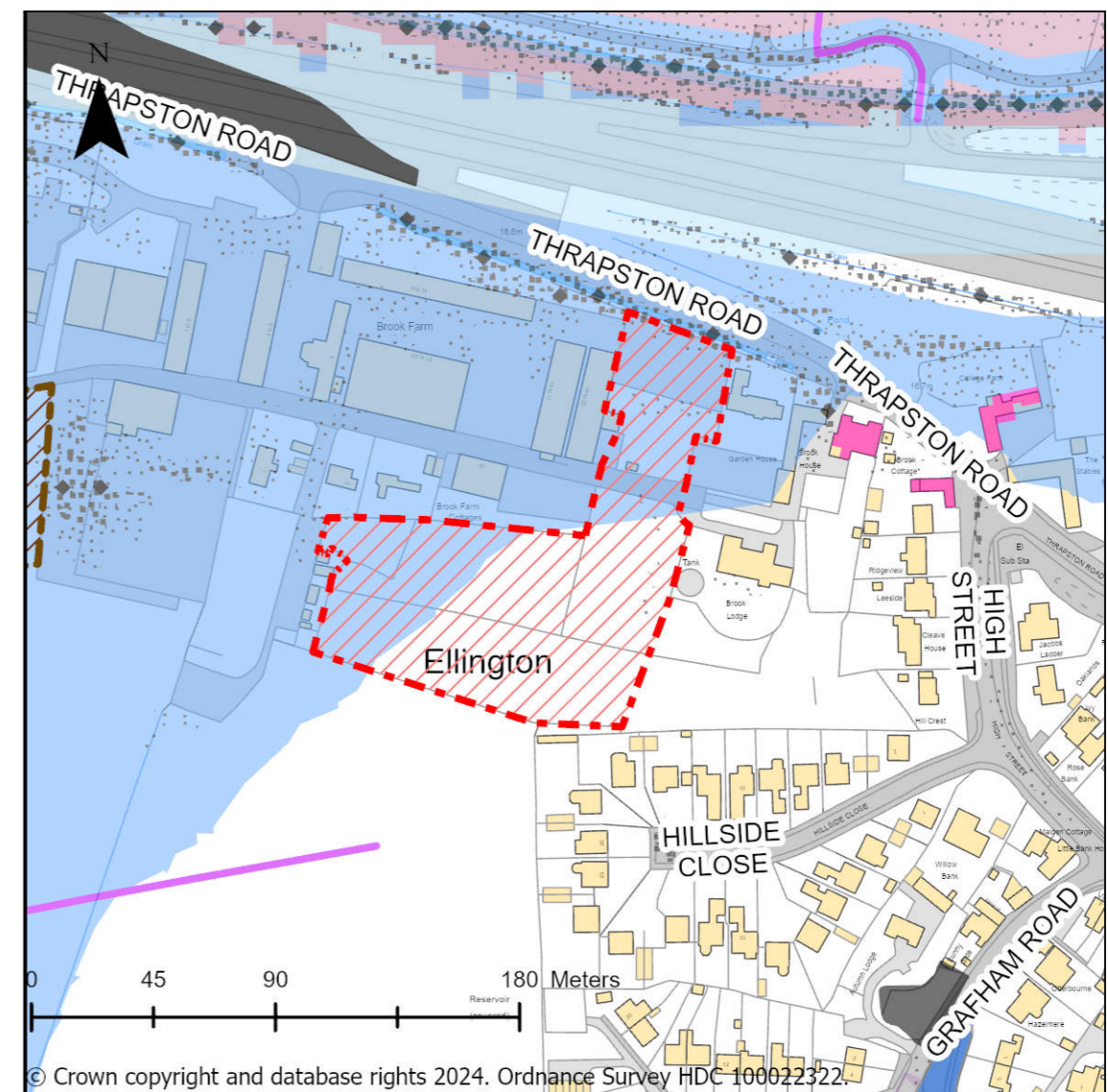
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:32
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Paddock lane used for equestrian purposes
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None of the site is within flood zone 3b although about half of the site is within flood zone 3a.	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for 5 or more homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is located to the south of Thrapston Road. The site is in two parts, a northern and southern parcel separated by an access route that runs through the site and serves several properties. The northern parcel currently has no access and an established tree line obscuring it from view. An in use paddock is located in the south of the site. About half of site is within flood zone 3a, located within the north and south west of the site. The remaining portion of the south eastern part of the site is in flood zone 1 and has some surface water flood risk. The site is wholly classified as grade 3 agricultural land. The site gently rises towards its southern boundary. To the north of the site is Thrapston Road and the A14, to the south, east and west are residential properties.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Telegraph poles run along the site's eastern boundary. There are no nature conservation or heritage designations on site but it is near to the grade II listed Brook House located some 45m from its easternmost edge. Access to the site can be achieved from an existing route that serves several properties.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will be required to ascertain whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions impacting the site. It is not known how the site will be delivered at this stage. The landowner suggests the land will be available between 2024 and 2028 and take between 4 and 6 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that gas supply is not immediately accessible to the site, but that mains water supply and electricity supply are accessible within the site and that the public highway and digital and telecommunications infrastructure are accessible from the site boundary. About half of the site is constrained by fluvial flood risk including the potential access to the site. Substantial flood mitigation would be required for any scheme as well as a layout that places development in areas at the lowest risk of flooding. The access cuts through the site, it is unclear if this access is also in the ownership of the site.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no structures to clear but the site is heavily constrained by fluvial flood risk reducing the potential developable area considerably. It is not known at this stage how the site will be delivered but the site is expected to be available between 2024 and 2028. As such, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land
- Significant fluvial flood risk on the northern and western edge of the site meaning development would need to be focused to the south and eastern parts of the site if safe access and exit could be achieved
- Good accessibility to natural greenspace and employment opportunities
- Accessible to some local services and but limited in public transport access
- There is limited accessibility to the main village from the site which limits opportunities for integration.
- While adjoining built development, placing development within flood zone 1 would result in a development that does not relate well to the village extending into the countryside and thus not supporting sustainable place making

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for development as placing development within flood zone 1 would result in development being poorly located which could not be integrated within the existing place and community
- Has significant flood risk
- Has unresolved issues relating to access to the site, which may be restricted due to flood risk
- Has unresolved issues relating to the ownership of access

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Ellington 3: Land West of Grafham Road, Ellington**

<b>Site reference</b>	Ellington 3
<b>Site name</b>	Land West of Grafham Road, Ellington

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land West of Grafham Road, Ellington	Ellington	1.87

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Custom and self build housing</li> </ul>	23 affordable homes (including First Homes and single storey homes)  1 self-build plot  Total capacity of 24	Available 2024 - 2028  Build out over 3 years

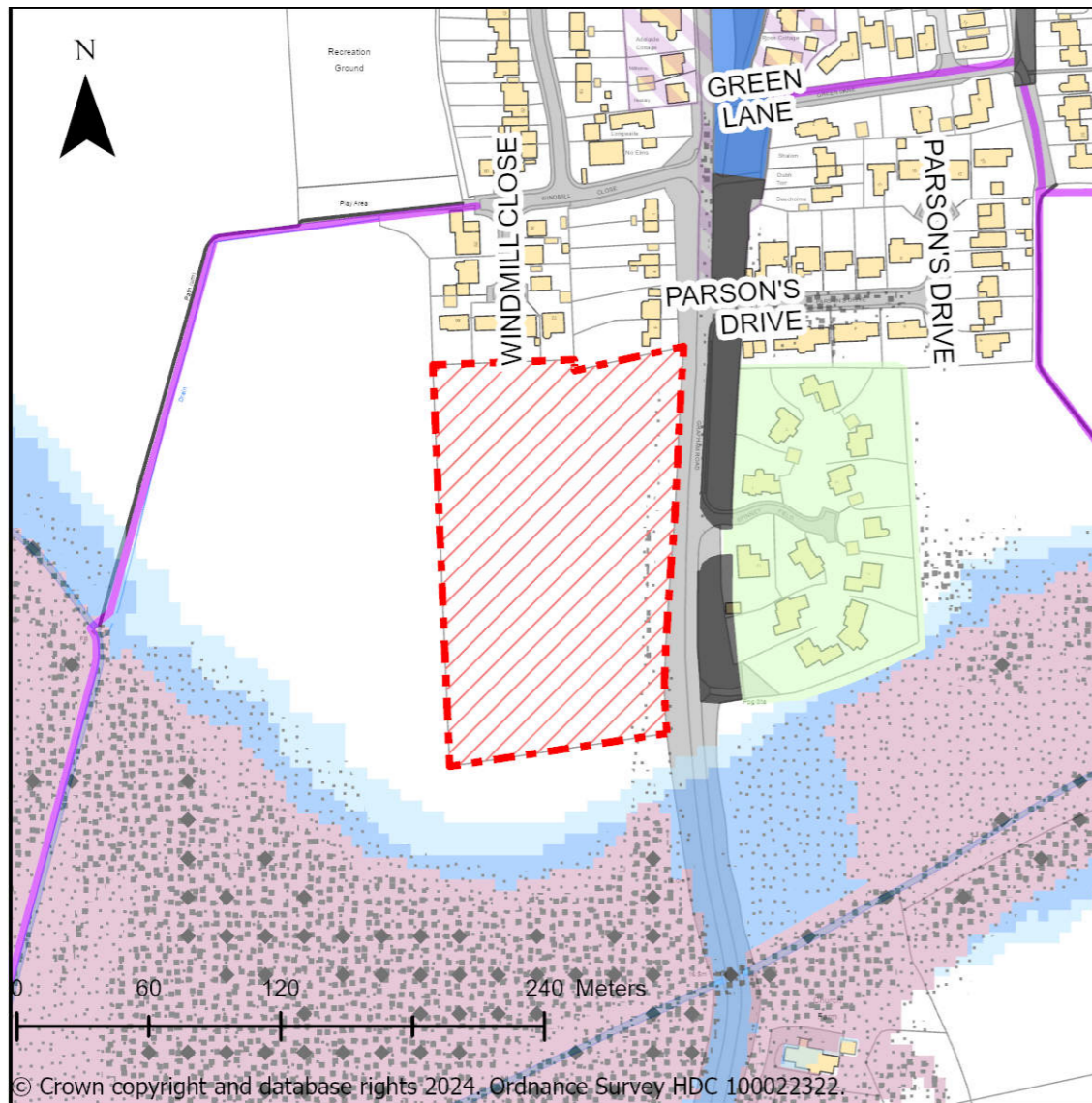
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:35
Relevant planning history	None relevant
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Call for Sites Supporting Statement (June 2023)</li> <li>Clean water plan (June 2022)</li> <li>Draft Tree Survey Schedule (July 2022)</li> <li>Draft Tree Constraints Plan (July 2022)</li> <li>FCI Flood Commercial Search (February 2021)</li> <li>Land and Visual Statement (May 2023)</li> <li>Land and Visual Statement - Figure 1 Site Context (May 2023)</li> <li>Land and Visual Statement - Figure 2 Viewpoints 1 and 2 (May 2023)</li> </ul>

	<ul style="list-style-type: none"> <li>Land and Visual Statement - Figure 2 Viewpoints 3 and 4 (May 2023)</li> <li>Land and Visual Statement - Figure 2 Viewpoints 5 and 6 (May 2023)</li> <li>Land and Visual Statement - Figure 2 Viewpoints 7 and 8 (May 2023)</li> <li>Preliminary Ecological Appraisal (July 2022)</li> <li>Proposed site plan (drawing number: 22023/SK04) (June 2023)</li> <li>Wastewater plan (June 2022)</li> </ul>
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**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is located within flood zone 1, there is however some surface water flood risk along the site's frontage along Grafham Road. The site is wholly classified as grade 3 agricultural land with no existing structures on site. The site is broadly level situated on land that is not as prominent on the wider landscape as land levels dip here. Trees, native hedgerow species and ornamental shrubs on the northern boundary and within adjoining gardens provide some visual and physical separation between the site and the residential properties immediately to the north. Mature hedgerow and trees define the eastern boundary alongside Grafham Road. Both hedgerows include occasional gaps which allow partial</p>	+
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<p>views. The western and southern site boundaries are open, being defined by post and wire fencing, with further grassland beyond on both sides. In terms of neighbouring uses, to the north and east are residential properties with agricultural land to the south and west.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets or no nature conservation designations on site. Access can be achieved from Grafham Road.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single individual / company who supports its development, the land is controlled by a developer company. There are no known legal restrictions affecting the site. The site promoter states that the site will be delivered by a housebuilder. The promoter suggests the land would be available between 2024 and 2028 and could take three years to build out depending on market conditions.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply which is not immediately accessible. There are no buildings on site so no clearance work would be required.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location means that any future development will need to be sensitive to its landscape impact. The site promoter has stated that a developer company is involved with the site and clarified that development will be delivered via a housebuilder. Several technical studies and assessments have already been undertaken and a proposed site plan developed in support of the site's development and which have been submitted as part of the Call for Sites. No planning application has yet been made on site however, therefore the site is classified as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land
- Accessible to natural green space
- Reasonable accessibility to local services and employment opportunities
- Some accessibility to public transport
- Development can be integrated into the existing place and community being located on the southern edge of the village
- Not constrained by fluvial flood risk or by heritage assets
- Some surface water flood risk along the site's frontage

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for built development which can be integrated into the existing place and community supporting sustainable development
- Should incorporate sustainable drainage to mitigate surface water flood risk and retain existing hedgerows and vegetation which provide established landscaping

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.87 ha  80% net developable area allowed for incorporation of landscaping and some SuDs.  1.87 ha x 80% = <b>1.50 ha</b>	Residential - market and/or affordable homes and custom and self build housing  Very low density of 25 dph anticipated due to the edge of village location.  Capacity = 1.5 ha x 25 dph = <b>38 homes</b>	Available post 2028  Build out over 3 years

**Updates after the Initial Assessment**

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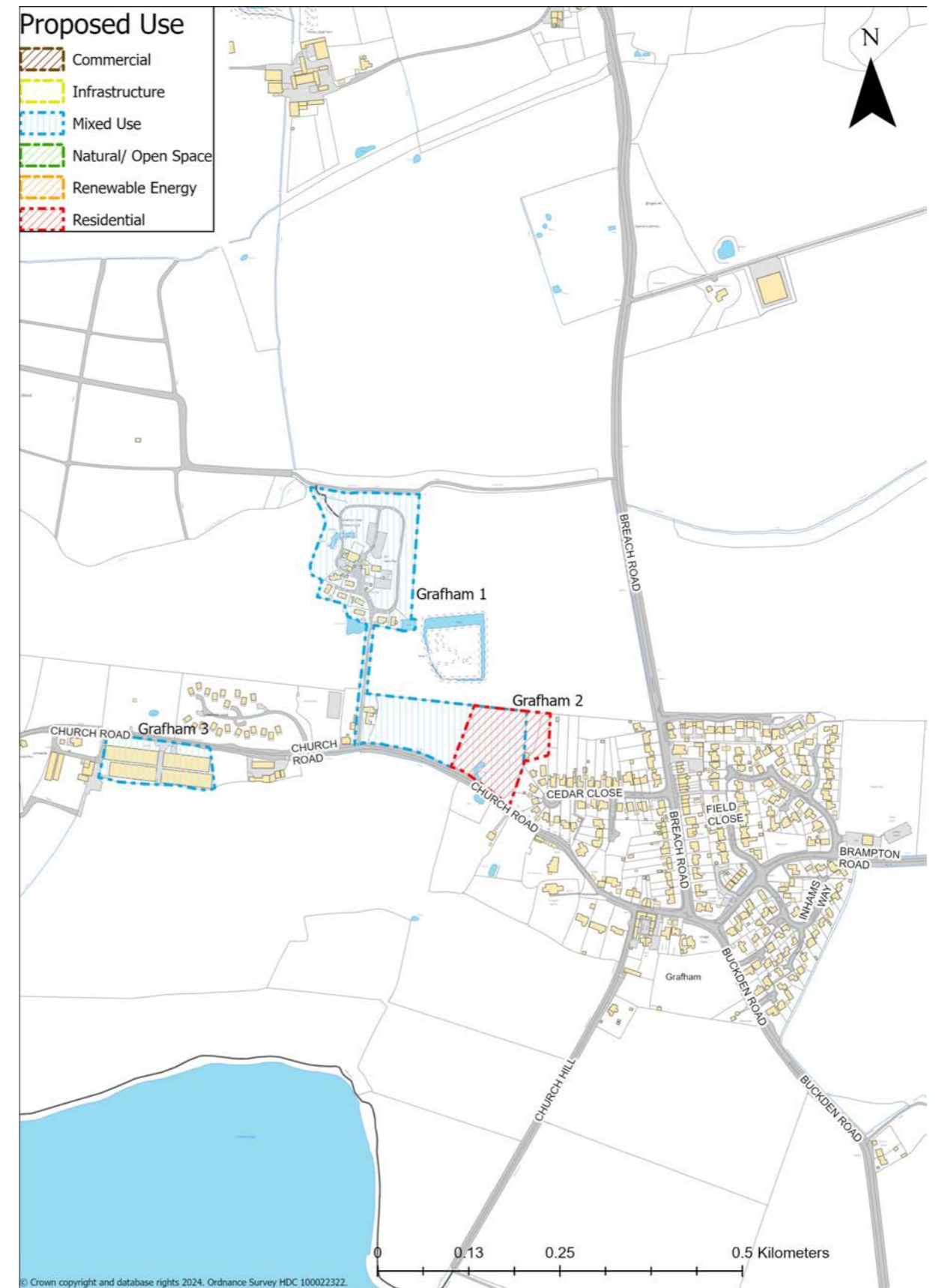




5 Grafham

5.1 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Grafham 1: Grafham Water Caravan and Motorhome Club Campsite, Grafham
- Grafham 2: Land adjacent to 24 Cedar Close, Grafham
- Grafham 3: Sullivans Poultry Farm, Grafham



5.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas



**Grafham 1: Grafham Water Caravan and Motorhome Club Campsite, Grafham**

<b>Site reference</b>	Grafham 1
<b>Site name</b>	Grafham Water Caravan and Motorhome Club Campsite

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Grafham Water Caravan and Motorhome Club Campsite, Church Road, Grafham	Grafham	4.40

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Specialist housing</li> <li>Custom and self-build housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Commercial leisure uses</li> </ul>	20+ homes consisting of one or a mix of the following: <ul style="list-style-type: none"> <li>20+ market and/or affordable houses</li> <li>20+ specialist houses</li> <li>20+ custom and self-build plots</li> </ul> Floorspace for expansion of current use as alternative tourism accommodation (camping and motorhome, glamping, pitches etc) not provided	Available 2029 - 2034  Not sure how long it will take to build out

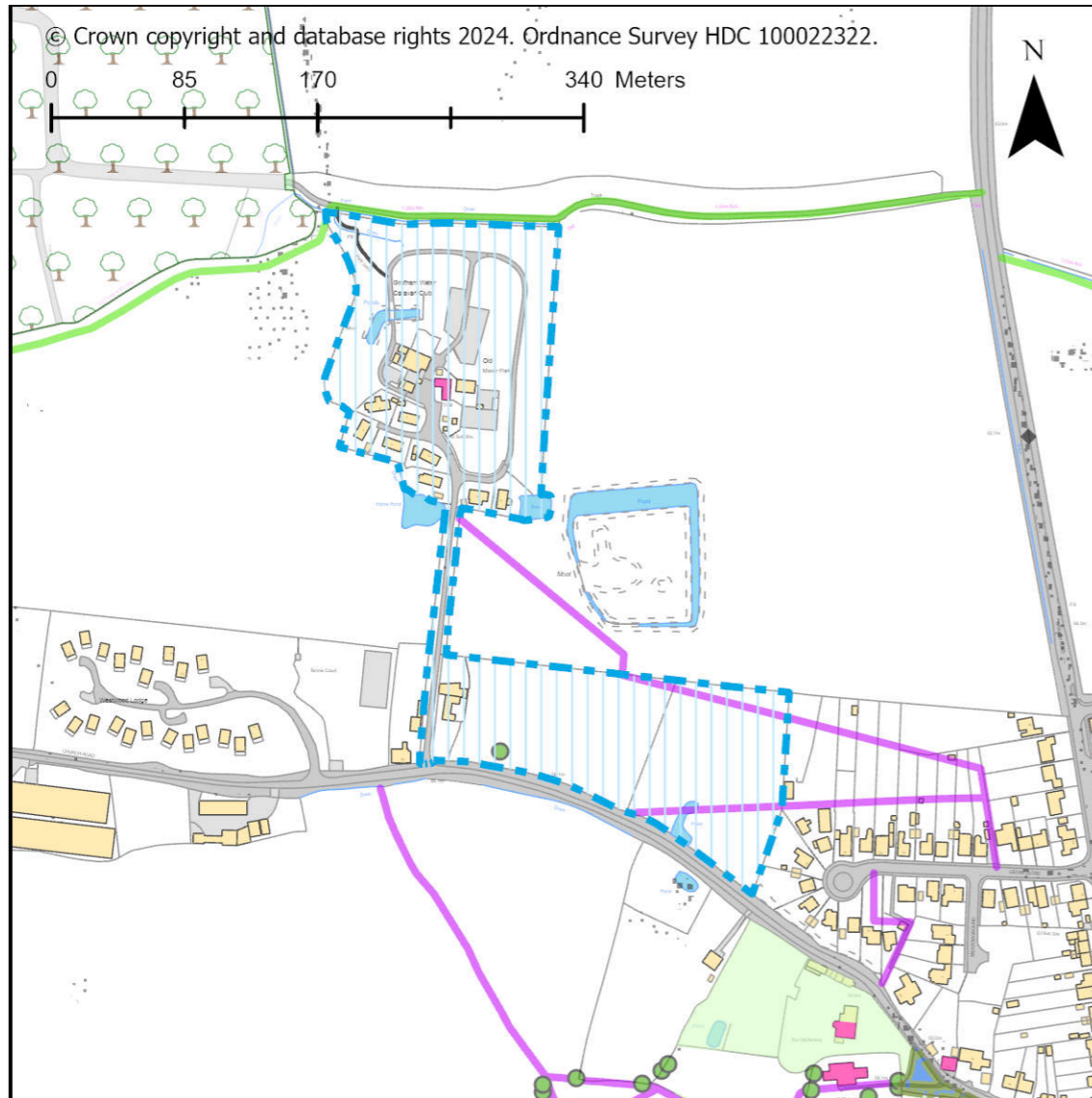
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:45
Relevant planning history	None recent - historic applications relating to the use of land for the Grafham Water Caravan and Motorhome Club Campsite
Land type	Part previously developed land and part greenfield land
Current use of the site	Commercial

Supporting information	None submitted
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**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site consists of two parcels of land: one is the campsite, and the other a parcel of land that runs along Church Road. The main parcels of the site are located wholly within flood zone 1 and not at risk from surface water flooding. There is some surface water flood risk along the access to the campsite. The land is wholly classified as grade 3 agricultural land. There are several existing structures on the campsite supporting its current use as a holiday campsite and several private park homes, the other parcel is completely greenfield. There are 60 pitches on the site including 41 with hardstanding. The site is broadly flat and the main campsite is enclosed by thick tree belts and vegetation. The southern and eastern parts of the site are much more open but still largely obscured from view by vegetation. When viewing the site from Church Road, there are no breaks in the vegetation so the site</p>	
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is completely obscured. The borders of the campsite are surrounded by open countryside, to the south is Westwood Lodge, a collection of holiday lets. The easternmost edge of the site adjoins Cedar Close, a residential cul-de-sac (this part of the site has also been submitted under Grafham 2 - CfS:303).

There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Within the campsite there is the grade II listed Old Manor Cottage. There are no nature conservation designations on site. Adjacent to the site along Church Road is a Tree Preservation Order Area. Highways access to the campsite is already established from Church Road, there could be potential to add another access along Church Road to serve the easternmost part of the site although this is a narrow road with no footpath access and there is currently no break in the vegetation along the site's frontage with Church Road to provide an access. Therefore, advice from Cambridgeshire County Council will be sought to determine if an appropriate and safe access could be achieved to serve the site.

The campsite has several structures on site with the other parcel largely being greenfield land. The site promoter is primarily seeking to expand and provide additional leisure facilities and tourist accommodation, but also wishes to explore other uses. They state that whilst it is the intention of Grafham Water Caravan and Motorhome Club Campsite to remain in leisure use at present, the Club would like to secure flexible alternatives that would allow residential development on site either in tandem with the current use, or be solely for residential development subject to an alternative site within the district being found to accommodate the Club's ongoing leisure use. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.

**Availability**

The site is owned by a single individual/ company who supports its development. The site promoter has stated that they do not know if there are legal restrictions affecting the site. The site promoter states that it is not known how the proposed development will be delivered. They suggest the land would be available between 2029 and 2034. However, the eastern parcel of this site has also been submitted by another site promoter solely for residential development (see Grafham 2 - CfS:303) which states that it is understood that the site is owned and controlled by a single family. Therefore, further investigation on who owns this particular parcel of land will be required to ascertain availability, achievability and deliverability of development.

**Achievability**

The site promoter has identified that all services are available within the site apart from the public highway which is accessible from the site boundary. There is existing access to the campsite, but any additional access will need to be determined. As highlighted above, there is some overlap with another site submission with potentially alternative uses on site. It is not clear at this stage the level of overlap there will be between these developments


<p>and if they will be delivered in tandem or not. There is also some further investigation required regarding land ownership and control. It is also unclear at this stage what additional tourist accommodation and leisure facilities the campsite wish to pursue on site as it appears the priority is to retain the existing business with the potential for residential as either an alternative land use or maybe on the secondary parcel along Church Road. Contact has been made with the site promoter to address these but no response has been received to date, as such the site is categorised as being potentially unachievable arising from the levels of uncertainty in the proposals.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is a mixture of previously developed land and greenfield land. Development will need to be sensitive to the site's edge of village location and landscape impact, the impact on the adjoining residential cul-de-sac at Cedar Close and provide safe access from Church Road as well as consider the impact of any intensification of leisure uses on the amenity of residents. Continuing the leisure on site appropriate but this could potentially be undertaken under existing planning policy but the loss of such facilities would be resisted. The site promoter is not sure how the proposed development will be delivered. As outlined above the uncertainties of the proposals means that the site is categorised as not being either deliverable or developable at this time.</p>	

- It also unclear at this stage what use the site submission is proposing and whether the tourist accommodation and leisure facilities are to remain. Contact has been made with the site promoter to address these but no response has been received to date, as such the site is categorised as being potentially unachievable arising from the levels of uncertainty in the proposals.
- Residential development may be appropriate on the eastern parcel. This has been assessed through a separate proposal - Grafham 2 - CfS:303
- Continuing the leisure use on site is considered appropriate, however the loss of such facilities would be resisted.
- Requires further investigation regarding land ownership and control.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is partly previously developed consisting of a campsite and also greenfield land</li> <li>• The site is at minimal risk of flooding</li> <li>• It is accessible to natural green space</li> <li>• Somewhat detached form the main built form with the eastern parcel adjoining the western edge of Grafham</li> <li>• Reasonable accessibility to local services and facilities and employment opportunities</li> <li>• Development could impact heritage assets</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• The site is considered to be inappropriate for residential development due to the loss of leisure uses and development being located in the countryside.</li> </ul>
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**Grafham 2: Land adjacent to 24 Cedar Close, Grafham**

<b>Site reference</b>	Grafham 2
<b>Site name</b>	Land adjacent to 24 Cedar Close, Grafham

Site address	Parish(es)	Site area (ha)
Land adjacent to 24 Cedar Close, Grafham	Grafham	1.14

**Promoter's Intentions**

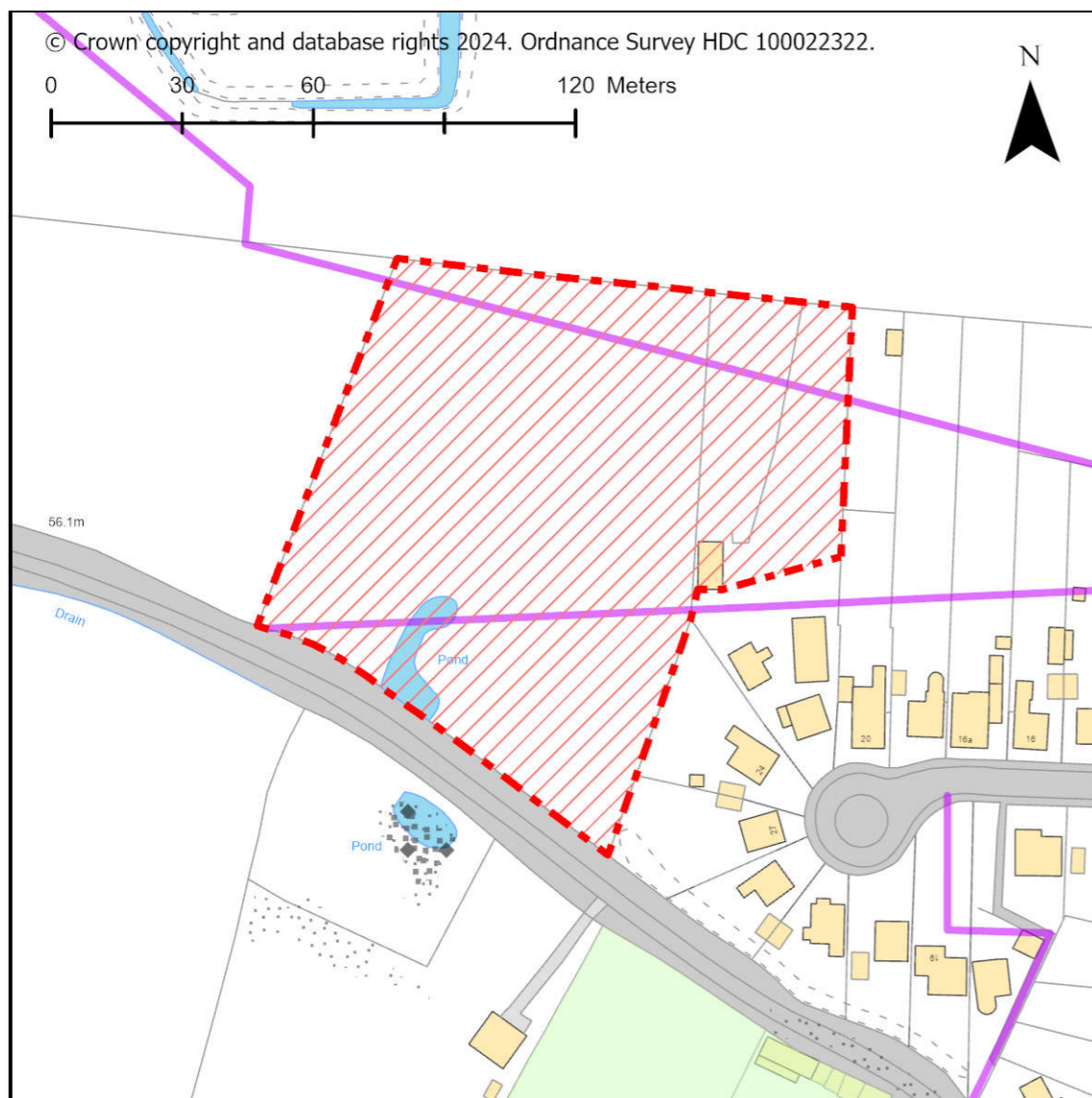
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Custom and self-build housing</li> </ul> Open spaces uses: <ul style="list-style-type: none"> <li>Natural, green or open space</li> <li>Biodiversity net gain</li> </ul>	17 market dwellings and 12 affordable dwellings and 2 custom and self-build plots giving a total capacity of 31 homes  1.1ha of land for biodiversity net gain	Available 2024 - 2028  Build out over 1 - 2 years

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:303
Relevant planning history	None recent - historic applications relating to the use of land for the Grafham Water Caravan and Motorhome Club Campsite
Land type	Wholly greenfield land
Current use of the site	Paddock land associated with Grafham Water Caravan and Motorhome Club Campsite
Supporting information	Infographic leaflet

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is located wholly within flood zone 1 and is not at risk from surface water flooding. The land is wholly classified as grade 3 agricultural land with only one existing structure on site. There is also a pond on site located centrally along the site's southern boundary. The site is broadly level, and is largely obscured from view with vegetation along all of its boundaries. A tree line along its western edge provides a clear distinction between the site and the rest of the adjoining land associated with the Grafham Water Caravan and Motorhome Club Campsite. When viewing the site from Church Road, there are no breaks</p>	~
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<p>in the vegetation so the site is completely obscured. To the east is Cedar Close, a residential cul-de-sac. To the north and south is open countryside with the Grafham Water Caravan and Motorhome Club Campsite to the west and north-west.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage or nature conservation designations on site. Adjacent to the site is a Tree Preservation Order Area. Highways access to the site could be achieved from Church Road although this is a narrow road with no footpath access and there is currently no break in the vegetation along the site's frontage with Church Road. Therefore, advice from Cambridgeshire County Council would be needed to determine if an appropriate and safe access can be achieved to serve the site. There are two public rights of way cutting through the site which would need to be retained.</p> <p>The site is greenfield land apart from one existing structure on site so development would not contribute to the reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site promoter states that the land is owned by a single family who supports its development and that there are no known legal restrictions affecting the site. The site promoter states that an allocation status is sought and then the site will be sold to a third party for obtaining planning permission and development. The promoter suggests the land would be available between 2024 and 2028 and could take one to two years to build out. However, this site has also been submitted by another site promoter as part of a wider site area (see Grafham 1 - CfS:45) which states that it is owned and controlled by a single/individual company. Therefore, further investigation on who owns this particular parcel of land will be required to ascertain availability, achievability and deliverability of development.</p>	~
<p><b>Achievability</b></p> <p>The site promoter has identified that only electricity supply and the public highway are accessible from the site boundary with the remaining services (gas supply, mains water supply and digital and telecommunications supply) being unknown. There is only one structure to clear on site. The site promoter identifies that the provision of access from Church Road needs to be scoped. As highlighted above, there is some overlap with another site submission with potentially alternative uses on site. It is not clear at this stage the level of overlap there will be between these developments and if they will be delivered in tandem or not or are mutually exclusive regarding this parcel of land. There is also some further investigation required regarding land ownership and control.</p>	~
<p><b>Deliverability / developability</b></p>	~

The site is greenfield with only one structure to clear. Development will need to be sensitive to the site's edge of village location and landscape impact, the impact on the adjoining residential cul-de-sac at Cedar Close and provide safe access from Church Road. The site promoter identifies that an allocation status is sought before selling the site onto a third party to acquire planning approval. The site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Wholly greenfield land
- No risk from fluvial or surface water flooding
- Good access to local facilities, shops and employment
- Good accessibility to natural greenspace including being within 1km of Grafham Water SSSI
- Limited public transport access
- Relates well to the existing built form of Grafham

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for residential use as it relates well to the immediate surroundings and the scale would integrate well with the established community
- Highways access to the site could be achieved from Church Road but this will need to be investigated further
- Landscaping will be required to provide a soft development edge

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.14 ha  90% net developable area allowed for landscaping and reflecting the presence of a pond on site. This can also provide	Residential: market and/or affordable housing; and self-custom build housing	Available post 2028 subject to successful allocation status  Build out over 2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
the diversity net gain identified by the site promoter as well as measures that can be incorporated within plots themselves.  1.14 ha x 90% = <b>1.03 ha</b>	Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 1.03 x 25 = <b>26 homes</b>	

**Updates after the Initial Assessment**

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**Grafham 3: Sullivans Poultry Farm, Grafham**

<b>Site reference</b>	Grafham 3
<b>Site name</b>	Grafham Poultry Farm, Church Road, Grafham

Site address	Parish(es)	Site area (ha)
Grafham Poultry Farm, Church Road, Grafham	Grafham	0.90

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Custom and self-build housing</li> <li>Care home</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Commercial leisure uses</li> </ul>	18 market and/or affordable homes and/ or 18 custom and self-build plots, or 70 bed care home, or Commercial leisure uses - floorspace to be confirmed	Available 2024 - 2028 Build out over 1 year

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:388
Relevant planning history	0801186OUT - submitted for ten holiday lets, application was withdrawn.
Land type	Partly previously developed and partially greenfield land (agricultural uses)
Current use of the site	The site is an existing intensive poultry farm comprising of four large poultry sheds and associated hardstanding
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is located within flood zone 1, there is some recorded risk of surface water flooding within a small portion of the site and along Church Road. The land is classified wholly as grade 3 agricultural land. There are four large poultry sheds on site used for intensive poultry farm and associated hardstanding. The site is broadly level, and is largely obscured from view with vegetation along all of its boundaries. When viewing the site from Church Road, there are breaks in the vegetation for access which also allow for some views into the site. To the west is a residential property, to the north on the other side of Church Road is Westwood Lodge which is used for holiday lets. To the east is a small field and to the south is open countryside.</p>	
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The site promoter has not identified there being known contamination or pollution on site, however, it is likely this will require further investigation considering the current use of the site. No gas or oil pipelines run through the site. There are no heritage or nature conservation designations on site or within its immediate vicinity. Highways access to the site can be achieved from Church Road although this is a narrow road with no footpath access. Advice from Cambridgeshire County Council will need to be sought to determine if an appropriate and safe access can be achieved at this point. The site promoter states that residential, care uses and leisure uses could be pursued, it is not clear if one use will be chosen or there will be a mixture of uses. The site is not considered to be suitable for a care home given the constraints on safe and sustainable access to the site and its detached location from the village due to the inability to achieve safe pedestrian access. The site could be assessed further for residential and/or leisure uses to complement the adjacent holiday lets .

The site is mostly covered in hardstanding and large sheds so development could contribute to the reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.

**Availability**

The site is owned by a single individual who supports its development. There are no known legal restrictions affecting the site. The site promoter states that the site will be delivered by the landowner. The promoter suggests the land would be available between 2024 and 2028 and could take one year to build out.

**Achievability**

The site promoter has identified that all services are accessible within the site apart from the public highway which is accessible from the site boundary and main gas supply which is unknown. There are several structures and hardstanding to clear on site so there is a substantial amount of work needed to make the site ready for redevelopment. Information has not been provided regarding if the existing business will relocate or be shut down. There will also be the need to assess any level of contamination on the site and remediate it if there is before development can take place. There is uncertainty on what proposed uses will be brought forward on the site, whether a mixture of residential and leisure uses is sought and hence the amount of development.

**Deliverability / developability**

There are several structures and hardstanding to clear on site so there is a substantial amount of work needed to make the site ready for redevelopment. Additionally, the location of the site will need to be sensitive to the wider landscape and look to maintain the level of surrounding vegetation in order to minimise landscape impact. The level of potential contamination on the site would need to be assessed and further clarity gained on the

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proposed mix and quantity of uses. It is proposed that the development will be delivered by the landowner so the site will not be sold on. No planning application has yet been made on site however, therefore the site is classified as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site consists of four large poultry sheds used for intensive poultry farming thus clearance provides an opportunity to enhance the character of the area and provide an enhanced approach to Grafham
- Remote from a local shop, primary education and local leisure and community facilities
- Very limited public transport access
- Remote from natural greenspace but is within 1km of Grafham Water
- The site does not relate well to the existing settlement. The site is detached from the main built form of the village.
- Access to the main settlement of Grafham would be via a narrow road with with no safe pedestrian/ active travel route.
- Proposals for residential and care home development would not be sustainably located near to accessible services and facilities.

Proposals for commercial leisure uses could present issues relating to active travel/pedestrian safety through increased vehicle movements along what is a narrow road.

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development
- Whilst the demolition of the existing poultry units could enhance the 'gateway' to the village, this does not justify new buildings in such a detached location. This is especially so of uses relating to residential and care home development which would benefit from being sustainably located near to accessible services and facilities.
- Proposals for commercial leisure uses could present issues relating to active travel/pedestrian safety through increased vehicle movements along what is a narrow road.
- Will not support sustainable lifestyles as it is remote from key day to day services, employment and cannot be accessed via sustainable modes of transport
- As a result of the above it is considered that the site could not be effectively masterplanned to become part of the existing community.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

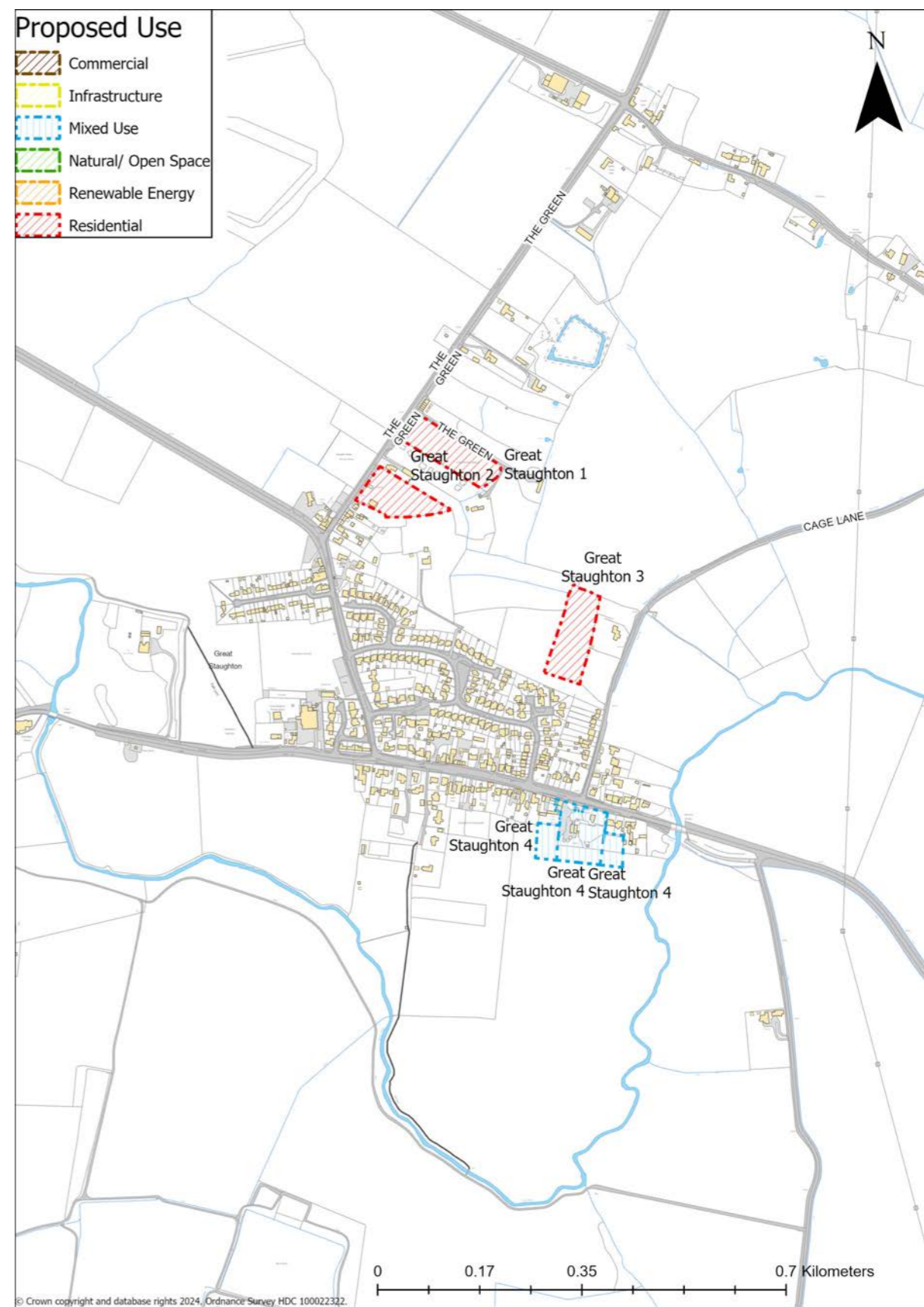
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## 6 Great Staughton

6.1 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Staughton 1: Land East of B661, The Green, Great Staughton
- Great Staughton 2: Land South of 29 The Green, Great Staughton
- Great Staughton 3: Land West of Cages Lane, Great Staughton
- Great Staughton 4: Brook Farmyard, Great Staughton (three permutations put forward reviewed in one assessment)



6.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2



**Great Staughton 1: Land East of B661, The Green, Great Staughton**

<b>Site reference</b>	Great Staughton 1
<b>Site name</b>	Land East of B661, The Green, Great Staughton

Site address	Parish(es)	Site area (ha)
Land East of B661, The Green, Great Staughton	Great Staughton	0.90

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	15 - 20 homes	Available 2024 - 2028 Build out over 1 year

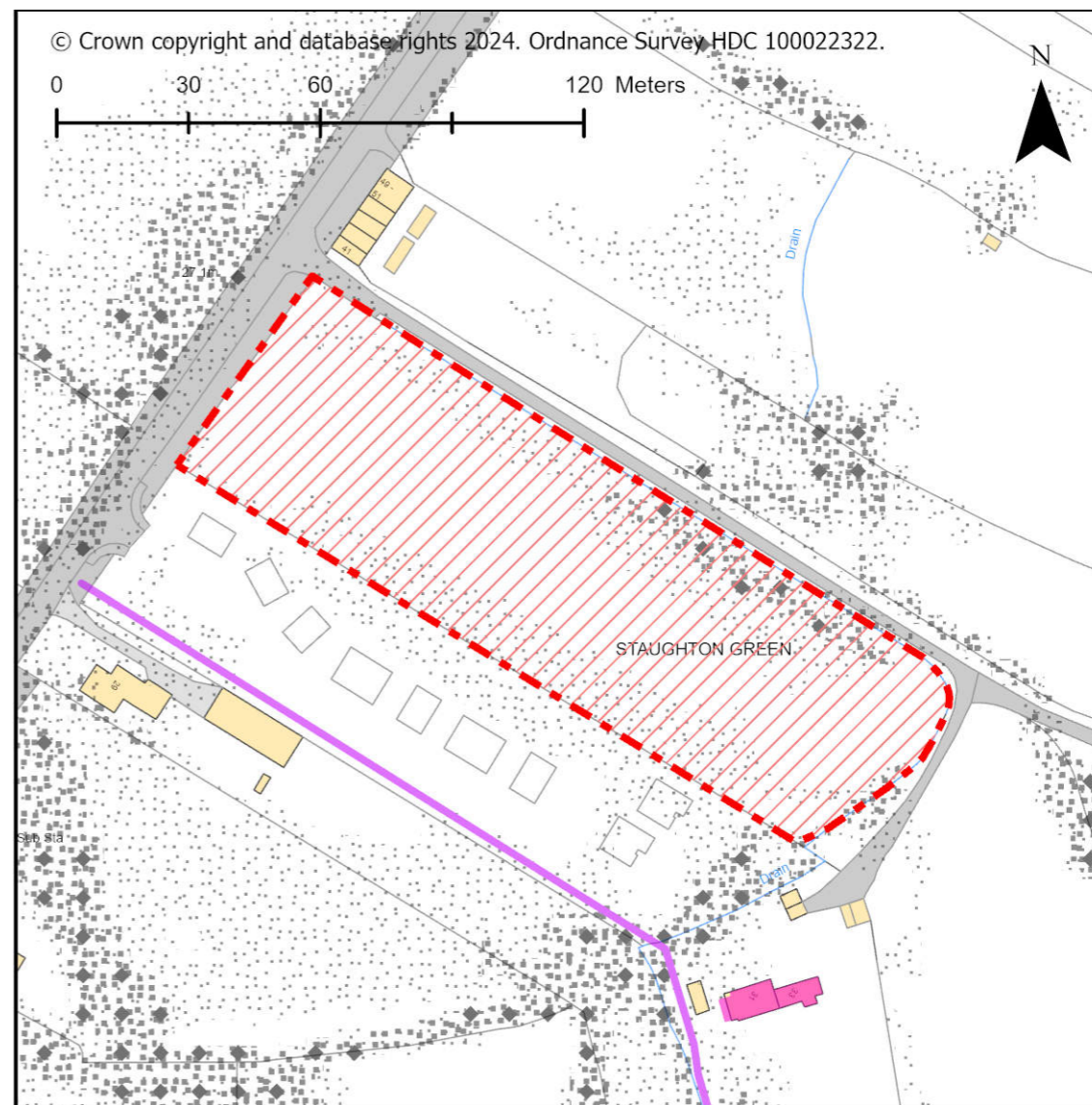
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – Cfs:125
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Supporting statement (June 2023)

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	
The site is located within flood zone 1, there is risk of surface water flooding across the site particularly along the site's northern and southern boundaries. The land is classified wholly as grade 3 agricultural land with no existing structures on site. The site is broadly level and is in agricultural use. Its north-west boundary fronts onto The Green where there	+



<p>is vegetation screening it from view. Along the site's northern boundary there is a track that provides access to other agricultural plots and residential properties. Vegetation is present but the site is clearly visible along the track. Along the site's southern and eastern boundary are trees and vegetation but again these are fairly loose so the site is not obscured. To the north and south are residential properties. The properties to the south were completed in 2023.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site but electricity cables run along The Green adjacent to the site's frontage. The site is not within a conservation area but is adjacent to a grade II listed building at its far eastern end. There are no nature conservation designations on site or within its immediate vicinity. Highways access to the site can be achieved from the B661 (The Green).</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is owned by multiple individuals within a single family who all supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary. The presence of electricity cables may require some mitigation. There are no buildings on site so no clearance work would be required and the site is flat so there are no topographical challenges to overcome. The access to the site is from The Green (B661).</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location means that any future development will need to be sensitive to its location and incorporate landscaping measures and SuDs. The site promoter states that it is intended to acquire planning permission then sell to a third party for development. Therefore, it appears that it is intended not to wait for a potential allocation status to deliver the site. As it appears that the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land</li> <li>• Some surface water flood risk</li> <li>• Well related to the existing place and community and has potential to provide built development of a scale that will not harm the character of the area</li> <li>• Remote from natural greenspace</li> <li>• Limited public transport access</li> <li>• Accessible to some local services and employment opportunities</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for residential development and has potential to provide built development of a scale that will not harm the character of the area</li> <li>• Support residential development on sites of less than 1ha</li> <li>• Landscaping and sustainable drainage will be required</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 0.9 ha</p> <p>80% net developable area allowed for landscaping and SuDs to mitigate against the identified surface water flood risk.</p> <p>Net developable area of 0.9 ha x 80% = <b>0.72 ha</b></p>	<p>Residential - market and/or affordable housing</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Very low density of 25 dph = 0.72 x 25 = <b>18 homes</b></p>	<p>Available post 2028 subject to allocation</p> <p>Build out over 2 years</p>

**Updates after the Initial Assessment**

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**Great Staughton 2: Land South of 29 The Green, Great Staughton**

<b>Site reference</b>	Great Staughton 2
<b>Site name</b>	Land South of 29 The Green, Great Staughton

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land South of 29 The Green, Great Staughton	Great Staughton	0.71

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	20 homes including 8 (40%) affordable units. The site promoter states there is scope for a two bungalows and the potential for two self build plots. It is unclear from the submission if this is in addition to the 20 homes or not.	Available 2024 - 2028  Build out over 1 to 2 years

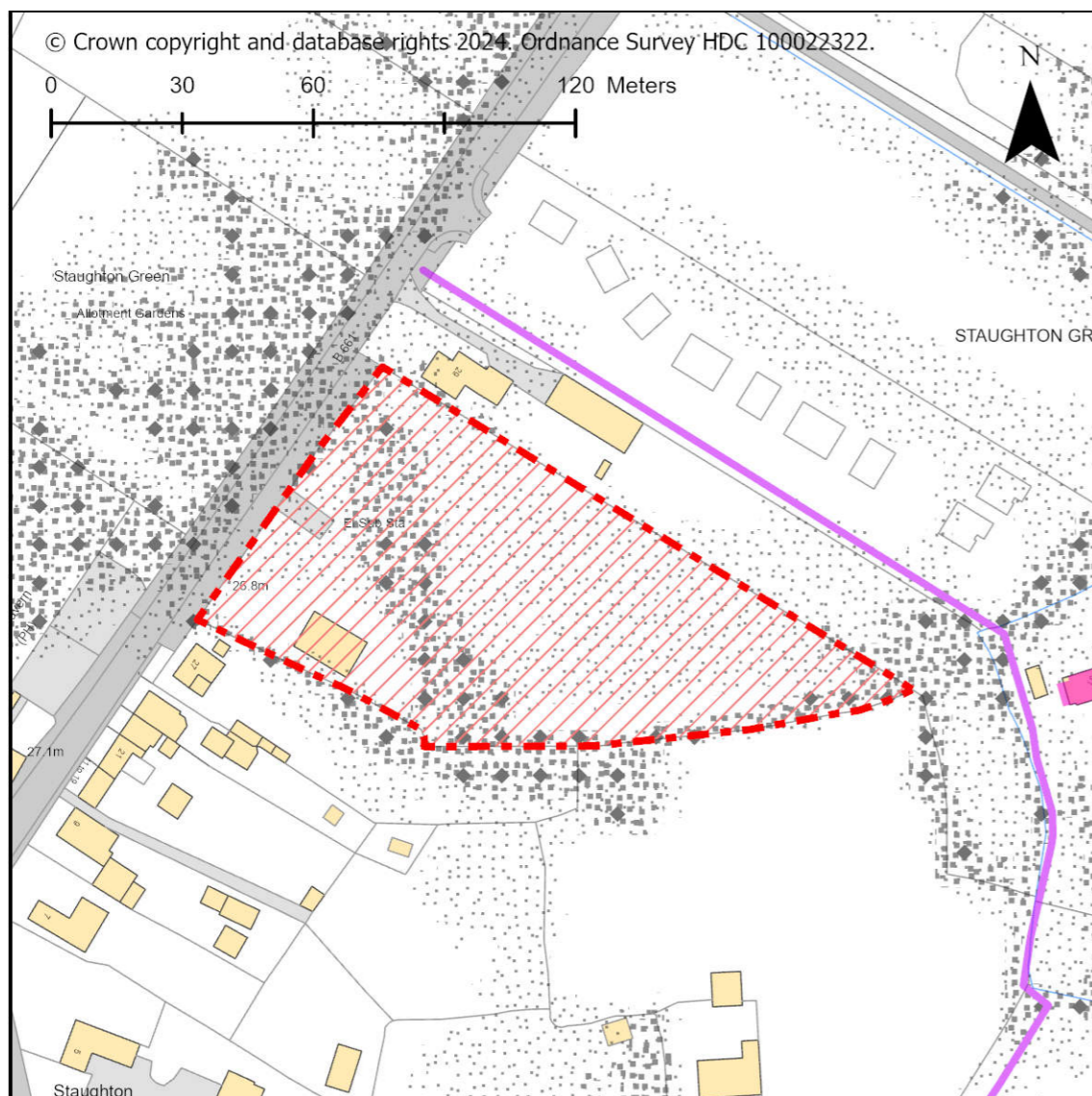
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:150
Relevant planning history	<ul style="list-style-type: none"> <li>19/00576/PIP - residential development of between 5 - 9 dwellings - refused in June 2019</li> <li>20/01087/PIP - residential development of up to 9 dwellings - refused in September 2020</li> <li>The Site was included in the HELAA (2017) (050 - South of 29 The Green, Great Staughton), the site was considered potentially suitable for low density residential development across a net developable area of 85% of the site resulting in an estimated capacity of 20 dwellings. The site was taken forward as a proposed allocation in the Local Plan to 2036 but was deleted under main modification 38. The site was not allocated.</li> </ul>

Land type	Majority is greenfield (a small proration is not where there is a storage building)
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is located within flood zone 1 but almost the entirety of the site is constrained by low, medium and high risk of surface water flooding. There is an overland flow path traversing the site with a high risk of surface water flooding. The risk of surface water flooding may give rise to access and escape implications because of its extent and location. The site is wholly classified as grade 3 agricultural land. The site is well-screened, flat and covered by rough grass with a storage building on site, but development on the site would be visible from the approach to the village from the northeast. The site is located to the</p>	~
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<p>east of the B661, on the northern edge of Great Staughton surrounded primarily by open countryside. On the opposite side of the B661 are allotments. The site is primarily greenfield however a storage building is situated along the southern boundary.</p> <p>This site was previously put forward as an allocation in Huntingdonshire's Local Plan to 2036 (GS 1 South of 29 The Green). The site was removed through the Local Plan examination process as it was included within the Local Service Centres category. This category was considered not to be required at the time.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site but electricity cables run along the B661 along the site's frontage and a pole mounted transformer is located on the boundary. The site is not within a conservation area but is adjacent to numbers 31 and 33 The Green located to the east of the site, both of which are grade II listed. There are no nature conservation designations on site or within its immediate vicinity. Highways access to the site can be achieved from the B661 (The Green).</p> <p>The site is mostly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028 and take 1 to 2 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary apart from gas supply which is unknown. The presence of an electricity transformer may require some mitigation and the site promoter has obtained advice from UK Power Networks indicating that the transformer unit could be relocated or replaced by an electricity substation as part of any development scheme. There is one building on site so some clearance work would be required and the site is flat so there are no topographical challenges to overcome. The access to the site is from The Green (B661). There are however significant levels of surface water flood risk on site which will require assessment to determine if development on the site is possible with appropriate mitigation.</p>	~
<p><b>Deliverability / developability</b></p>	~



There is a structure to clear, the site is located on the edge of Great Staughton. The location means that any future development will need to be sensitive to its location and incorporate landscaping measures and SuDs if it is possible to overcome the surface water flood risk. The site promoter states that it is intended to acquire planning permission then sell to a third party for development. The site is expected to be available between 2024 and 2028. As there is not an active planning application on site, and if the surface water flood risk can be overcome, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is mostly greenfield land with an existing structure on site
- Significant surface water flood risk
- Remote from natural greenspace
- Accessible to some local services and employment opportunities
- Limited in public transport access
- Well related to the existing place and community and has potential to provide built development of a scale that will not harm the character of the area

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for residential development and has potential to provide built development of a scale that will not harm the character of the area
- Support residential development on sites of less than 1ha
- Landscaping and sustainable drainage will be required

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.71 ha  80% net developable area allowed for landscaping and SuDs to mitigate against the identified surface water flood risk.	Residential - market and/or affordable housing	Available 2024 - 2028  Build out over 1 to 2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
0.71 ha x 80% = <b>0.568 ha</b>	Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.568 x 25 = <b>14 homes</b>	

**Updates after the Initial Assessment**

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**Great Staughton 3: Land West of Cage Lane, Great Staughton**

<b>Site reference</b>	Great Staughton 3
<b>Site name</b>	Cages Lane, Great Staughton

Site address	Parish(es)	Site area (ha)
Cages Lane, Great Staughton	Great Staughton	0.92

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Up to 20 homes	Available 2024 - 2028 Built out over 2 years

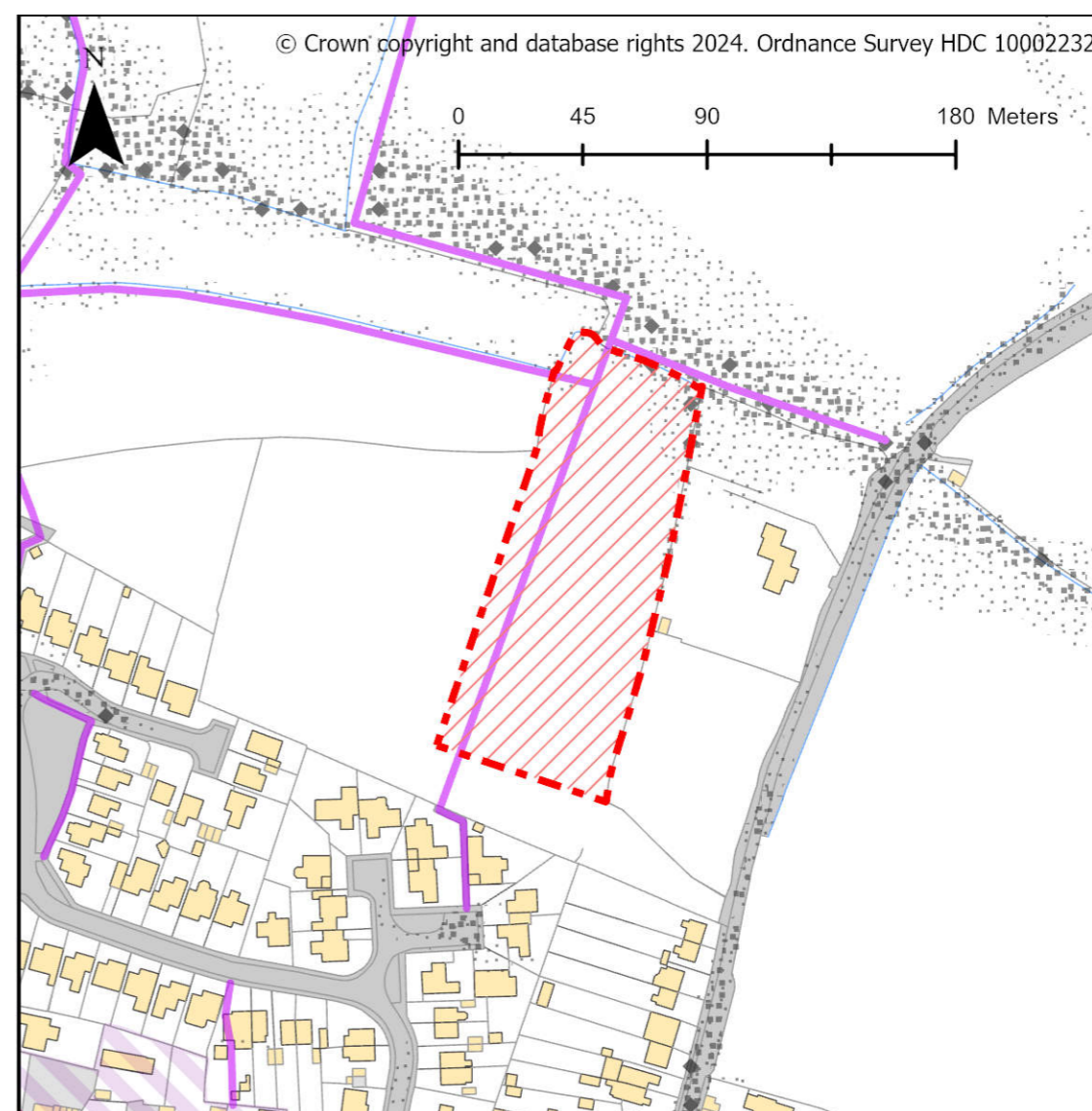
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:377
Relevant planning history	None relevant  The site was included as part of a larger site in the HELAA (2017) (149 - West of Cage Lane & North of Croft Close, Great Staughton), this larger site was not taken forward as an allocation.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is located within flood zone 1, there is risk of surface water flooding in the site's north eastern corner. The land is classified wholly as grade 3 agricultural land with no existing structures on site. The site is broadly level and is in agricultural use. The site is relatively enclosed but more open on its western side where it adjoins agricultural fields. To the east and south, it is adjacent to some residential properties where vegetation is thicker providing a greater degree of separation. There is a public right of way that runs along the western side of the site and two other routes, one that runs along the northern edge of the site and one from the side heading west. These would need to be protected in any development scheme to retain public accessibility. Development would be visible from these public rights of way and from the approach to the village from the northeast.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets or nature conservation designations on site or within its immediate vicinity. The site is not immediately accessible to the public highway, however, there is a track that appears to lead to the site which may have potential for upgrading. It is unclear how much of this land falls within the call for sites submission. If an appropriate connection can be made, the site could be accessed from Cage Lane, otherwise lack of access is a substantial constraint to development.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in a mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is in single individual ownership who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to deliver the development via the landowner and also a master developer. The promoter suggests the land would be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that mains water supply, electricity supply and digital and telecommunications are available within the site. The public highway is identified as being accessible from the site boundary. Accessibility to a gas supply is marked as unknown. There are no buildings on site so no clearance work would be required and the site is flat so there are no topographical challenges to overcome, however access to the site may be challenging and considerable landscaping will be required as well as incorporation of the existing public right of way.</p>	~

<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location means that any future development will need to be sensitive to its setting and incorporate landscaping measures. SuDs will be necessary to address surface water flood risk and the existing public right of way that runs through the western edge of the site would need to be incorporated. The site promoter states that it is intended to deliver the development directly by the landowner and a master developer. Therefore, it appears that it is intended not to wait for a potential allocation status to deliver the site. As it appears that the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.</p>	~
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land</li> <li>• Is not constrained by fluvial flood risk but there is some surface water flood risk</li> <li>• Remote from natural greenspace</li> <li>• Limited public transport access</li> <li>• Accessible to some local services and employment opportunities</li> <li>• Very low potential to integrate built development into the existing community considering it is physically detached from the main built form of the village</li> <li>• Will require consideration and incorporation of existing public rights of way</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for residential development as there is little opportunity to successfully integrate the site with the existing place and community considering its detachment from the built form and also the potential difficulty in accessing the site</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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### Great Staughton 4: Brook Farmyard, Great Staughton

Note: The site promoter has submitted this site three times, each with slightly varying site boundaries and capacities:

- Central site - gross site area of 0.79
- Western extension - gross site area of 1.03
- Eastern extension - gross site area of 0.98

Each permutation has been assessed within this site assessment to avoid duplication.

<b>Site reference</b>	Great Staughton 4
<b>Site name</b>	Brook Farmyard, The Highway, Great Staughton

Site address	Parish(es)	Site area (ha)
Brook Farmyard, The Highway, Great Staughton	Great Staughton	CfS 373: 0.79 (central site) CfS374: 1.03 (central site with western extension) CfS375: 0.98 (central site with eastern extension)

#### Promoter's Intentions

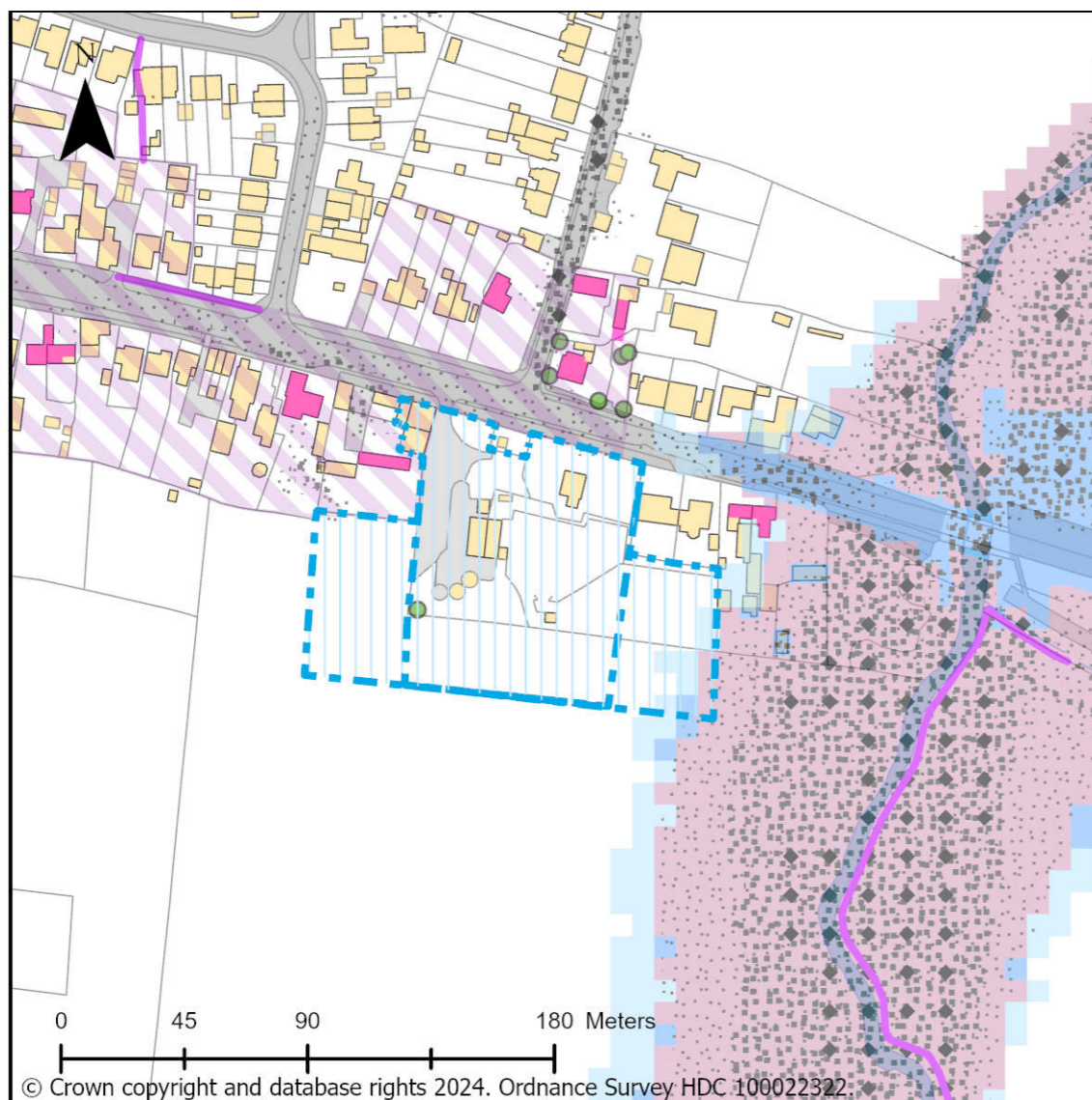
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Commercial: Employment Retail	Between 8 and 12 homes 331.57 sqm of employment 70 sqm of retail The site promoter has stated that 'If appropriate, the landowner would be receptive to discussions regarding the inclusion of a local medical centre within the site'.	Available 2024 - 2028 Build out over 2 years

#### Core information

How was the site identified?	<ul style="list-style-type: none"> <li>• Call for sites 2023 submission: site reference – CfS:373 - central site</li> <li>• Call for sites 2023 submission: site reference – CfS:374 - central site with western extension</li> <li>• Call for sites 2023 submission: site reference – CfS:375 - central site with eastern extension</li> </ul>
Relevant planning history	<p>Within the site 21/00061/PIP for the residential conversion of grain silos to form up to 1 dwelling - approved in December 2021</p> <p>The site was included in the HELAA (2017) (148 - Brook Farm, The Highway, Great Staughton) but was not taken forward as an allocation.</p>
Land type	Part previously developed / part greenfield land
Current use of the site	Agricultural land / commercial
Supporting information	None submitted

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is mostly within flood zone 1, only the south easternmost corner of the potential eastern site is located within flood zone 2, 3a and 3b. There is limited risk from surface water, the most risk being from run off from along The Highway. The land is classified wholly as grade 3 agricultural land with several existing structures on site. The site is in partly commercial and partly agricultural use so is a mix of previously developed land and greenfield land. The site gently rises away from The Highway and is fairly open. A line of vegetation separates the site on its eastern side from the adjoining residential properties but to the south and west the site is open with views out into the wider landscape. There is a tree protected by a Tree Preservation Order within the site. As the land rises here,</p>	~
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<p>views from the nearby public right of way that runs along the River Kym means the site is more visible here. It is more likely that the western and eastern expansion sites will have greater landscape and heritage impacts than the central site, albeit this is still highly constrained.</p> <p>There is no known contamination or pollution on site but this may be possible considering the existing use of the site. No gas or oil pipelines run through the site. It adjoins a conservation area and is adjacent to several listed buildings on three sides. There are no nature conservation designations on site or within its immediate vicinity. The site is accessed via The Highway. Advice from Cambridgeshire County Council will be sought to assess whether this access can accommodate the potential increase in vehicular movements associated with the proposed range of uses</p> <p>The site is partly previously developed and partly greenfield land so its development could contribute to the reuse of previously developed land and regeneration. It is not situated in a mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in single individual ownership who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is the intention to deliver the development via the landowner and a master developer. The promoter suggests the land would be available between 2024 and 2028. The landowner has been in discussion with Great Staughton Parish Council about the potential use of the site for the relocation of the current medical facility. Some housing could be provided alongside this to assist with the viability of the scheme. It is understood via the Neighbourhood Plan process that the Parish Council are working with the landowner to allocate the site for a mixed medical facility / residential scheme with the Great Staughton Community Land Trust; funding has been received from the Greater Cambridge Partnership to facilitate the scoping, viability and promotion of a new GP surgery / NHS healthcare facility.</p>	+
<p><b>Achievability</b></p> <p>For all submissions, the site promoter has identified that mains water supply, electricity supply and digital and telecommunications are available within the site. The public highway is identified as being accessible from the site boundary. Accessibility to a gas supply is marked as unknown. There are buildings on site so some clearance work would be required. While funding has been received to scope out the potential for a new medical facility within Great Staughton, there is some uncertainty on the scale of such facility, whether it can be made viable and the proposed mix of uses that may be delivered as part of such a development. It is understood that this will become more certain as the neighbourhood planning process progresses.</p>	~
<p><b>Deliverability / developability</b></p>	~



There are existing structures to clear and the location means that any future development would need to be sensitive to its location relative to several heritage assets. The implication of additional vehicular movements into and out of the site along The Highway also needs careful consideration. It is uncertain at this stage the exact nature of the development and the precise site boundaries. The site promoter states it is intended to deliver the development directly by the landowner and a master developer. It appears that the site may become allocated via the neighbourhood plan process. Due to the uncertainty on the proposals at this stage and the absence of a planning application, the site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is partly previously developed land
- Some surface water flood risk and some risk from fluvial flooding particularly on the eastern part of the site making the eastern expansion unsuitable
- Well related to the existing place and community and has potential to provide built development of a scale that will not harm the character of the area
- Remote from natural greenspace
- Limited in public transport access
- Accessible to some local services and employment opportunities with the potential to provide expanded services to the village

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for a mixed development within the central and/or western land areas which have the potential to provide built development of a scale that will not harm the character of the area
- Careful design to mitigate heritage impacts as well as landscaping and sustainable drainage will be required

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Central site - gross site area of 0.79 Western extension - gross site area of 1.03 Eastern extension - gross site area of 0.98 - not considered suitable due to the increased risk of fluvial flooding 80% net developable area allowed for sensitive design to address heritage constraints and landscaping. Net developable area for central area of 0.79 ha x 75% = <b>0.59 ha</b> Net developable area of central area with western extension of 1.03 ha x 75% = <b>0.77 ha</b>	Residential - market and/or affordable housing Commercial - employment and retail and/or Community uses - medical centre/ NHS facility To indicate capacity for the site, it is proposed that the non-residential uses will be on 0.15 ha of the site and residential will be on the rest of the net site area. <u>Central site:</u> Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.44 x 25 = <b>11 homes</b> Non-residential uses = 0.15ha <u>Central site with Western extension:</u> Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.62 x 25 = <b>16 homes</b> Non-residential uses = 0.15 ha	Available post 2028 Build out over 2 years

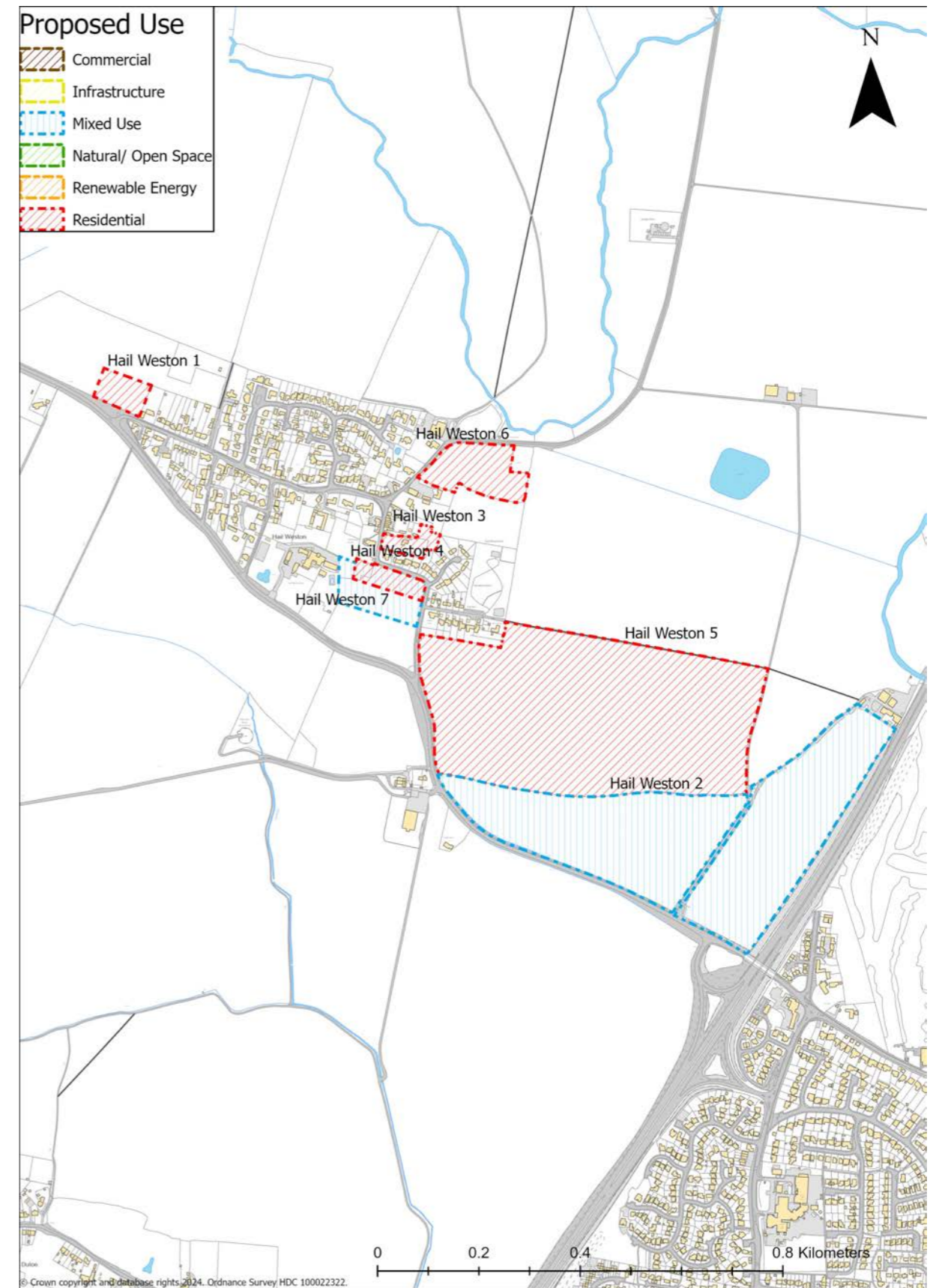
**Updates after the Initial Assessment**

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## 7 Hail Weston

7.1 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hail Weston 1: Land West of 5 High Street, Hail Weston
- Hail Weston 2: Eaton Bank (northern section), north of Kimbolton Road, Hail Weston
- Hail Weston 3: The Walnuts, 113 High Street, Hail Weston
- Hail Weston 4: Land South of High Street, Hail Weston
- Hail Weston 5: Land South of 143 High Street, Hail Weston
- Hail Weston 6: Land opposite Brook End Farm, 17-19 Ford End, Hail Weston
- Hail Weston 7: Land South West of Pound Close, Hail Weston



7.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2



**Hail Weston 1: Land West of 5 High Street, Hail Weston**

<b>Site reference</b>	Hail Weston 1	
<b>Site name</b>	Land West of 5 High Street, Hail Weston	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land West of 5 High Street, Hail Weston	Hail Weston	0.80

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self-build housing	5 homes (either market and/or affordable or custom and self-build plots)	Available 2024 - 2028 Build out over 1 - 2 years

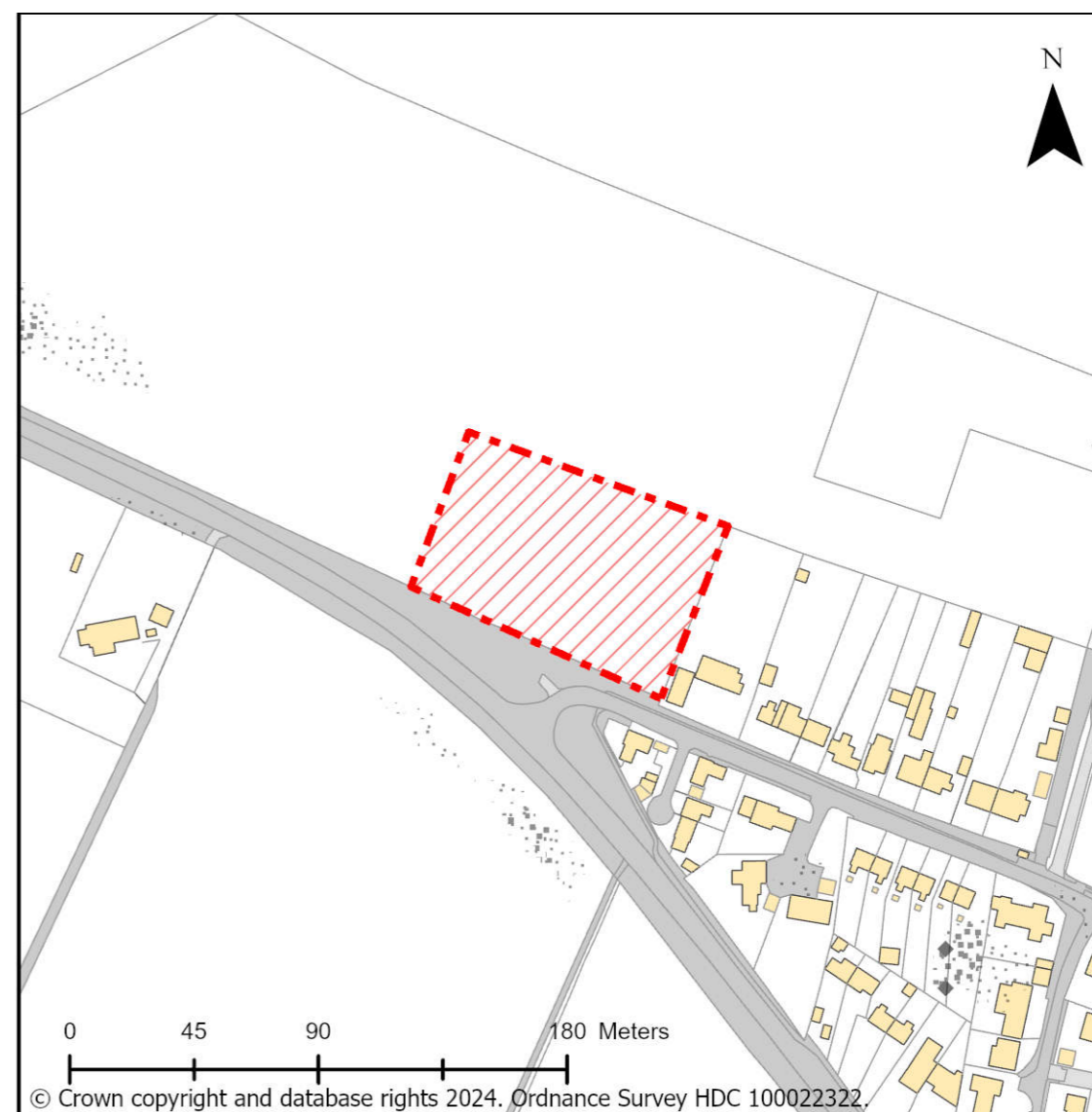
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:39
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	The site promoter states this is amenity land but it appears to be part of a larger field comprising rough grassland
Supporting information	Schematic block plan (drawing number: 2023.26.101) (May 2023)

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
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<p>The site is located within flood zone 1, there is no recorded risk of surface water flooding. The land is classified wholly as grade 2 agricultural land with no existing structures on site. The site promoter has identified that the land is currently used as amenity land although it appears to form part of a larger field of rough grassland. If there is a formal amenity use of the land this may form a constraint to development. The site is broadly level and open. There are few boundary features obscuring the site from views other than hedging, trees and a fence along the site's eastern edge where it adjoins a residential property so overall the site is very open to view, particularly on the approaches from the B645. To the south west is a single residential property with open countryside in all other directions which is primarily in arable agricultural use. The size of the site, its relationship with existing residential development and its proposed residential use means that it would have minimal landscape impact and could be integrated with the existing built development.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site but electricity powerlines run along the frontage of the site along High Street. There are no heritage or nature conservation designations on site or within its immediate vicinity. Highways access to the site may be achievable from High Street which is accessed directly from the B645. Advice from Cambridgeshire County Council would need to be sought to assess if this a safe point to provide an access.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that the site will be delivered by the landowner. The site promoter states there are no issues to overcome apart from acquiring planning permission. The promoter suggests the land would be available between 2024 and 2028 and could take one to two years to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that gas supply to the site is not immediately accessible, but mains water supply is available within the site and with electricity supply, public highway and digital and telecommunications being accessible from the site boundary. Electricity powerlines run along the frontage of the site along High Street which may need relocating to accommodate development. There are no buildings on site so no clearance work would be required. The size of the site, its relationship with existing residential development and its proposed residential use means that it would have minimal landscape impact and could be integrated with the existing built development</p>	+

<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the setting means that any future development will need to be sensitive to its landscape impact. It will also need to be assessed whether the proposed access point is safe. A schematic site plan has already been prepared which shows the intention to build five large detached dwellings. It is proposed that the development will be delivered by the landowner so the site will not be sold on. No planning application has yet been made on site however, therefore the site is classified as developable.</p>	
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is wholly greenfield land classified as grade 2 agricultural land</li> <li>● The site is located on the edge of the village and provides an opportunity for small scale organic growth on a site of less than 1ha</li> <li>● The size of the site, its relationship with existing residential development and its proposed residential use means that it would have minimal landscape impact and could be integrated with the existing built development</li> <li>● Remote from natural greenspace</li> <li>● Limited in public transport access</li> <li>● Accessible to some local services and employment opportunities</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● Has potential to provide built development of a scale that will not harm the character of the area</li> <li>● Development should be linear in form and not be in depth in order to reflect the character of the area</li> <li>● Should demonstrate that it is not in active amenity use for the community</li> <li>● Support residential development on sites of less than 1ha</li> </ul>
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 0.8 ha</p> <p>90% net developable area allowed for landscaping.</p> <p>Net developable area of 0.8 ha x 90% = <b>0.72 ha</b></p>	<p>Residential - market and/or affordable homes, or custom and self-build plots</p> <p>Very low density of 25 dph anticipated due to the edge of village location. Very low density of 25 dph = 0.72 x 25 = 18 homes but considering that development should be linear in form in order to reflect the existing character of the site's immediate environs, this brings the capacity down to <b>8 homes</b></p>	<p>Available post 2028 subject to successful allocation status</p> <p>Build out over 2 years</p>

Updates after the Initial Assessment

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**Hail Weston 2: Eaton Bank (northern section), North of Kimbolton Road, Hail Weston**

<b>Site reference</b>	Hail Weston 2
<b>Site name</b>	Eaton Bank (northern section)

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land north of Kimbolton Road (B645/B1048)  North west of A1 junction 16 and Eaton Ford	Hail Weston	15.91  The site forms part of a 158.85 ha site the majority of which lies within Bedford Borough

**Promoter's Intentions**

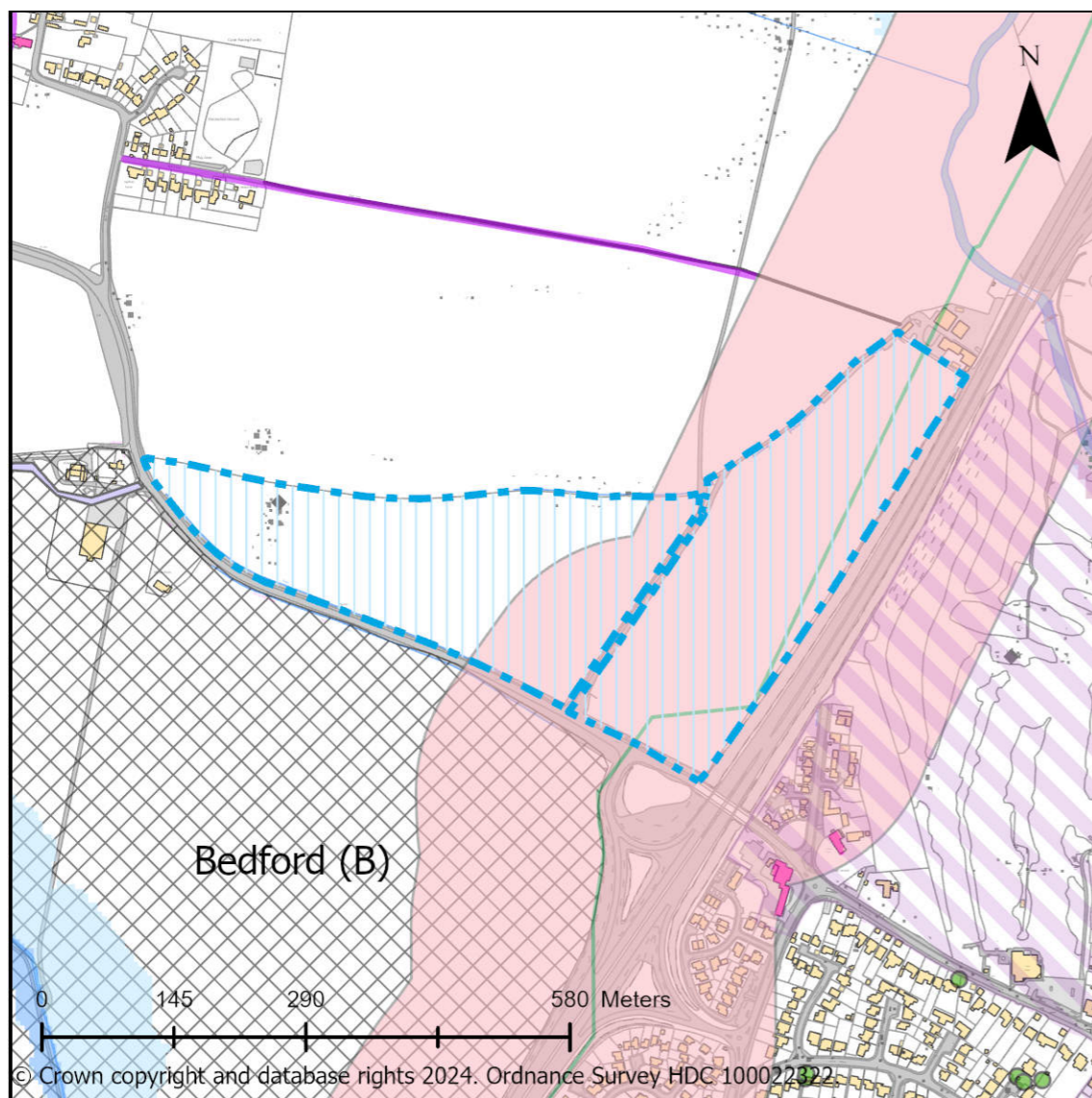
<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
The site forms the northern extent of a large scale proposal described by the promoter as being a sustainable new neighbourhood forming an extension to St Neots.	This site would contain approximately 250 new homes with other uses being integrated across the wider site.	Available 2024 - 2028  Delivery of this element over up to 3 years

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:54
Relevant planning history	Bedford Local Plan to 2040
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Eaton Bank Vision Statement

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is an integral part of the Eaton Bank sustainable new neighbourhood proposal put forward to Bedford Borough Council for consideration for allocation in the Bedford Local Plan to 2040 which was submitted for examination on 12 January 2023. The site is not a proposed allocation within that Local Plan. Following the examination hearings the Planning Inspector wrote to Bedford Borough Council on 23 November 2023 and expressed 'concerns that raise fundamental soundness issues that are incapable in the present circumstances of being resolved by identifiable main modifications'. on 13 March 2024 a formal pause to the examination was agreed for further work to be undertaken until early 2025.</p>	-
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<p>The site is put forward as an integral part of the large scale Eaton Bank proposal with proposed uses shared across the wider site. As this is not being taken forward at present it is not appropriate to assess the land as a free-standing site because it is not the intention of the site promoter to develop it in this manner.</p> <p>The outcomes of the Bedford Local Plan to 2040 examination will be taken into account in any future consideration of this site. However, at present it is not considered appropriate to undertake a detailed assessment of this portion of the Eaton Bank scheme.</p>	
<p><b>Availability</b></p> <p>The site is in single ownership and a developer has an option agreement on the land. Development is supported by the landowner and there are no known legal restrictions affecting the site. The site is promoted as the northern element of a much larger development the majority of which falls within Bedfordshire. The site is intended to be delivered by the housebuilder holding the option on the site.</p>	+
<p><b>Achievability</b></p> <p>The site promoter notes that all main services are available from the site boundary. The site directly adjoins the B645 to facilitate access. The site does not present any significant topographical challenges for development although the eastern boundary adjoins the A1 and may be susceptible to pollution arising from the traffic levels on this road. An oil pipeline traverses the eastern edge of the site and it is crossed by electricity powerlines. The proposal forms part of a much larger scale scheme which includes a range of infrastructure proposals to meet the needs arising from the development; however, the free-standing provision of this site would not benefit from these wider infrastructure proposals in the absence of the larger development. The site promoter has not submitted a separate proposal just for this site so their intentions of how it could be developed in isolation are unclear.</p>	-
<p><b>Deliverability / developability</b></p> <p>The larger site proposal is not included within the draft Bedford Borough Plan to 2040 so there is no expectation of its delivery although this remains subject to change until the examination is completed and the plan successfully adopted or withdrawn. The specific site within Huntingdonshire is contrary to current adopted planning policy so allocation status would be required to support it. The site is not considered developable at present as the uncertainty over the wider scheme forms a fundamental constraint at present with no apparent prospect of it being overcome in the short-term.</p>	-

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No - as the site is not considered to be suitable or deliverable at this time it should not progress to more detailed appraisal.
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**Impact of the Sustainability Appraisal on the assessment**

Not applicable as the site does not progress to the Sustainability Appraisal stage.
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
No capacity is calculated as the site is considered to be unsuitable.		

**Updates after the Initial Assessment**

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**Hail Weston 3: The Walnuts, 113 High Street, Hail Weston**

<b>Site reference</b>	Hail Weston 3
<b>Site name</b>	The Walnuts, 113 High Street, Hail Weston

Site address	Parish(es)	Site area (ha)
The Walnuts, 113 High Street, Hail Weston	Hail Weston	0.47

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable housing; or Custom and self-build housing	Up to 12 homes	Available 2024 - 2028  Delivery over 1 year to 18 months

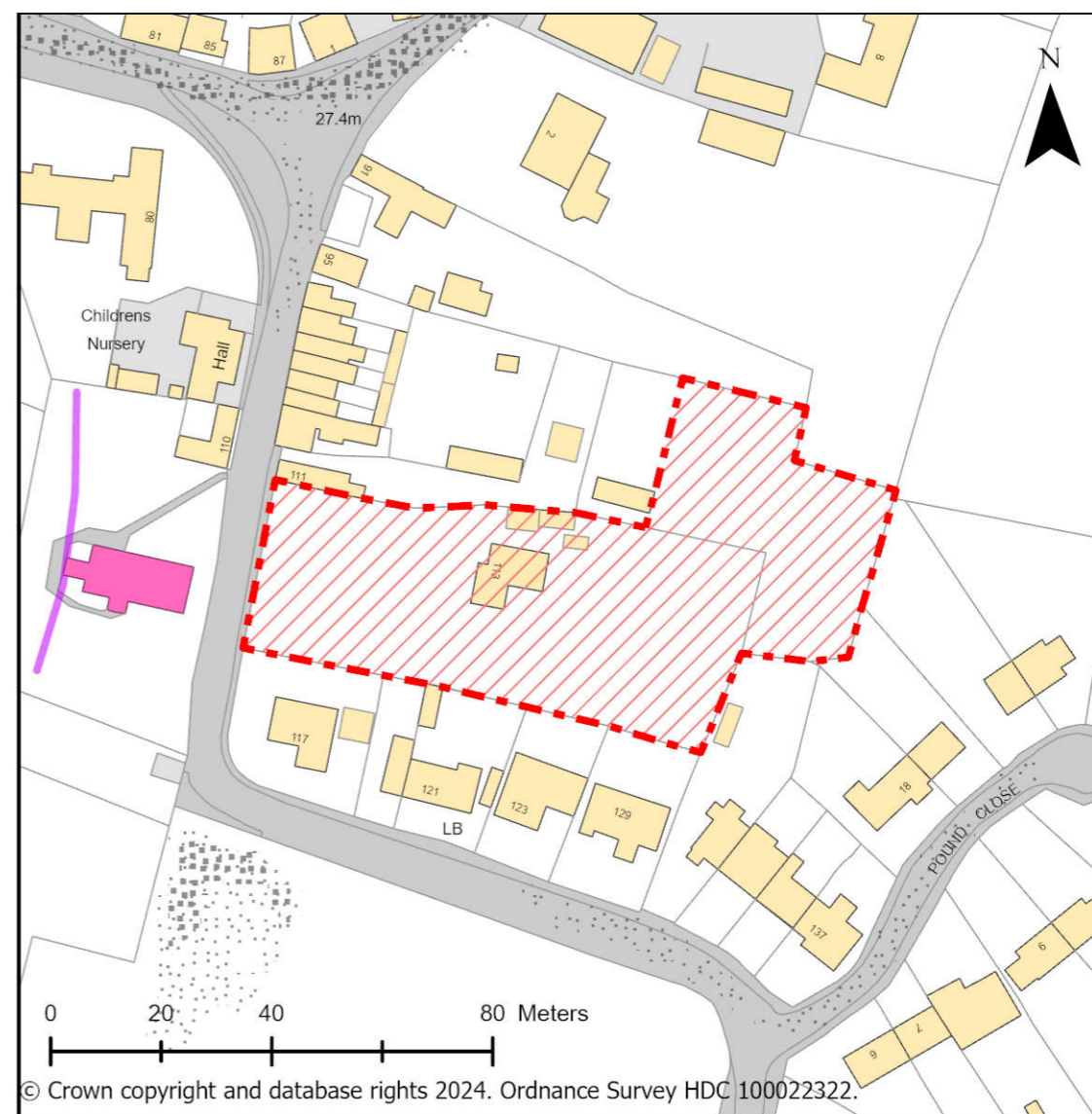
**Core information**

How was the site identified?	Call for sites submission: site reference - CfS:187
Relevant planning history	None
Land type	Part previously developed land and part greenfield land
Current use of the site	Residential and garden land
Supporting information	None

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is situated wholly within flood zone 1 and there is no recorded risk of surface water flooding. The land is wholly classified as agricultural grade 2 although currently in use for a house and garden with several mature trees. The site is entirely bounded by existing properties with residential uses on three sides mainly screened by trees. It faces St Nicholas' Church to the west although is completely screened from this view by tall hedging and a tree. The interior of the site is not visible from any public viewpoint although development may necessitate removal of some or all of the frontage hedging which would substantially increase the potential for impact on the grade II* listed church immediately opposite, this would influence the layout of the site and require replacement landscaping to mitigate it. The landscape impact of the site's development would otherwise be limited subject to retention of the boundary trees and hedging to minimise impact on the amenity of neighbouring properties. There is no known contamination or pollution within the site. No oil or gas pipeline infrastructure crosses the site. Local electricity cabling crosses the frontage of the site which may require relocation or replacement.</p> <p>There are no heritage or nature conservation assets directly within the site. An existing access serves the current property close to 111 High Street and use for additional development would need further investigation and potentially upgrading or an alternative access may be required. Development of the site would in part contribute to reuse of previously developed land subject to demolition of the existing house and outbuildings; otherwise the garden land is considered to be greenfield land. The land is wholly within a minerals safeguarding area for sand and gravel and confirmation would be required from Cambridgeshire County Council that it does not form a workable resource. The site is beyond any 400m buffer zone for a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The land is in the ownership of a single family who support exploration of its development potential. There are no known legal restrictions affecting the site. There is a single dwelling and outbuildings on the site which may require demolition to facilitate development. The landowners wish to explore the most effective way of releasing the land for development either as custom and self-build plots or for development by a housebuilder including considering the possibility of a replacement home for their own use.</p>	+
<p><b>Achievability</b></p> <p>All main services other than gas are accessible from the site boundary or are already within the site. The site has no significant physical challenges other than the boundary trees which could contribute to creation of an attractive scheme and potential impact on the adjacent listed church. Hail Weston is served by the B645 from the A1 providing good road</p>	+

<p>access. The site owners' intentions for development are not certain with consideration being given to custom and self-build housing, use of a housebuilder and potentially inclusion of a property for their own use.</p>	~
<p><b>Deliverability / developability</b></p> <p>Development of the site may necessitate clearance of the existing home and outbuildings although the owners' intentions regarding this are uncertain. If development were to take place it would need to be sensitive to the impact on the adjacent grade II* listed church and to the amenity of surrounding residential properties. The site lies within the existing built up area of Hail Weston so the principle of development in the location would be acceptable when judged against current adopted Local Plan policies so awaiting an allocation is not essential. Given the uncertainty of the owners' intentions and the need to address multiple development constraints the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Wholly flood zone 1 with no recorded risk of surface water flooding</li> <li>• Partially previously developed land with small scale potential demolition required</li> <li>• Well related to the built form of the village</li> <li>• Tree cover on the site contributes to local amenity</li> <li>• Good access to town centre services but remote from education facilities</li> <li>• Limited public transport but has reasonable active travel linkages</li> <li>• Close proximity to heritage assets</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for residential development and has potential to accommodate development that will not harm the character of the area</li> <li>• Development would need to take account of the existing tree cover and its contribution to current local amenity and that of any potential homes</li> <li>• Would support development on sites of less than 1 ha</li> </ul>
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.47 ha  60% net developable area allowed due to extensive boundary trees  Net developable area of 0.47 ha x 60% = <b>0.28ha</b>	Residential - market and/or affordable homes or custom and self-build plots  Very low density of 25 dph anticipated due to nature of surrounding properties  Very low density of 25 dph = 0.28 ha x 25 = <b>7 homes</b>	From 2024  Delivery over 1 to 2 years if a housebuilder is involved or longer if sold as custom and self-build plots.

Updates after the Initial Assessment

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**Hail Weston 4: Land South of High Street, Hail Weston**

<b>Site reference</b>	Hail Weston 4
<b>Site name</b>	Land south of High Street, Hail Weston

Site address	Parish(es)	Site area (ha)
Land south of High Street (opposite 117 - 137), Hail Weston	Hail Weston	1.52

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable homes Custom and self-build plots Community use	25 market and/ or affordable homes and 5 custom and self-build plots  0.2 ha of land for unspecified community use	Available 2024 - 2028  Built out over 2 years

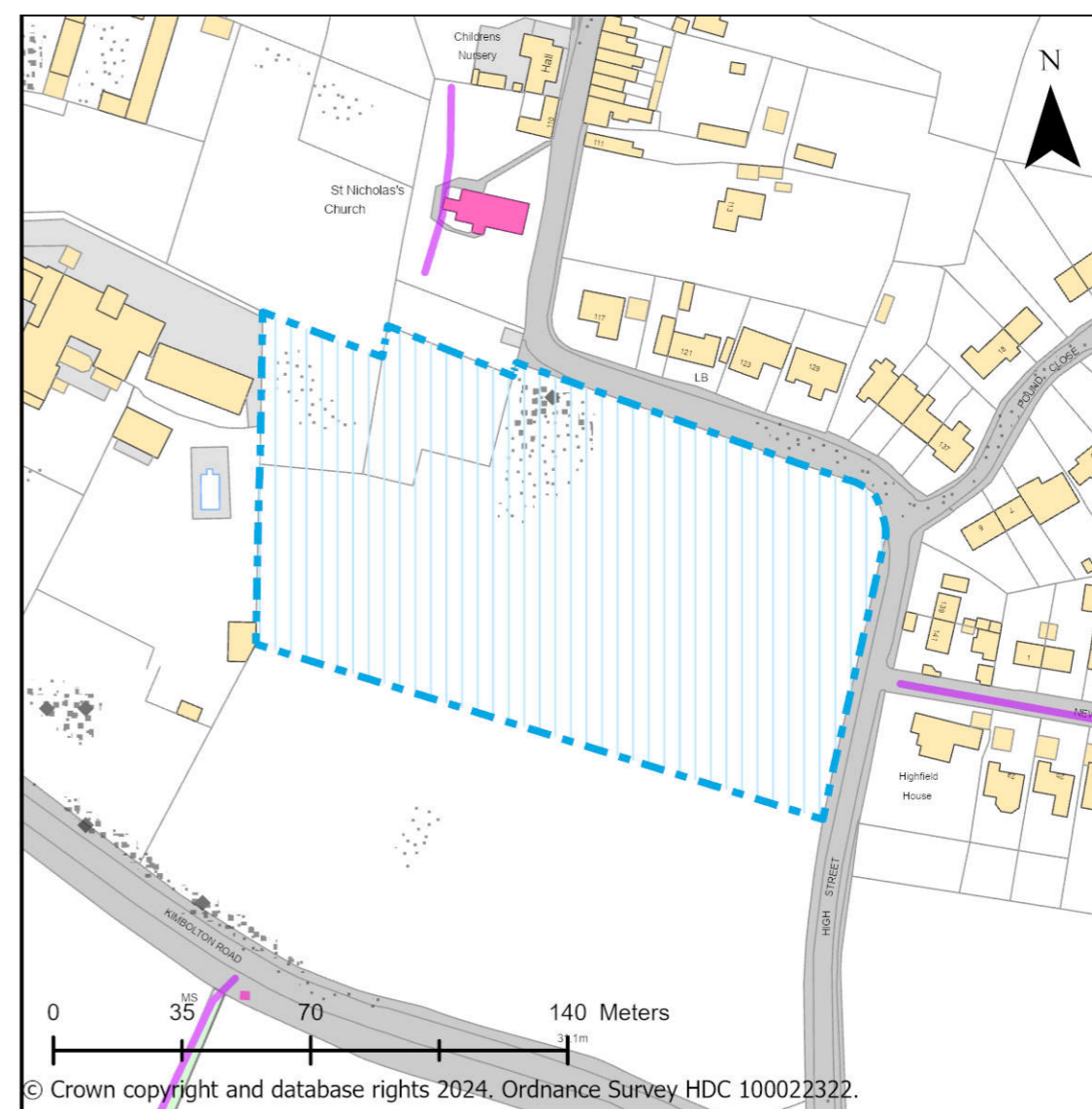
**Core information**

How was the site identified?	Call for Sites 2023 submission: site reference - CfS:182
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Paddock
Supporting information	None

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is situated wholly in flood zone 1 although there is a small area of surface water flood risk in the north western corner close to High Street. The land is used as a paddock and is entirely classified as grade 2 agricultural land. The site is relatively flat with views from the northern edge across the whole site and beyond to the trees and hedging on the southern side of Kimbolton Road. A group of mature trees is situated in the north western corner that contributes to the setting of the the adjacent grade II* listed St Nicholas' Church. These coincide with the area at risk of surface water flooding and would need to be retained in any development layout. The northern and eastern boundaries face onto homes on High Street with mixed height hedging and a cluster of trees facing the junction with Pound Close providing limited screening. The western boundary again comprises low hedging adjoining the grounds of Hail Weston House now used as business premises. The southern boundary of the site has no physical demarcation being contiguous with the remainder of the paddock with no buildings beyond this. The site is partially visible from Kimbolton Road. Substantial additional landscaping would be needed to reduce the impact of development on surrounding properties and the countryside.</p> <p>There is no known pollution or contamination affecting the site. No oil or gas pipeline infrastructure crosses the site. There are no heritage assets within the site although it adjoins St Nicholas' churchyard. No designated nature assets are recorded within the site either. The site currently has only a field access opposite the garden of Highfield House on Newtown and a new access would need to be created onto High Street.</p> <p>As the site is wholly greenfield development would not contribute to reuse of previously developed land. It is situated within an extensive minerals safeguarding area for sand and gravel and confirmation would be needed that this does not form a viable resource before development could be agreed.</p>	+
<p><b>Availability</b></p> <p>The land is in single family control with development supported by all members of the family. There are no known legal restrictions on the site. As paddock land there are no particular uses to be relocated. The landowners aspiration is to acquire allocation status for development and the sell the site to a third party for development.</p>	+
<p><b>Achievability</b></p> <p>Water, electricity, digital and telecommunications infrastructure are all accessible from the site boundary; there is no local mains gas supply. Electricity cables parallel the northern side of High Street opposite the site. There are no particular physical challenges to developing this site which at its nearest point is 1 km from junction 17 with the A1 primarily along the B645. The landowners intentions are, however, not entirely clear as site reference</p>	~

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<p>Hail Weston 7 is a smaller portion of this site also promoted for development. Although the housing aspirations are clear for this larger site there is no indication of the intended community use for the 0.2 ha put forward for this which would need to be explored with the local community.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no buildings on the site but the suitability and safety of any future access point will need to be assessed. The limited boundary screening means that any future development will need to be sensitive to its landscape impact and additional boundary planting will be necessary. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Therefore, it is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Relates well to the existing built form of Hail Weston with existing properties on three sides</li> <li>● Comprises grade 2 agricultural land</li> <li>● Easy access to local facilities</li> <li>● The north western wooded area is subject to surface water flooding</li> <li>● Active travel opportunities are available nearby</li> <li>● Good accessibility to local services and St Neots town centre and to employment within St Neots</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● May be appropriate for residential use as it relates well to the immediate surroundings and the scale would not overwhelm the established community</li> <li>● Would need to respect the setting of the adjacent listed church</li> <li>● Would need to retain the wooded area which has surface water flooding both to retain local character and minimise risk</li> <li>● Would need substantial landscaping on the southern boundary to minimise impact of development on longer distance views from the south</li> </ul>
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 1.52 ha</p> <p>80% net developable area allowed due to need to retain tree group and for boundary landscaping</p> <p>Net developable area of 1.52 ha x 80% = <b>1.22 ha</b></p>	<p>Residential - market and/or affordable homes and custom and self-build plots</p> <p>Very low density of 25 dph anticipated due to edge of village locations and nature of nearby properties</p> <p>0.2 ha for community use if required</p> <p>Very low density of 25 dph = 1.02 ha x 25 dph = <b>26 homes</b></p>	<p>Post 2028</p> <p>Built across 2 years for market and affordable homes with custom and self-build plots potentially taking longer</p> <p>Delivery of community use dependent on requirement.</p>

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Updates after the Initial Assessment

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**Hail Weston 5: Land South of 143 High Street, Hail Weston**

<b>Site reference</b>	Hail Weston 5
<b>Site name</b>	Land south of 143 High Street, Hail Weston

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land south of 143 High Street and Newtown Hail Weston	Hail Weston	18.72

**Promoter's Intentions**

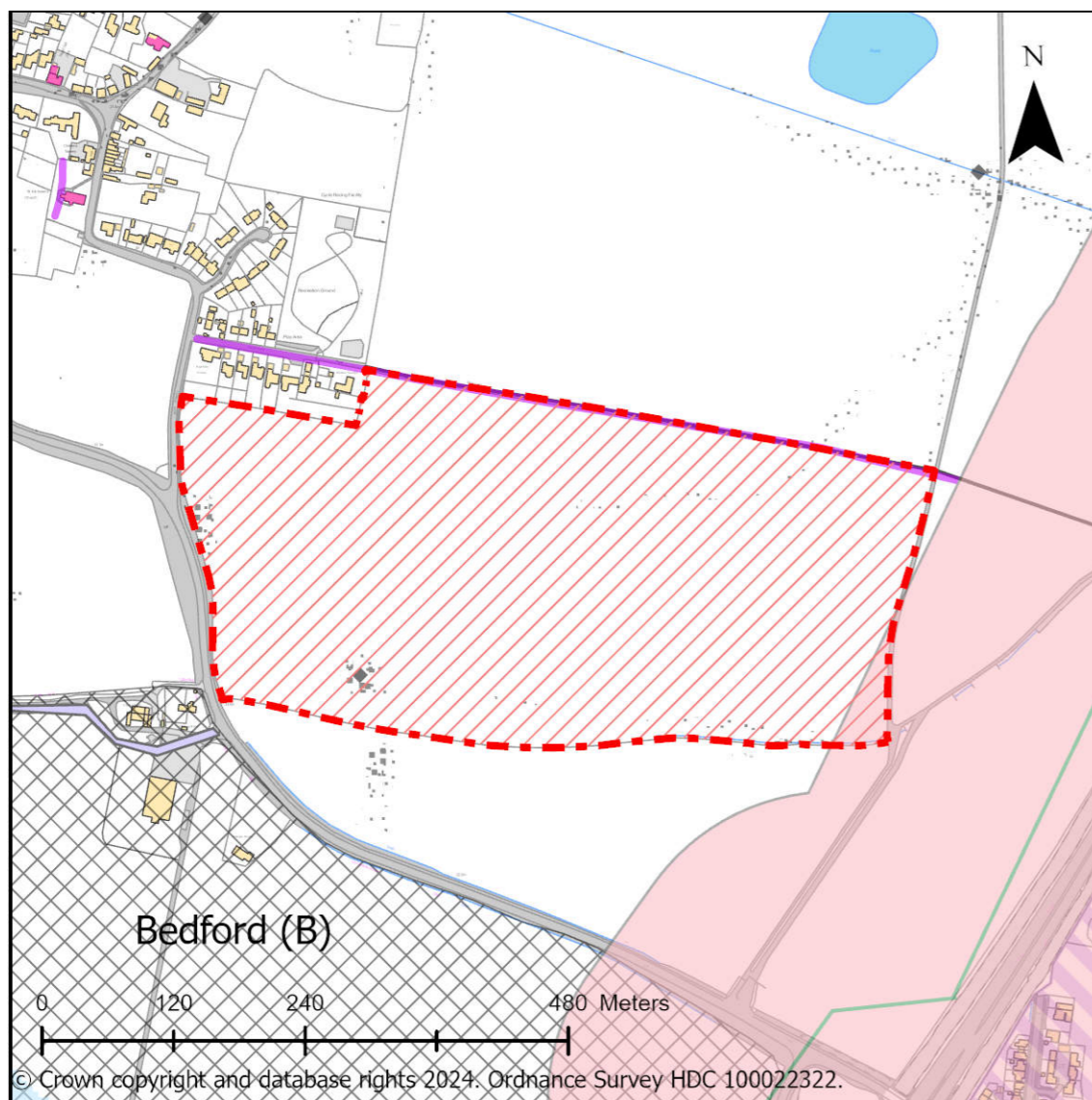
<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and affordable housing Custom and self-build housing	205 market homes, 114 affordable homes and 11 custom and self build plots (330 new homes in total)  Natural, green or open space - 4.92 ha  Biodiversity net gain - 1.8 ha	Available 2029 - 2034  Delivery over 3 to 4 years

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:295
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly in flood zone 1 but has small strips susceptible to surface water flooding particularly along the northern boundary and opposite the junction of High Street and the B645. The land is wholly classified as grade 2 agricultural land. The western half of the site is relatively flat with the eastern portion falling towards the valley of the River Kym further east. The boundary with High Street and the southern edge of properties in Newtown comprises low hedging across which the site is highly visible. The remaining field boundaries are also either very low hedgerows or open field margins and the northern boundary comprises a public right of way connecting Newtown to 589 Great North Road. Only the north western corner of the site adjoins existing buildings at Newtown and 143 High Street</p>	~
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<p>although the south eastern corner lies opposite a small group of buildings and the entrance to a burial ground. The site is highly visible from both the B645 and the public right of way and substantial landscaping would be necessary to mitigate the impact of any development.</p> <p>There is no known pollution or contamination affecting the site although the very south eastern corner lies within an oil pipeline buffer zone constraining the nature of development in this area. The site is also crossed by electricity wires. There are no known heritage or nature conservation assets within the site. However, given its proximity to the grade II* listed St Nicholas Church an appraisal of heritage assets and the potential impact of development on them would be required.</p> <p>As the land is wholly greenfield it will not contribute to reuse of previously developed land or regeneration. The whole site lies within a mineral safeguarding area for sand and gravel; advice from Cambridgeshire County Council will indicate the viability of working the site to extract these resources. It is beyond any buffer zone for a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in individual control with development supported by the landowner. There are no known legal constraints affecting the site and no current uses requiring relocation. The landowner anticipates securing allocation status and then selling the site to a third party for development.</p>	+
<p><b>Achievability</b></p> <p>In terms of service provision electricity is available within the site with highway access and digital and telecommunications services accessible from the boundary. Access to water supplies is unknown and there is no mains gas in the local area. Proximity to the A1 may constrain the nature of development on the eastern portion of the site. A very small portion of the south eastern corner of the site falls within an oil pipeline buffer zone; this could be mitigated through the layout of any scheme allowing for open space uses in this portion. The site promoter's development aspirations for the site are clearly defined and broadly allow scope for mitigation of constraints.</p>	~
<p><b>Deliverability / developability</b></p> <p>The site would have significant landscape impact and be challenging to integrate with Hail Weston village. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Therefore, it is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Wholly comprises grade 2 agricultural land</li> <li>• Only adjoins the existing village along the rear gardens of eight properties making connectivity and integration extremely challenging</li> <li>• The proposed scale of development would harm the form and character of Hail Weston even with a third of the site proposed for open space uses</li> <li>• St Neots town centre is approximately 2.5 kms away providing access to town centre services</li> <li>• May suffer noise and air pollution as it is only 210m from the A1 at the nearest point</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for built development due to its impact on the local area and inability to be integrated into the existing village of Hail Weston</li> <li>• Is of an excessive scale which would overwhelm the village and even a substantially reduced proposal would still suffer integration challenges</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 18.72 ha  Capacity calculation not undertaken as the site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Hail Weston 6: Land opposite Brook End Farm, 17-19 Ford End, Hail Weston**

<b>Site reference</b>	Hail Weston 6
<b>Site name</b>	Land opposite Brook End Farm, 17-19 Ford End, Hail Weston

Site address	Parish(es)	Site area (ha)
Land opposite Brook End Farm, 17-19 Ford End, Hail Weston	Hail Weston	1.68

**Promoter's Intentions**

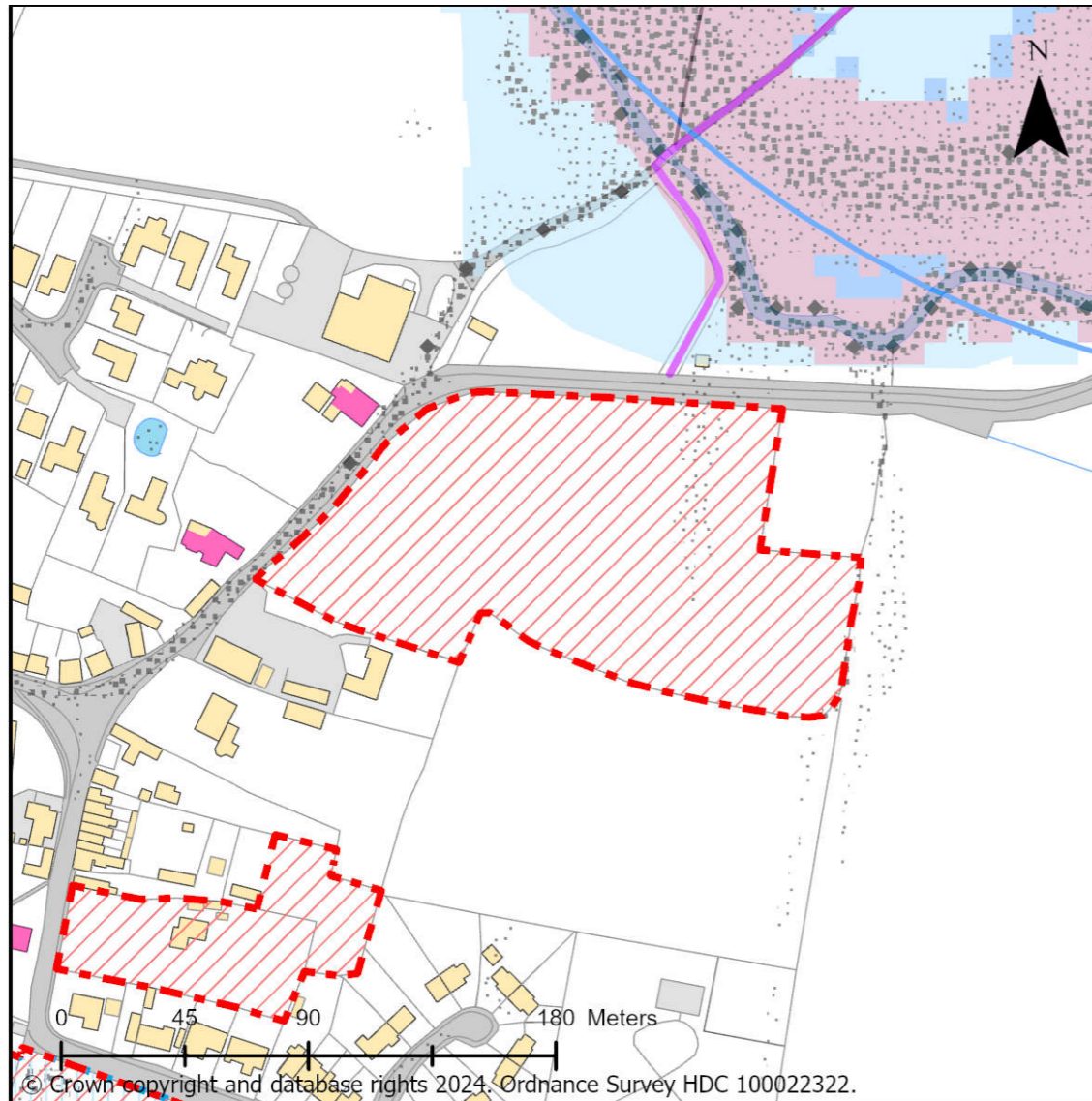
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Custom and self-build housing</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain</li> </ul>	18 market homes and 13 affordable homes and 2 custom and self-build plots  Total capacity is 33 homes  0.42 ha for natural, green and open space and 0.16 ha for biodiversity net gain  Total capacity for open space uses is 0.58 ha	Available 2024 - 2028  Build out over 1 - 2 years

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:296
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is located within flood zone 1, there is some recorded surface water flood risk identified on the eastern edge and in the centre of the site. The land is classified wholly as grade 2 agricultural land with no existing structures on site. The site is broadly level but does gently slope upwards towards its southern boundary. A hedgerow provides a clear boundary to the northern edge of the site along Ford End, this is low so there are still views into and across the site. Along its remaining boundaries, there is vegetation and trees which largely enclose the site and provide some landscape buffer. There are residential properties to the south west and west of the site and a large barn at Brook End Farm opposite the north west corner of the site. It excludes a small allotment garden located to</p>	~
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<p>the north east. On its remaining borders, the site adjoins open countryside. The open nature of the site would require additional landscaping to reduce the impact of any development on the surrounding area.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site but powerlines run across the site which may need to be diverted. The site is not located within a conservation area but there are two listed buildings opposite the site and any development would need to be sensitive to their setting. There are no nature conservation designations on site or within its immediate vicinity. Access to the site could potentially be achieved from Ford End although this is narrow and access would require the removal of some of the existing hedgerow.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is intended to acquire an allocation status and then sell the site to a third party for obtaining planning permission and development. The site promoter identifies that access can be taken from Ford End but this needs to be scoped. The promoter suggests the land would be available between 2024 and 2028 and could take one to two years to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that only the public highway is accessible form the site boundary. All other infrastructure is unknown (gas supply, main water supply, electricity supply and digital and telecommunications infrastructure). Electricity powerlines run through the site. There are no buildings on site so no clearance work would be required.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location means that any future development will need to be sensitive to its landscape impact. The potential point of access from Ford End also need to be assessed and scoped out. Allocation status is sought for the site for it then to be sold onto a third part for obtaining planning permission and development. Taking this into account, the site is therefore classified as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Consists of greenfield land classified as grade 2 agricultural land</li> <li>• Accessible to natural greenspace and located approximately 1km from the Little Paxton Wood SSSI</li> <li>• Limited access to public transport</li> <li>• Located so that development can be sustainably integrated with the existing place and community</li> <li>• Good accessibility to local shops, services, primary education and employment within Hail Weston and St Neots</li> <li>• Electricity powerlines cross the site</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for built development, focusing buildings towards the western half of the site as this relates better to the main built form and open spaces being to the east nearer to the adjoining allotment grounds</li> <li>• Will require landscaping and careful design to minimise adverse impacts on the landscape and on heritage assets</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 1.68 ha</p> <p>The site promoter in their Call for Sites submission has indicated that 0.58 ha of land will be used for open space uses as shown in the table above. This has been subtracted from the gross site area to leave a remainder of 1.1 ha of land to accommodate the residential element.</p> <p>90% net developable area allowed for landscaping and SuDs.</p>	<p>Residential - market and/or affordable homes, or custom and self-build plots</p> <p>Open space - nature, green and open spaces; and biodiversity net gain of 0.58 ha</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p>	<p>Available post 2028</p> <p>Build out over 2 - 3 years</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
1.1 ha x 90% = <b>0.99 ha</b>	Very low density of 25 dph = 0.99 ha x 25 dph = <b>25 homes</b>	

**Updates after the Initial Assessment**

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**Hail Weston 7: Land South West of Pound Close, Hail Weston**

<b>Site reference</b>	Hail Weston 7 - Note: This site is a smaller element of site Hail Weston 4.
<b>Site name</b>	Land south west of Pound Close, Hail Weston

Site address	Parish(es)	Site area (ha)
Land south west of Pound Close, opposite 117-137 High Street, Hail Weston	Hail Weston	0.71

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/ or affordable housing	10 homes	2024 - 2028 Built out across 1 year

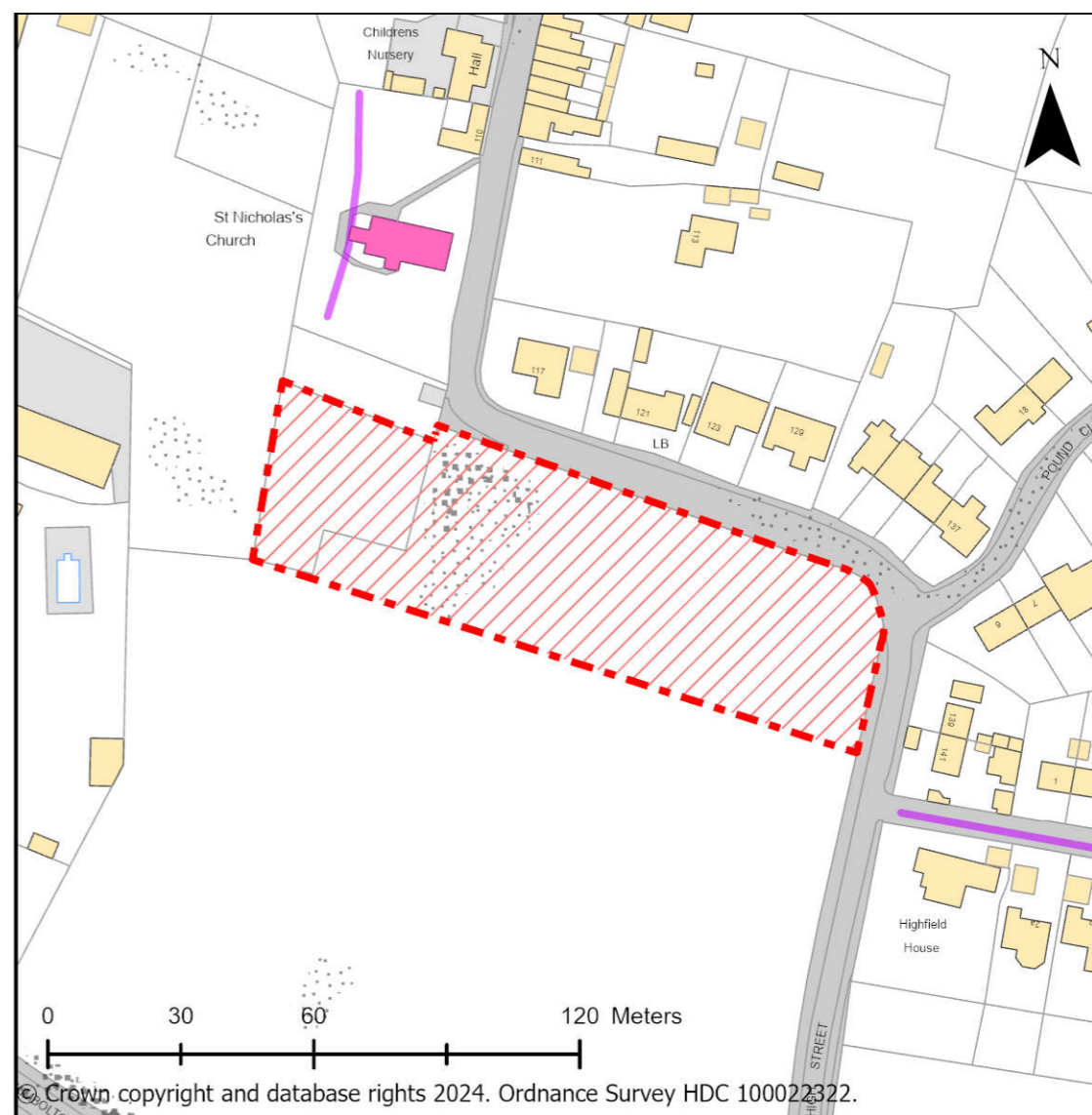
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:267
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Paddock
Supporting information	None

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is situated wholly in flood zone one although there is a small area of surface water flood risk in the north western corner close to High Street. The land is used as a paddock and is entirely classified as grade 2 agricultural land. The site is relatively flat with views from the northern edge across the whole site and beyond to the trees and hedging on the southern side of Kimbolton Road. A group of mature trees is situated in the north western corner that contributes to the setting of the the adjacent grade II* listed St Nicholas' Church. These coincide with the area at risk of surface water flooding and would need to be retained in any development layout. The northern and eastern boundaries face onto homes on High Street with mixed height hedging and a cluster of trees facing the junction with Pound Close providing limited screening. This cluster of trees form the western boundary providing substantial screening from this aspect. The southern boundary of the site has no physical demarcation being contiguous with the remainder of the paddock with no buildings beyond this. The site is partially visible from Kimbolton Road although several mature trees within the remainder of the paddock reduce this impact. Additional landscaping would be needed to reduce the impact of development on surrounding properties and the countryside.</p> <p>There is no known pollution or contamination affecting the site. No oil or gas pipeline infrastructure crosses the site. There are no heritage assets within the site although it adjoins St Nicholas' churchyard. No designated nature assets are recorded within the site either. The site currently has only field access opposite the garden of Highfield House on Newtown and a new access would need to be created onto High Street.</p> <p>As the site is wholly greenfield development would not contribute to reuse of previously developed land. It is situated within an extensive minerals safeguarding area for sand and gravel and confirmation would be needed from Cambridgeshire County Council that this does not form a viable resource before development could be agreed.</p>	+
<p><b>Availability</b></p> <p>The land is in single family control with development supported by all members of the family. There are no known legal restrictions on the site. As paddock land there are no particular uses to be relocated. The landowners aspiration is to acquire allocation status for development and the sell the site to a third party for development.</p>	+
<p><b>Achievability</b></p> <p>Water, electricity, digital and telecommunications infrastructure are all accessible from the site boundary; there is no local mains gas supply. Electricity cables parallel the northern side of High Street opposite the site. There are no particular physical challenges to developing this site which at its nearest point is 1 km from junction 17 with the A1 primarily</p>	+

<p>along the B645. Although the landowners intentions are not entirely clear as this site is a smaller portion of site Hail Weston 4 which is also promoted for development it forms the core of both proposals.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no buildings on the site but the suitability and safety of any future access point will need to be assessed. The limited boundary screening means that any future development will need to be sensitive to its landscape impact and additional boundary planting will be necessary. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Therefore, it is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Relates well to the existing built form of Hail Weston with existing properties on three sides</li> <li>• Comprises grade 2 agricultural land</li> <li>• Easy access to local facilities</li> <li>• The north western wooded area is subject to surface water flooding</li> <li>• Active travel opportunities are available nearby</li> <li>• Good accessibility to local services and St Neots town centre and to employment within St Neots</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for residential use as it relates well to the immediate surroundings and the scale would integrate well with the established community</li> <li>• Would need to respect the setting of the adjacent listed church</li> <li>• Would need to retain the wooded area which has surface water flooding both to retain local character and minimise risk</li> <li>• Would need substantial landscaping on the southern boundary to minimise impact of development on longer distance views from the south</li> <li>• Supports development on sites of less than 1 ha</li> </ul>
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.71 ha ha  80% net developable area allowed due to retention of tree group and boundary landscaping  <b>Net developable area of 0.57 ha</b>	Residential - market and/or affordable homes  Very low density of 25 dph anticipated due to edge of village locations and nature of nearby properties  Very low density of 25 dph = 0.57 ha x 25 dph = <b>14 homes</b>	Post 2028  Built out over 1 to 2 years

Updates after the Initial Assessment

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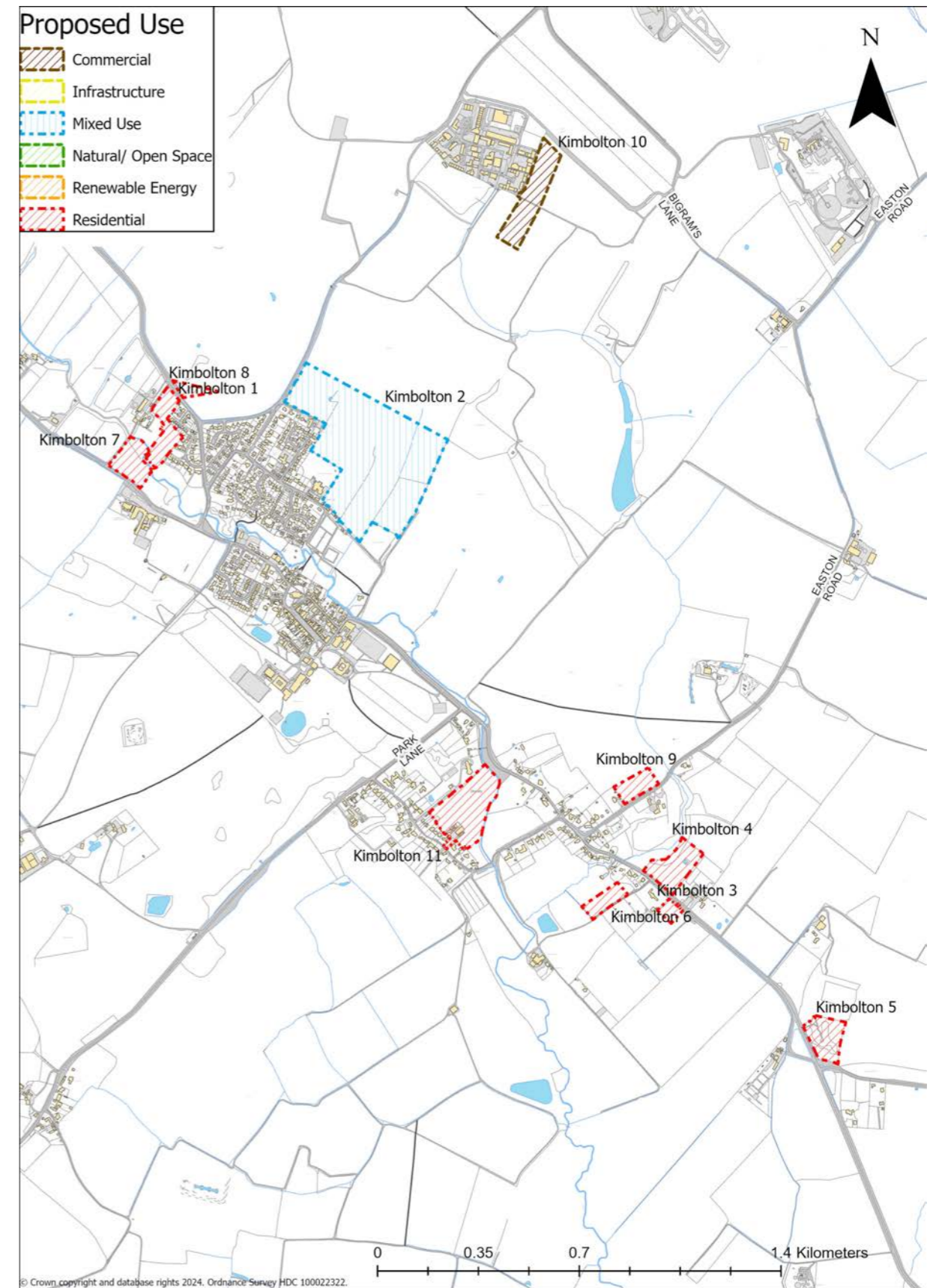


### 8 Kimbolton

8.1 A total of 11 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Kimbolton 1: Brittens Farm, Station Road, Kimbolton
- Kimbolton 2: Land East of Stow Road, Kimbolton
- Kimbolton 3: Land South East of 73 Main Road, Stonely
- Kimbolton 4: Land North of Main Road, opposite Gimbers End, Stonely
- Kimbolton 5: Claylands Farm, Main Road, Stonely
- Kimbolton 6: Land North of Gimbers End, Stonely
- Kimbolton 7: Land North of Tilbrook Road, Kimbolton
- Kimbolton 8: Land North of Station Road/ Stow Road, Kimbolton
- Kimbolton 9: Land North of Easton Road, Stonely
- Kimbolton 10: Land South East of Bicton Industrial Estate, Kimbolton
- Kimbolton 11: Land at Hatchet Lane, Stonely

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8.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2



**Kimbolton 1: Brittens Farm, Station Road, Kimbolton**

<b>Site reference</b>	Kimbolton 1	
<b>Site name</b>	Brittens Farm, Station Road, Kimbolton	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Brittens Farm, Station Road, Kimbolton	Kimbolton	1.40

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	26 homes	Available 2023 Build out over 1 - 2 years

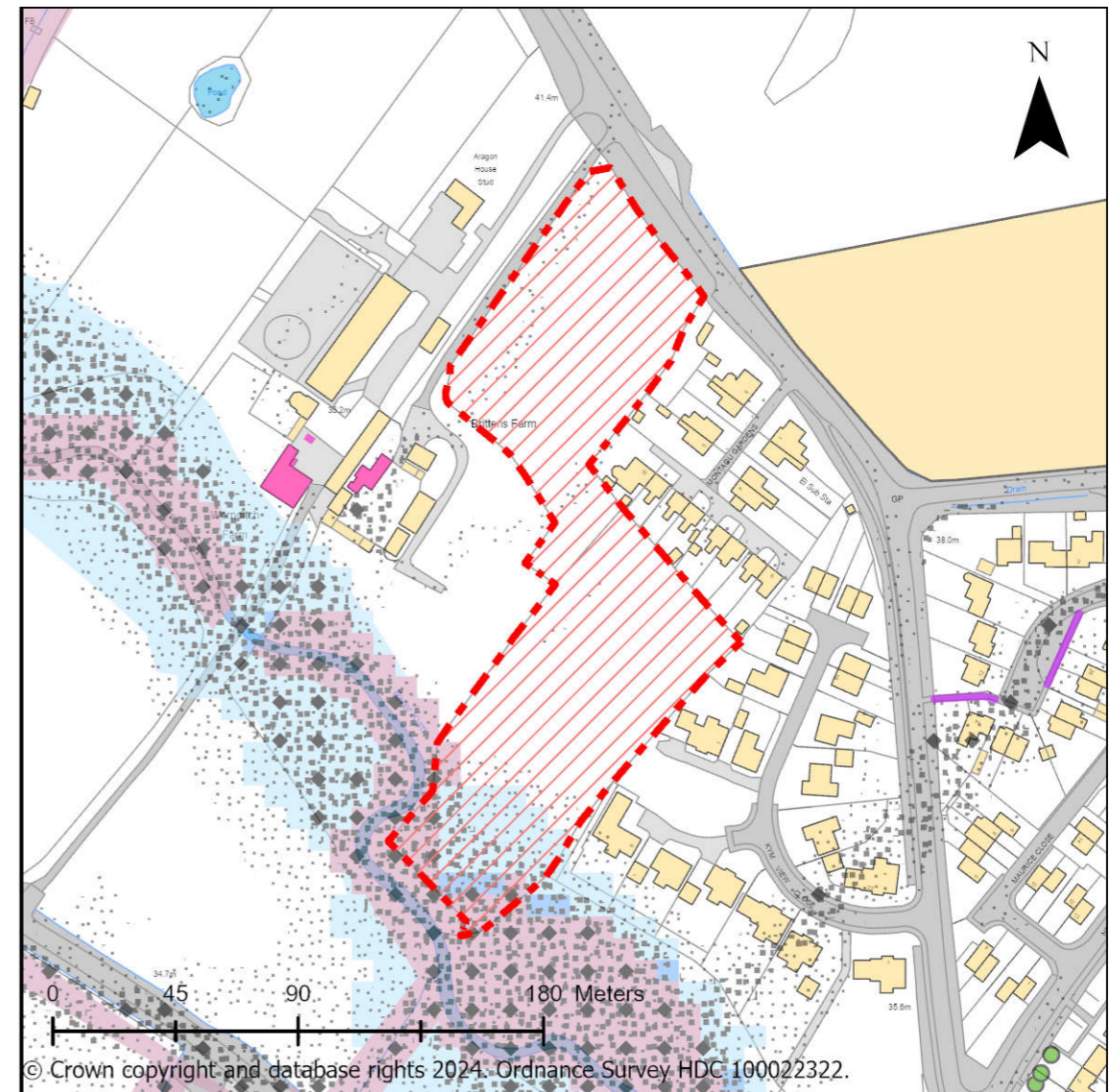
**Core information**

How was the site identified?	Call for sites submission 2023: site reference - CfS:7
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Ecological Appraisal (February 2022)</li> <li>Heritage Statement (March 2022)</li> <li>Planning Statement (May 2022)</li> <li>Proposed Site Plan (drawing number: 4860/101 revision B) (December 2021)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site consists of two connected areas of land used for horse grazing and hay production as well as for agricultural storage. The majority of the site is within flood zone 1, however, approximately a third of the southernmost part is constrained by both fluvial and surface water flood risk. The majority of the land is classified as grade 3 agricultural land, however approximately half of the southern part is classified as grade 2. The site is broadly level but does slope gently downwards from north east to south west towards the River Kym. It is fairly well enclosed by hedging and trees along its boundaries. From the B660 vegetation largely obscures the site from view. The River Kym forms a natural boundary to the site's south western boundary. The site adjoins residential properties at Montague Gardens and Kym View Close to the east and south and to the north/ north west Brittens Farm and Wornditch Farm both of which include listed buildings. The Heritage Statement submitted as part of the Call for Sites submission identifies that there are non-designated heritage assets within the site being a well defined ridge and furrow area in the southern part of the site sloping down towards the River Kym.</p> <p>There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no nature conservation designations on site. Access to the site can be achieved from the B660. There is an existing track that leads to Brittens Farm and Wornditch Farm running along the north/north west boundary of the site but the proposed site plan submitted as part of the Call for Sites submission shows that a separate access will be provided to serve this development.</p> <p>The site is predominantly greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel as well as for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is in single individual ownership who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is the intention of the landowner to deliver the development directly. The promoter suggests the land is available now and could be built out over 1 to 2 years.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that water, electricity and digital telecommunications infrastructure are all accessible from the site's boundary which adjoins the public highway for access. There is no access to gas. There are no buildings on site to clear. The site gradually slopes downwards towards the River Kym. It is constrained by flood risk along</p>	~

<p>its south western boundary where it meets the River Kym as well as by heritage assets to the north and north west. The site can be accessed from the B660 and the proposed site plan shows that this access can be designed which fits in with the shape of the site to serve the southern part of the site as well.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location means that any future development would need to be very sensitive to its setting and context particularly in relation to heritage assets, flood risk in the southern portion of the site and impact on the Kym Valley. The site promoter does not appear to seek an allocation status for the site. It is also indicated that the site will not be sold and development will be delivered via the landowner. While the site appears to be available now and several technical studies relating to heritage and ecology have been prepared as well as a proposed site plan, no formal planning application has yet been submitted. The site is located on the edge of the built up area of Kimbolton and as it does not appear to be the intention of the landowner to bring this site forward as a rural exceptions scheme, it is likely that the successful development of the site would require an allocation status. As such, the site is therefore categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Wholly greenfield land predominantly classified as grade 3</li> <li>• Majority of the site is in flood zone 1 but there is fluvial and surface water flood risk in proximity to the River Kym</li> <li>• Good accessibility to local services, shops and employment</li> <li>• Good accessibility to natural greenspace</li> <li>• Several heritage assets could be impacted by the development of the site</li> <li>• Potential to integrate built development into the existing community so could support sustainable place-making</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for built development subject to landscaping and adequate mitigation of any adverse impacts on heritage assets</li> <li>• Has potential to accommodate development that could be integrated well into the existing place and community</li> </ul>
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- Would need to incorporate flood mitigation and open space to mitigate the risk of flooding in the southernmost part of the site and conserve the ridge and furrow on site, this part of the site could incorporate landscaping to provide a softer development edge
- Development should be located away from the southern extent of the site where flood risk is present.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 1.4 ha  65% net developable area allowed for additional landscaping, flood mitigation and to respond to heritage context.  1.4 ha x standard proportion of 65% = <b>0.91 ha</b>	Residential:  Market homes and/or affordable homes  Very low density of 25 dph anticipated due to the edge of village location.  Very low density of 25dph = 0.91 ha x 25 dph = <b>23 homes</b>	Available post 2028 subject to successful allocation status  Build out over 1 - 2 years

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**Updates after the Initial Assessment**

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**Kimbolton 2: Land East of Stow Road, Kimbolton**

<b>Site reference</b>	Kimbolton 2
<b>Site name</b>	Land east of Stow Road, Kimbolton

Site address	Parish(es)	Site area (ha)
Land north of Stow Road and Kimbolton Primary Academy, Stow Road, Kimbolton	Kimbolton	17.18

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential : <ul style="list-style-type: none"> <li>Market and affordable housing</li> </ul> Open Space uses: <ul style="list-style-type: none"> <li>Natural, green or open space:</li> <li>Biodiversity net gain</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Extension to Kimbolton Primary Academy site</li> </ul>	100 - 200 homes  Approximately 0.7 ha extension to Primary Academy site  Open space and biodiversity net gain areas of approximately 10.3 ha	Available 2024 - 2028  Build out over 2 to 4 years depending on number of homes  Two potential phases are identified in the Vision Statement

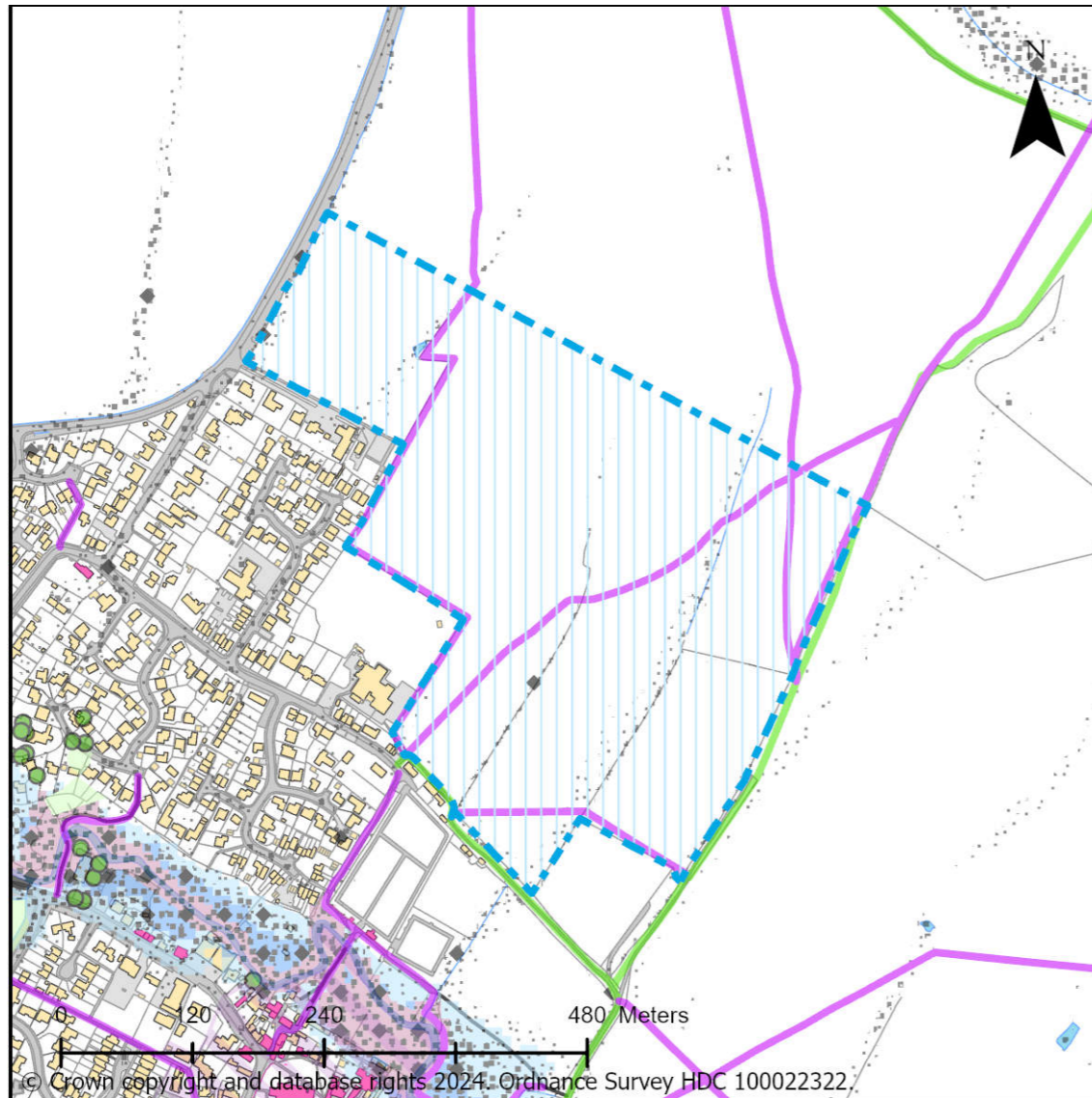
**Core information**

How was the site identified?	Call for sites submission 2023: site reference - CfS:31
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Vision Statement

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly in flood zone 1 but there is a risk of surface water flooding close to the Stow Road boundary and in several narrow channels parallel to this running down the site. The majority of the site is classified as grade 2 agricultural land with just the south eastern corner being grade 3. The site comprises open agricultural land with 3 narrow belts of trees and shrubs and several ditches running broadly north-south through the site and two small copses of trees. The land slopes up towards the north from where the site adjoins the village at an increasing gradient from the more level land close to the village boundary with an overall increase in elevation of up to 18m in the central section. The land forms part of the wider Kym Valley sloping up progressively through the village towards Over Hills situated</p>	~
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to the north of the site. The south western edge of the site adjoins residential properties with the south eastern part adjoining Kimbolton Primary Academy, dispersed properties on Newtown and Rookery Lane Allotments. The north eastern corner of the site adjoins Warren Spinney which contains the grade II\* listed Warren House a folly associated with Kimbolton Castle.

The site boundaries generally comprise a mixture of hedging and trees providing limited screening from neighbouring uses. However, the northern boundary is undefined as it crosses a large field. Extensive views can be obtained across the site from Over Hills and public rights of way to the north of the site and from the northern part of the site across the village. To mitigate the impact of development on the landscape buildings would need to be limited to the lower ground close to the existing village with substantial landscaping on the rising land to the north to soften the edge to the surrounding countryside and to minimise the impact of built development on the setting of the historic part of the village.

There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects it. The site is beyond the Kimbolton conservation area and it contains no listed buildings or other known heritage assets. However, given the proliferation of heritage assets in the vicinity and the potential for development to impact on them an assessment of heritage assets would be required. There are no designated nature conservation assets within the site. The site has a field access from the rear of 48 Newtown; highway access from Stow Road would necessitate crossing the existing drainage ditch. Options for achieving safe highway access would need to be explored with Cambridgeshire County Council. Two public rights of way connect through the site joining at the pedestrian route linking the Newtown area into Carnaby in Kimbolton's historic centre; these will need to be protected and provide active travel opportunities to reach the village centre.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. The south eastern section of the site lies within a minerals safeguarding area for brickclay and Cambridgeshire County Council will need to advise on whether this is a viable resource forming a constraint to development. It is beyond the 400m buffer around a water recycling site.

<p><b>Availability</b></p> <p>The site is in single ownership who support its development and are in partnership with a developer/ housebuilder through a promotion agreement to bring the site forward. There are no known legal constraints affecting the site. There are no current uses to be relocated. The promoter's delivery intentions are clearly set out in the supporting Vision document in terms of mix of uses, their distribution across the site and the phasing of delivery.</p>	+
<p><b>Achievability</b></p>	~

<p>Electricity, water and digital and telecommunications infrastructure are all available within the site although there is no local gas supply. An electricity distribution site borders the southern edge at Newtown and electricity cables cross the site potentially forming a constraint to the layout of development and a potential cost should they need to be undergrounded or rerouted. At its nearest point the site is just 300m from the B660 providing good connections to the highway network for materials deliveries. The site promoter acknowledges constraints arising from the landform and increased demand on Kimbolton Primary Academy. Their proposed scheme incorporates mitigation measurements for both of these by providing additional land for the school and restricting built development to the southern part of the site and incorporating substantial areas for open land and biodiversity net gain.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is constrained by its topography and the potential impact of development on the existing village and the wider setting of the Kym Valley. The location means that any future development will need to be sensitive to its impact on landscape and the setting of heritage assets. Whilst the site promoter is clear in their intentions, development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Wholly in flood zone 1 but with channels of surface water flood risk</li> <li>• Primarily grade 2 agricultural land with some grade 3 nearest to the boundary with Kimbolton</li> <li>• Sits within the wider landscape setting of the Kym Valley</li> <li>• Remote from designated nature conservation sites</li> <li>• Of a scale to accommodate a range of housing sizes, types and tenures along with other community and open space uses</li> <li>• Good access to local shops, services, education and employment</li> <li>• Limited public transport access but good active travel opportunities</li> <li>• Opportunities exist for integration into the existing village through the Primary School and active travel routes</li> <li>• Very sensitive with regard to heritage assets both adjacent to the site and in longer term views</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- May be appropriate for a mixed use development of homes, open space, biodiversity net gain and community uses including an extension to the primary school
- Would need to limit built development to the lower ground in the southern part of the site to reduce its landscape impact and allow for more effective integration with the existing built form
- Would need to provide a substantial portion of the site as open space and biodiversity net gain
- Would need to retain the three surface water channels running through the site and incorporate them into the landscaping scheme
- Would need to ensure public rights of way continue to provide access through the site to the open countryside and connecting into the village

**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Gross site area of 17.18 ha</p> <p>10.3 ha are promoted for open space and biodiversity net gain</p> <p>0.7 ha is promoted for additional school infrastructure</p> <p>6.18 ha are promoted for residential development</p> <p>80% net developable area for the residential portion allowed due to separate open space provision but the need to accommodate surface water drainage channels and heritage asset sensitivity</p> <p>Net developable area of 6.18 ha x 80% = <b>4.92 ha</b></p>	<p>Natural, green or open space and biodiversity net gain - 10.3 ha</p> <p>Primary school infrastructure - 0.7 ha</p> <p>Residential use - market and affordable housing</p> <p>Low density of 35 dph anticipated due to the ability to vary densities within the site allowing for very low density development in the most sensitive parts.</p> <p>4.92 ha x 35dph = <b>173 new homes</b></p>	<p>Subject to allocation</p> <p>Delivery over 4 years</p>

**Updates after the Initial Assessment**

<p> </p>
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**Kimbolton 3: Land South East of 73 Main Road, Stonely**

<b>Site reference</b>	Kimbolton 3
<b>Site name</b>	Land South East Of 73 Main Road, Stonely

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land South East Of 73 Main Road, Stonely	Kimbolton	0.29

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing Custom and self-build housing	1 - 6 market/affordable homes or 3 custom and self-build plots	Available 2023 Build out over 1 to 2 years

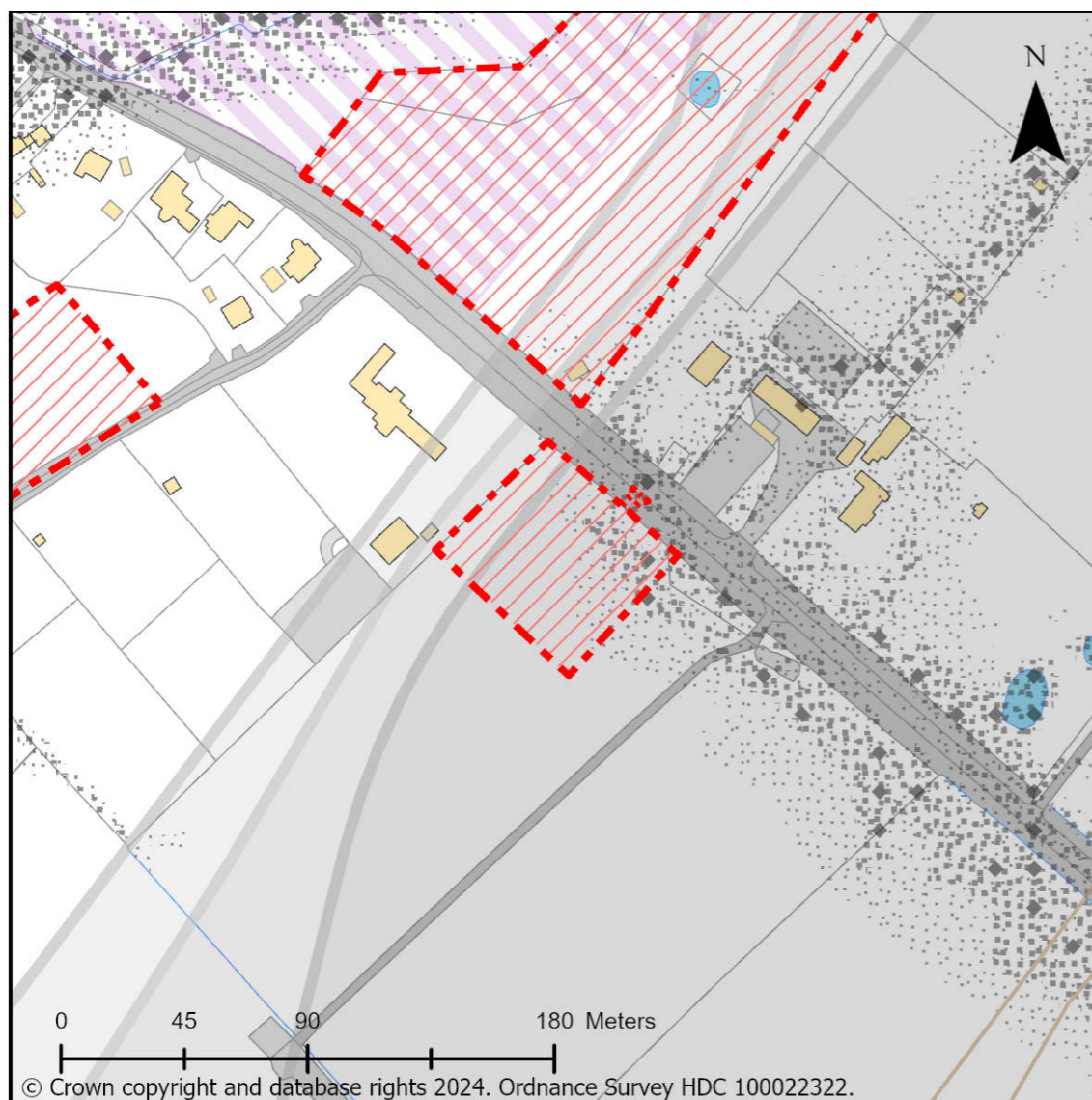
**Core information**

How was the site identified?	Call for sites submission 2023: site reference - CfS:144
Relevant planning history	<ul style="list-style-type: none"> <li>20/01125/OUT - outline planning application for the erection of up to 3no. self-build and custom build dwellinghouses and construction of a footpath. Refused in September 2021</li> <li>Planning appeal - 22/00019/REFUSL. Appeal dismissed on 5 January 2023</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Arboricultural Impact Assessment (June 2020)

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is located within flood zone 1 but half of the site is constrained by surface water flooding mostly along its frontage along Main Road. The land is classified wholly as grade 3 agricultural land with no existing structures on site. The site is broadly level and is in pastoral agricultural use. The site forms the northern section of a larger field with no features distinguishing the site area from the remainder of the field. The northern boundary is enclosed with thick trees and vegetation along Main Road. A line of trees and vegetation also obscures the site along its north western boundary where it adjoins 73 Main Road. The site itself is completely open to the south and south east although the boundaries of the larger field have substantial vegetation obscuring the site from longer distance</p>	~
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<p>views. North east of the site is Stonely Hill Farm and to the north west is 73 Main Road, on its remaining sides the site is surrounded by open countryside. The location plan provided in the Call for Sites submission shows that the wider field in which this site sits is also in the ownership of their client.</p> <p>There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site, however the site is wholly within a gas pipeline buffer zone which forms a significant constraint. Electricity powerlines run along the site's frontage along Main Road. There are no heritage assets or nature conservation designations on site. If some of the thick vegetation is removed then an access could be provided to the site from Main Road.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in single individual ownership who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is the intention to acquire planning permission and then sell to a third party for development. The promoter suggests the land is available from 2023 and could be built out over 1 to 2 years. Indeed the site has already been subject to an outline planning application but was refused. The site promoter in their Call for Sites submission has also stated that the wider field shown in blue on the submitted site plan is 4 hectares and this would lend the option to use a further 0.4 of hectares to create hedgerows and a woodland to enclose the 0.29 hectares within the field.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that mains water supply and the public highway are accessible from the site boundary with all other services being identified as unknown. There is no gas supply in the local area. There are no buildings on site so no clearance work would be required and the site is flat so there are no topographical challenges to overcome but there is considerable surface water risk. Access to the site would require removal of some established hedgerow trees and considerable landscaping will be required. The site is not located within a conservation area so this may be possible to achieve without negatively impacting the character of the village in this part. It is suggested that some of the wider field in which the site is located could be used for additional landscaping, hedging and woodland. The site promoter has also put the site forward for several potential residential proposals, one for a potential First Homes scheme, a market housing scheme or for 3 custom and self-build plots which would fall below the minimum threshold of 5 homes to justify allocation. Clarity will be required on which option would be taken forward.</p>	~

<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location means that any future development will need to be sensitive to its setting and incorporate landscaping measures and SuDs. The site promoter states that it is intended to acquire planning permission and then sell to a third party for development. Therefore, it appears that it is intended not to wait for a potential allocation status to deliver the site. Of the potential residential options put forward by the site promoter, the only one that may in principle have support is a First Homes scheme, however this has not been the intention of the promoter previously based on the planning history for the site. If an affordable scheme is not pursued, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.</p>	~	
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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site consists of greenfield land</li> <li>• Surface water flood risk constraints approximately half of the site, mostly along its frontage along Main Road</li> <li>• Is accessible to a shops, primary education and local leisure and community facilities within Kimbolton</li> <li>• Some limited public transport access and access to employment opportunities</li> <li>• Is remote from natural greenspace</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for built development due to its location as development would erode the rural approach into Stonley as well as the site being within an oil pipeline buffer zone and extensive surface water flood risk</li> <li>• Could only safely accommodate development at the southern end due to surface water flood risk resulting in a large set back which would not reflect the character of the area</li> </ul>	
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Kimbolton 4: Land North of Main Road, opposite Gimbers End, Stonely**

<b>Site reference</b>	Kimbolton 4
<b>Site name</b>	Land North of Main Road, opposite Gimbers End, Stonely

Site address	Parish(es)	Site area (ha)
Land North of Main Road, opposite Gimbers End, Stonely	Kimbolton	1.82

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Between 5 and 15 homes	Available 2024 - 2028 Build out over 1 - 2 years

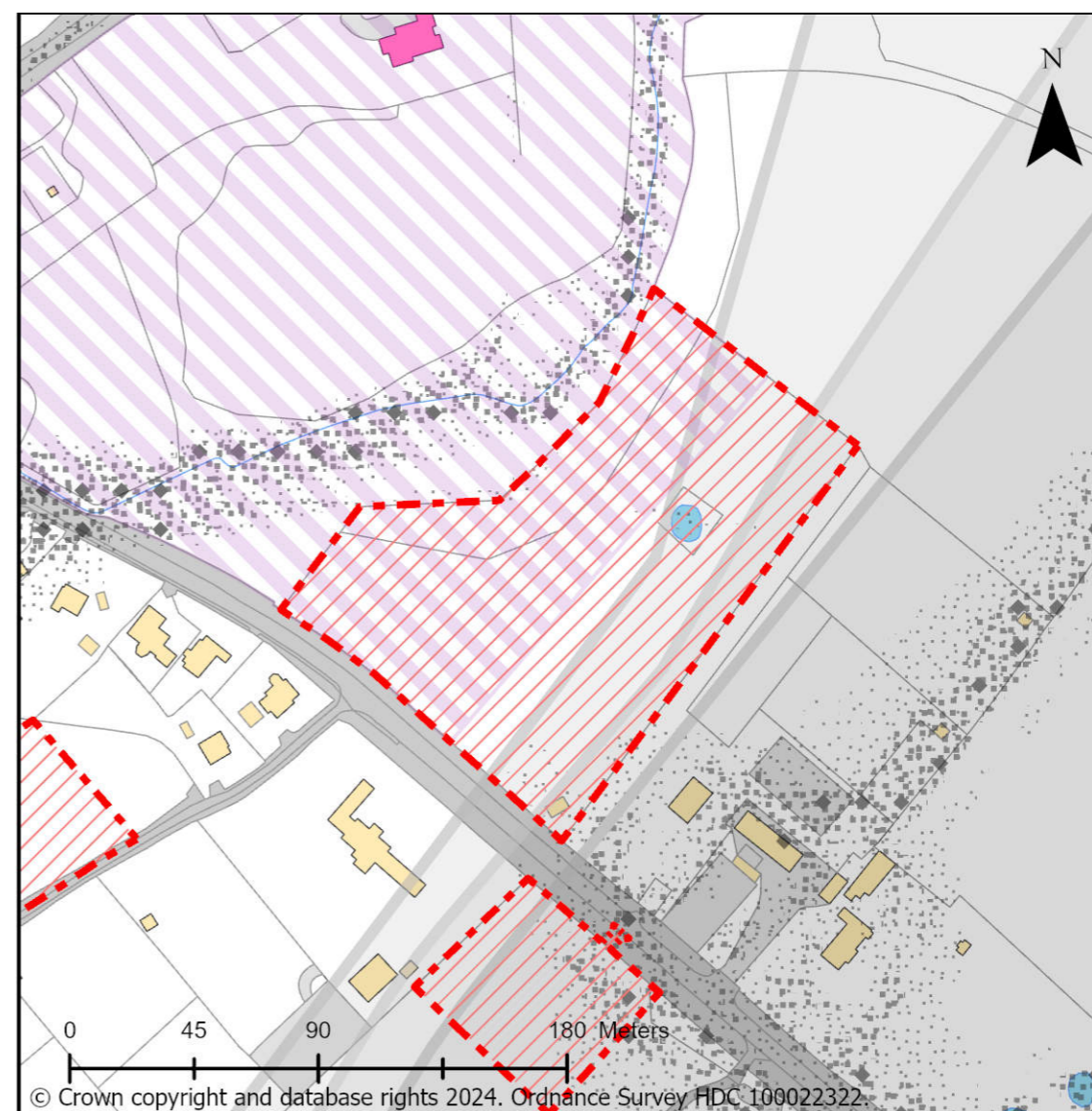
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – Cfs:179
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Rough grazing land
Supporting information	Environment Agency flood map

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is located within flood zone 1, the southern corner of the site is constrained by some surface water flood risk and there is also a pond located just north of the centre of the site. The land is classified wholly as grade 3 agricultural land and is in use as grazing land with no existing structures on site. The site is broadly level but does rise slightly towards the north east. A series of trees have been planted across the site both towards the frontage and more centrally. The site is clearly outlined by low hedgerows along its boundaries, over which there are views into and across the site from Main Road. Vegetation and trees become thicker along the site's western and northern edges where there is a dense wooded area. Stonely Hill Farm lies to the south east of the site and 73 Main Road is to the south west across the B645. To the north and west of the site is open countryside in a mixture of pastoral and arable farming use.</p> <p>There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site, however approximately half of the south eastern portion of the site is within a gas pipeline buffer zone. Electricity powerlines run along the site's frontage along Main Road. The north western part of the site is located within a conservation area; this coincides with the established dense trees and vegetation present on this part of the site which would need to be retained in any development scheme. This also serves to add to the rural setting of this part of the settlement and screens the grade II listed Stonely Grange from view. There are no nature conservation designations on site but as identified the existing trees on the north and north-western part of the site are important in shaping and framing the character of this part of the village. A field access exists from Main Road which would require improvement to accommodate additional traffic from development.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. Part of the western portion of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in single individual ownership who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is the intention to acquire planning permission and then sell to a third party for development. The promoter suggests the land is available between 2024 and 2028 and could be built out over 1 to 2 years.</p>	+
<p><b>Achievability</b></p>	~

<p>The site promoter has identified that all main utility services are accessible from the site boundary. There is no access to gas in the local area. There are no buildings on site so no clearance work would be required. The site is fairly flat but rises towards the east, there is some surface water risk and considerable heritage and tree constraints on part of the site.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location means that any future development will need to be sensitive to its setting, heritage assets and incorporate landscaping measures and SuDs. The site promoter states that it is intended to acquire planning permission and then sell to a third party for development. Therefore, it appears that it is intended not to wait for a potential allocation status to deliver the site. As it appears that it is not the intention for the site to deliver a rural exceptions scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site consists of greenfield land</li> <li>• Is accessible to shops, primary education and local leisure and community facilities within Kimbolton</li> <li>• Some limited public transport access and access to employment opportunities</li> <li>• Fairly remote from natural greenspace</li> <li>• In depth development of the site is very likely to harm the open character of the area</li> <li>• Potential for adverse impacts on the conservation area and the naturally vegetated landscape forming an important setting into Stonely</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for built development due to its potential adverse impact on the character of Stonely</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Kimbolton 5: Claylands Farm, Main Road, Stonely**

<b>Site reference</b>	Kimbolton 5
<b>Site name</b>	Claylands Farm

Site address	Parish(es)	Site area (ha)
Land at Claylands Farm, Main Road, Stonely, Cambs PE19 5ES	Kimbolton	1.74

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self-build housing	5 - 15 homes	Available 2024 - 2028 Build out over 1 - 2 years

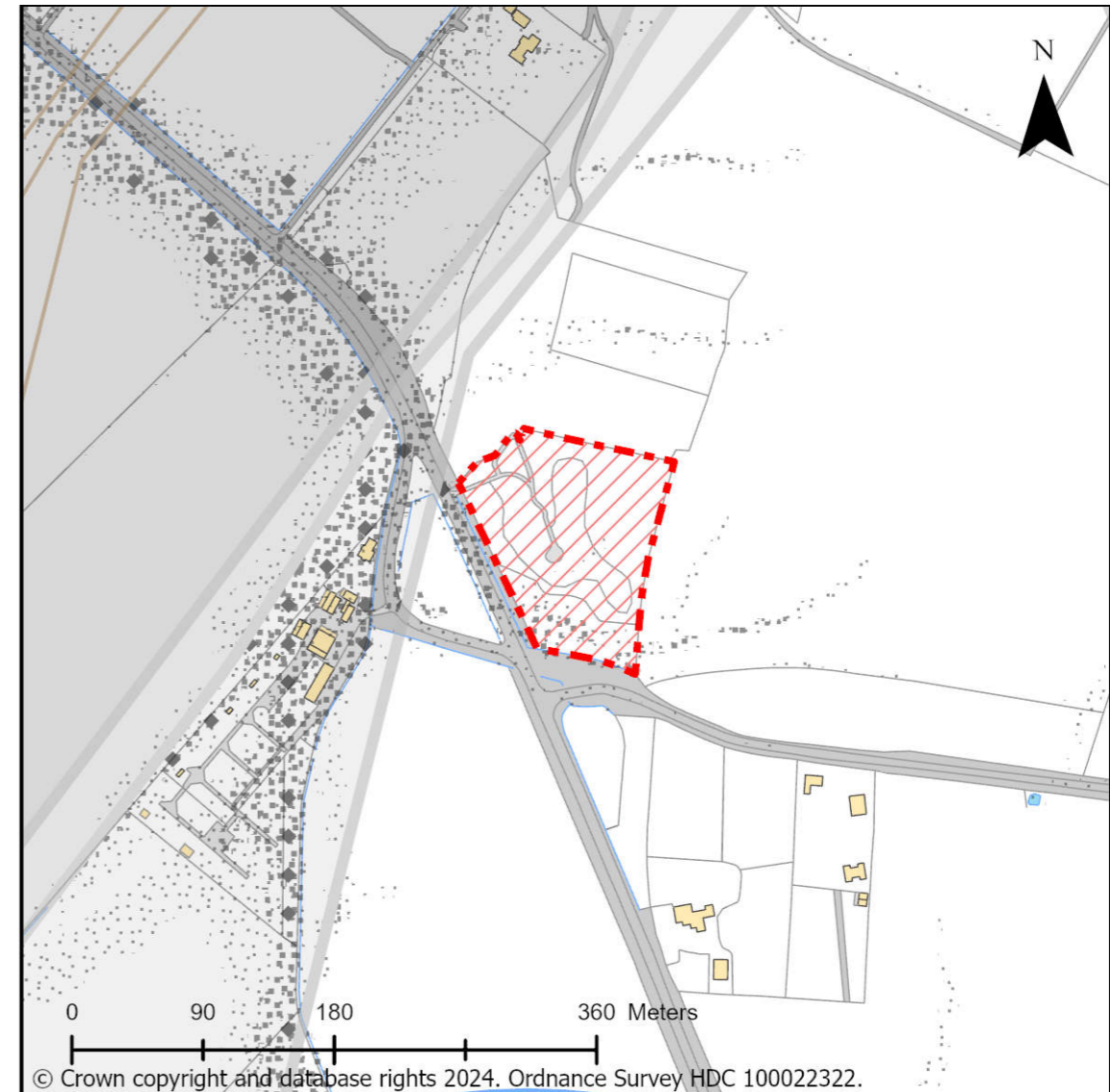
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:176
Relevant planning history	None
Land type	Wholly previously developed land (Fully naturally vegetated)
Current use of the site	The site promoter states this to be brownfield / storage but the site is fully revegetated and comprises rough grassland, trees and shrubs with remains of two small sheds
Supporting information	None

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly in flood zone 1 and is classified as grade 3 agricultural land. The site is relatively flat overall but includes rough mounds. It comprises a mixture of rough grassland, trees and shrubs with remains of several rough tracks and a couple of sheds. It is contiguous with a larger area of woodland which has been established for over 30 years. The site contains mature trees and hedging on all sides which provide screening from the adjoining agricultural farmland and the open countryside. This makes the proposed use incompatible with neighbouring uses. It has no nature designations on it or immediately adjoining it which will impact development.</p> <p>There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. The site is remote from any conservation area and contains no listed buildings or other known heritage assets. There are no designated nature conservation assets within the site. The site can potentially be accessed from the B645 with a field gate being present on the western boundary.</p> <p>Although the site is considered wholly brownfield by the site promoter, it has been fully naturally vegetated and would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. There are no current uses to be relocated. The promoter suggests the land would be available in 2024-2028 and seeks to obtain an allocation before selling it to a third party for development.</p>	+
<p><b>Achievability</b></p> <p>The site promoter advises that electricity, water and digital and telecommunications infrastructure are all accessible from site boundary. There is no known access to gas supply in the local area. The site has no clear topographical challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can potentially be accessed from B654. There are no substantial built structures on the site. The site contains mature trees, shrubs and hedgerows and an Aboricultural Impact Assessment would be required to assess and mitigate the impact of the proposed development on the existing trees.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no known legal or ownership constraints. There are no substantial structures on site to clear but there are significant constraints to mitigate. Impact on existing trees is a key development consideration within a future masterplanning of the site. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is considered wholly brownfield but has been fully naturally vegetated
- Fairly good connectivity to the strategic road network
- Fairly remote from existing settlement
- Could not be effectively integrated into the existing place and community
- Has very limited accessibility to local services and employment
- Potential for adverse impacts on existing trees
- Will not make an efficient use of land

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to its separation from the village, potential impact on surrounding countryside and revegetated nature of the previously developed land

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Kimbolton 6: Land North of Gimbers End, Stonely**

<b>Site reference</b>	Kimbolton 6
<b>Site name</b>	Land North of Gimbers End, Stonely

Site address	Parish(es)	Site area (ha)
Open land located on the north side of Gimbers End and west of Main Road,(B645) Stonely, Kimbolton, Huntingdon, Cambs.	Kimbolton	0.80

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self-build housing	5 homes/plots	Available 2024 - 2028 Build out over 2 to 3 years

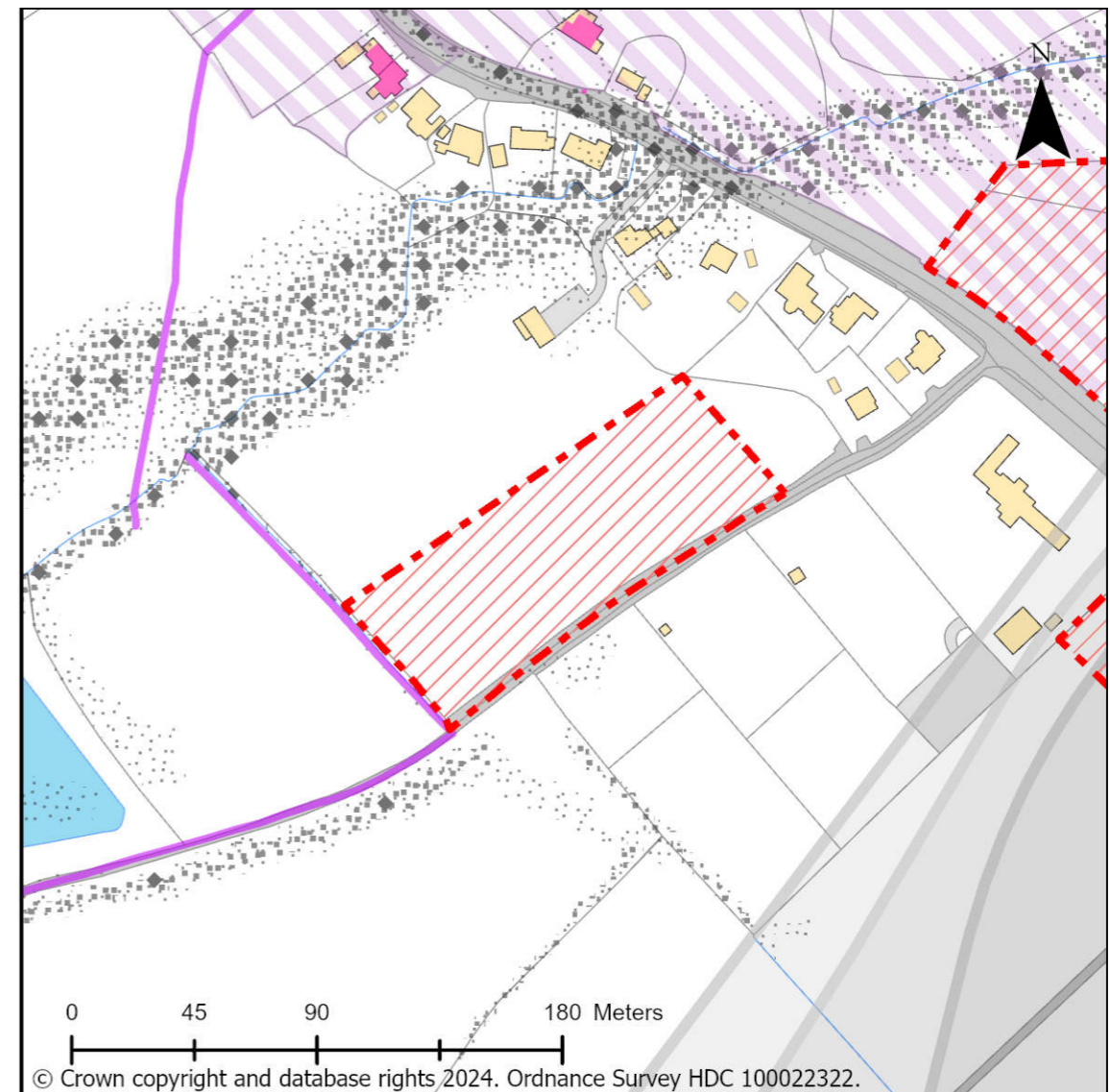
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:364
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly in flood zone 1 and is classified as grade 3 agricultural land. It comprises part of an open agricultural land with no distinct boundary between the site and the remainder of the field. The site is flat and has a similar topography to its surrounding areas. It is bounded by mature trees and hedging on the south western and south eastern boundaries which provides limited screening from the adjoining agricultural land. To the north western side the site is completely open to the remainder of the field which contains a single agricultural barn; this boundary would require landscape screening. The north eastern edge of the site adjoins the rear gardens of homes along Main Road which are generally well screened by existing trees. The site is visible from a farm track at the southeast and would require landscaping buffers to mitigate impact of the development on the open countryside.</p> <p>There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. The site is beyond the Kimbolton conservation area and contains no listed buildings or other known heritage assets. There are no designated nature conservation assets within the site. The site can potentially be accessed from a farm track to the south east which connects to the B645 to the north but would need upgrading to serve additional traffic.</p> <p>The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.</p>	+
<p><b>Availability</b></p> <p>The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. There are no current uses to be relocated. The land promoter suggests the land would be available within 2024 - 2028 and would be delivered by a third party after planning permission is obtained.</p>	+
<p><b>Achievability</b></p> <p>Electricity, water and digital and telecommunications infrastructure are all accessible from site boundary. There is no known gas supply in the local area. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead powerlines are present. The site can potentially be accessed from a farm track which connects to the B654 north of the site. There are no built structures on the site that require clearance. The site promoter seeks residential uses of either 5 homes or 5 plots for custom and self build housing. Landscaping will be required to mitigate the impact of development on site on the countryside.</p>	+

<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are no structures on site to clear and there are no significant constraints on site to mitigate. Landscaping would be a key development consideration within any proposed layout for development of the site. It is the site promoter's intention to acquire an allocation status for the site with delivered by a third party after planning permission is obtained. As such, the site is categorised as developable</p>	~
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Progression of Site through to Sustainability Appraisal

<p><b>Should the site progress to the sustainability stage?</b></p>	Yes
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Has very limited accessibility to local services</li> <li>• Small scale development could be integrated into the existing place and community</li> <li>• Some limited public transport access and access to employment opportunities</li> <li>• Is remote from natural greenspace</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for built development</li> <li>• Would contribute to the housing needs of the district</li> <li>• Could support place-making and sustainable lifestyle</li> </ul>
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 0.80 ha</p> <p>40% net developable area to allow road frontage development to reflect local character and provide areas of landscaping</p> <p>Net developable area of 0.80 ha x 40% = <b>0.32 ha</b></p>	<p>Residential use - market and/ or affordable housing or custom and self-build</p> <p>Very low density of 25 dph anticipated due to the edge of the village location.</p> <p>Capacity = 0.32 ha x 25 dph = <b>8 homes/plots</b></p>	<p>Post 2028</p> <p>Build out over 2 to 3 years</p>



**Updates after the Initial Assessment**

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**Kimbolton 7: Land North of Tilbrook Road, Kimbolton**

<b>Site reference</b>	Kimbolton 7
<b>Site name</b>	Land North of Tilbrook Road, Kimbolton

Site address	Parish(es)	Site area (ha)
Open land located north of Tilbrook Road (B645), north of the Kimbolton Prep School, south of Brittens Farm and west of Kym View Close, Kimbolton	Kimbolton	1.46

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	23 homes (14 market and 9 affordable)	Available 2024 - 2028 Build out over 2 - 3 years

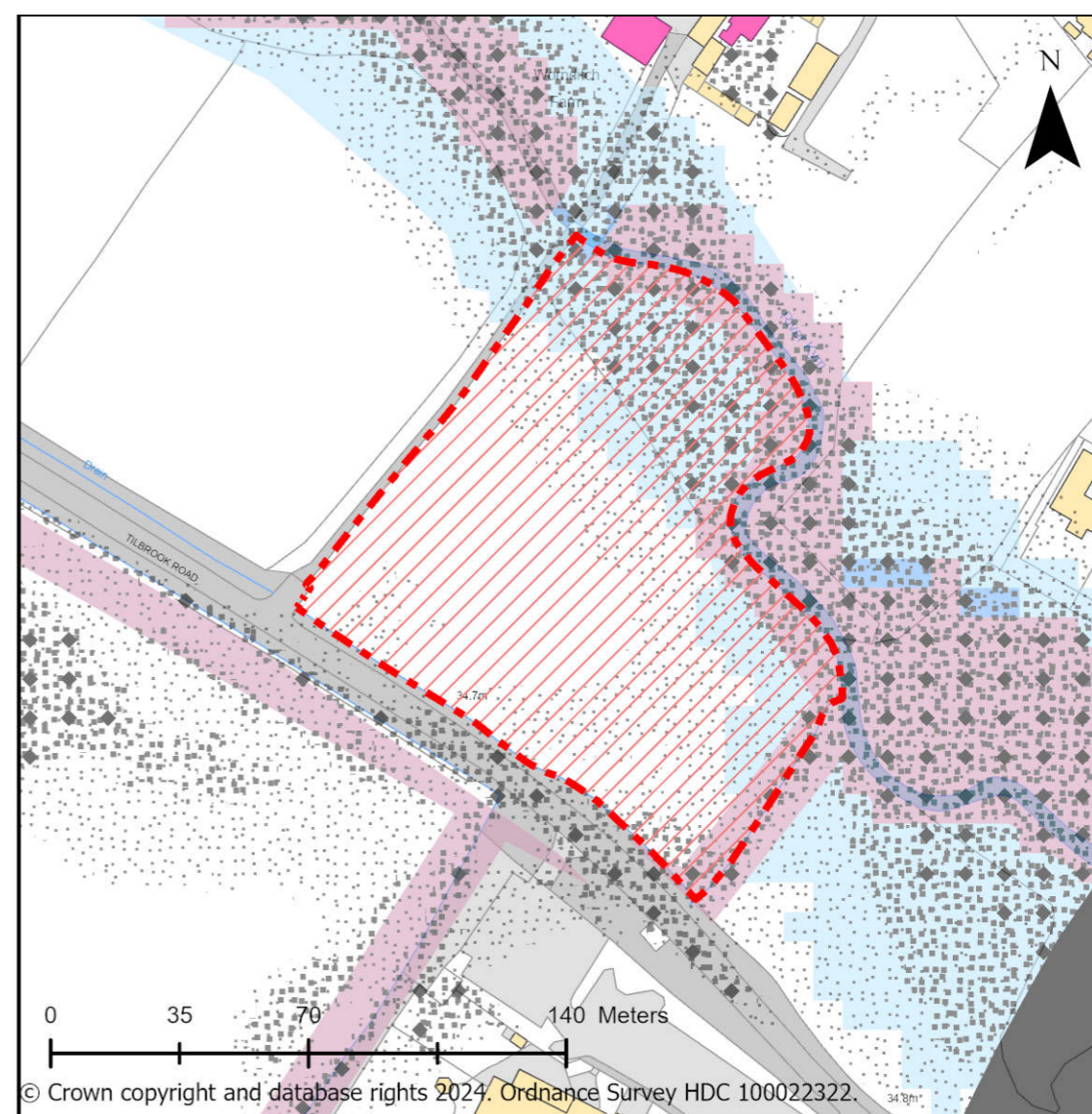
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:366
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Less than 50%	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is classified as grade 2 agricultural land. About 62% of the site is within flood zone 1, with 14% being within flood zone 3 and the rest being in flood zone 2. Significant flood mitigation measures would be required to mitigate the risk of flooding. The site is relatively flat and has a similar topography to its surrounding areas. The site comprises open grassland with a narrow belt of mature trees around all its boundaries providing screening from adjoining uses. There are some mature trees within the northern part of the site. The site is bounded to the north by the River Kym beyond which is Brittens Farm. Tilbrook Road parallels the southern boundary with the Kimbolton Preparatory School situated to the south east of the site. To the west is extensive grassland forming the setting to Wornditch Farm and to the east is again open grassland with trees and hedgerows. The context is one of open and agricultural land rather than of built development would not be compatible with neighbouring uses.</p> <p>There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site can potentially be accessed from Tilbrook Road (B645) to the south which links the site to the existing settlement.</p> <p>The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. There are no current uses to be relocated. The land promoter suggests the land would be available within 2024-2028 and would be delivered by a third party after planning permission is obtained.</p>	+
<p><b>Achievability</b></p> <p>All main services are accessible from the site boundary except for gas supply. The site is fairly flat but is constrained by flood risk along its northern and eastern boundary along the River Kym. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can potentially be accessed from Tilbrook Road (B645). There are no built structures on the site that require clearance. The site promoter seeks residential uses of 14 market homes and 9 affordable homes.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no known legal or ownership constraints. There are no structures on site to clear and there are no significant constraints on site to mitigate. Flood risk is a key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by a third party after planning permission is obtained. As such, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- It wholly consists of greenfield land
- Is accessible to a shops, primary education and local leisure and community facilities within Kimbolton
- Some limited public transport access and access to employment opportunities
- Majority of the is in flood zone 1 but part of the site is at risk of fluvial and surface water flood risk
- May be suited for ribbon development which does not reflect the character of the existing built form
- The amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development as the site would not respect the form and character of Kimbolton

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Kimbolton 8: Land North of Station Road/ Stow Road, Kimbolton**

<b>Site reference</b>	Kimbolton 8
<b>Site name</b>	Land North of Station Road/Stow Road, Kimbolton

Site address	Parish(es)	Site area (ha)
Open land located east of Station Road and north of the junction with Stow Road, Kimbolton, Huntingdon, Cambs.	Kimbolton	0.43

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	11 homes (6 market and 5 affordable)	Available 2024 - 2028 Build out over 2 - 3 years

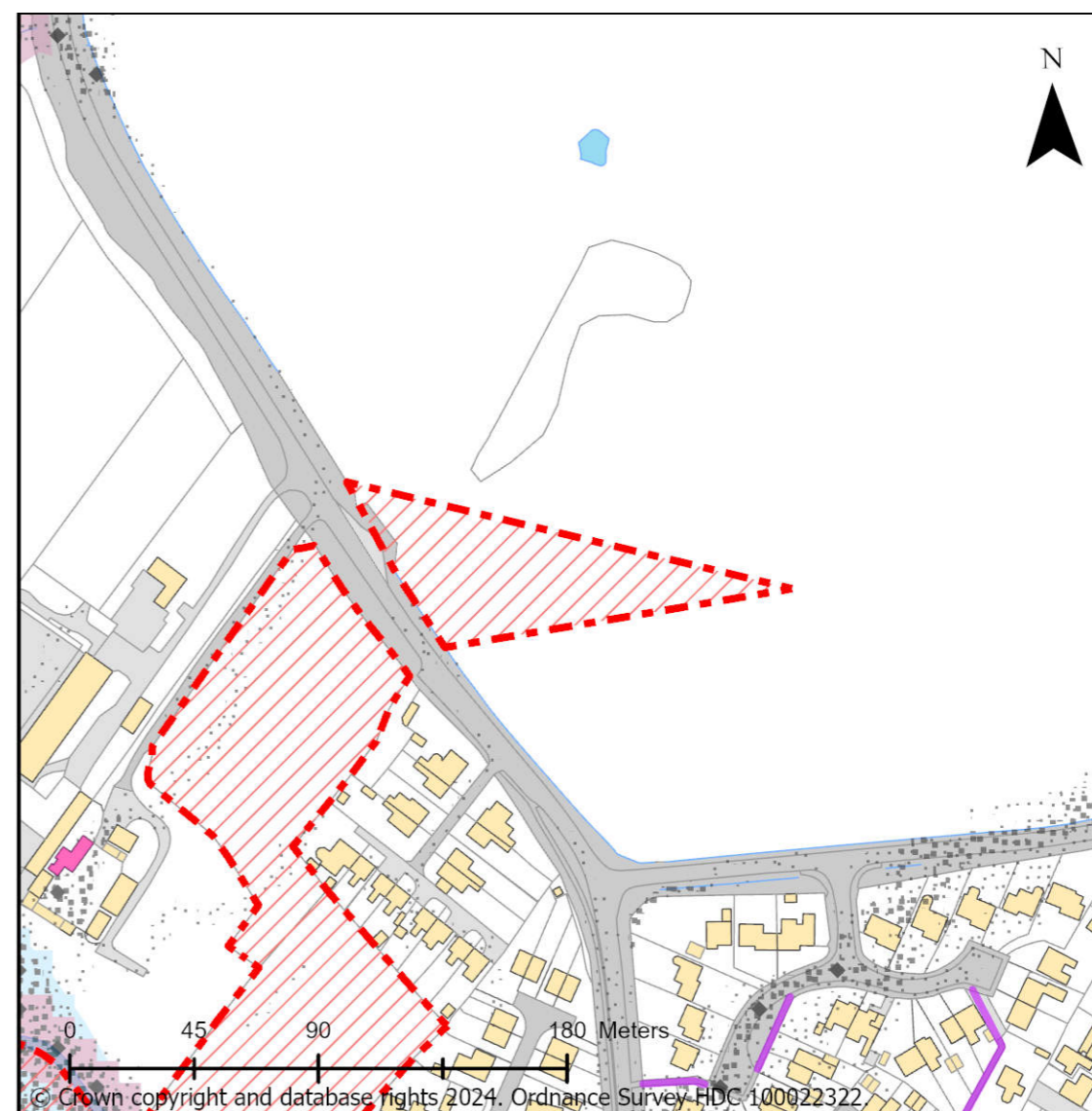
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:354
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is wholly in flood zone 1 and is classified as grade 3 agricultural land. The site is on the north-western edge of Kimbolton and comprises agricultural land with no trees or hedging on it or along its boundaries. It is bounded by agricultural land on north, south, east and west. The site adjoins the housing allocation site KB 2 (North of Station Road/Stowe Road, Kimbolton) in the Huntingdonshire's Local Plan 2036 to the south which is yet to be developed. The successful integration of the site is dependent on the allocated development to the south which has not yet come forward. The northern point also coincides with the entrance to Britdens Farm, on the opposite side of Station Road. The site is flat and has a similar topography to its surrounding areas. Development of the site would be visible from all sides and landscaping buffers would be required to mitigate the impact of development on the adjoining countryside.</p> <p>There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. It contains no listed buildings or other known heritage assets. Also, there are no designated nature conservation assets within the site. The site can potentially be accessed from Station Road adjoining the site to the south which connects to B660.</p> <p>The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. There are no current uses to be relocated. The land promoter suggests the land would be available within 2024-2028 and would be delivered by a third party after planning permission is obtained.</p>	+
<p><b>Achievability</b></p> <p>Electricity, water and digital and telecommunications infrastructure are all accessible from site boundary. There is no known gas supply in the local area. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can be accessed from Station Road which connects to B660. There are no built structures on the site that require clearance. The site promoter seeks residential uses of 6 market homes and 5 affordable homes. The successful integration of the site is dependent on the allocated development to the south which has not yet come forward.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no known legal or ownership constraints. There are no structures on site to clear and there are no significant constraints on site to mitigate. Landscaping is a key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by a third party after planning permission is obtained. As such, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is accessible to shops, primary education and local leisure and community facilities within Kimbolton
- Some limited public transport access and access to employment opportunities
- Good connectivity to the strategic road network
- Small scale development could be integrated into the existing place and community after completion of current allocation KB 2 North of Station Road/ Stowe Road
- The site is highly exposed to the surrounding countryside.

In combination the outcomes of the LAA and SA indicate that the site:

- Would not be appropriate for built development until the current allocation is completed due to its isolated location within the open countryside

**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
Capacity calculation not undertaken as site is inappropriate for development due to low potential for integration with the village.	N/A	N/A

**Kimbolton 9: Land North of Easton Road, Stonely**

<b>Site reference</b>	Kimbolton 9
<b>Site name</b>	Land North of Easton Road, Stonely

Site address	Parish(es)	Site area (ha)
Open land located on the north side of Easton Road, Stonely (opposite Stonely Grange), Kimbolton	Kimbolton	0.98

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing Market and/or affordable housing	5 homes/plots	Available 2024 - 2028 Build out over in 2 - 3 years

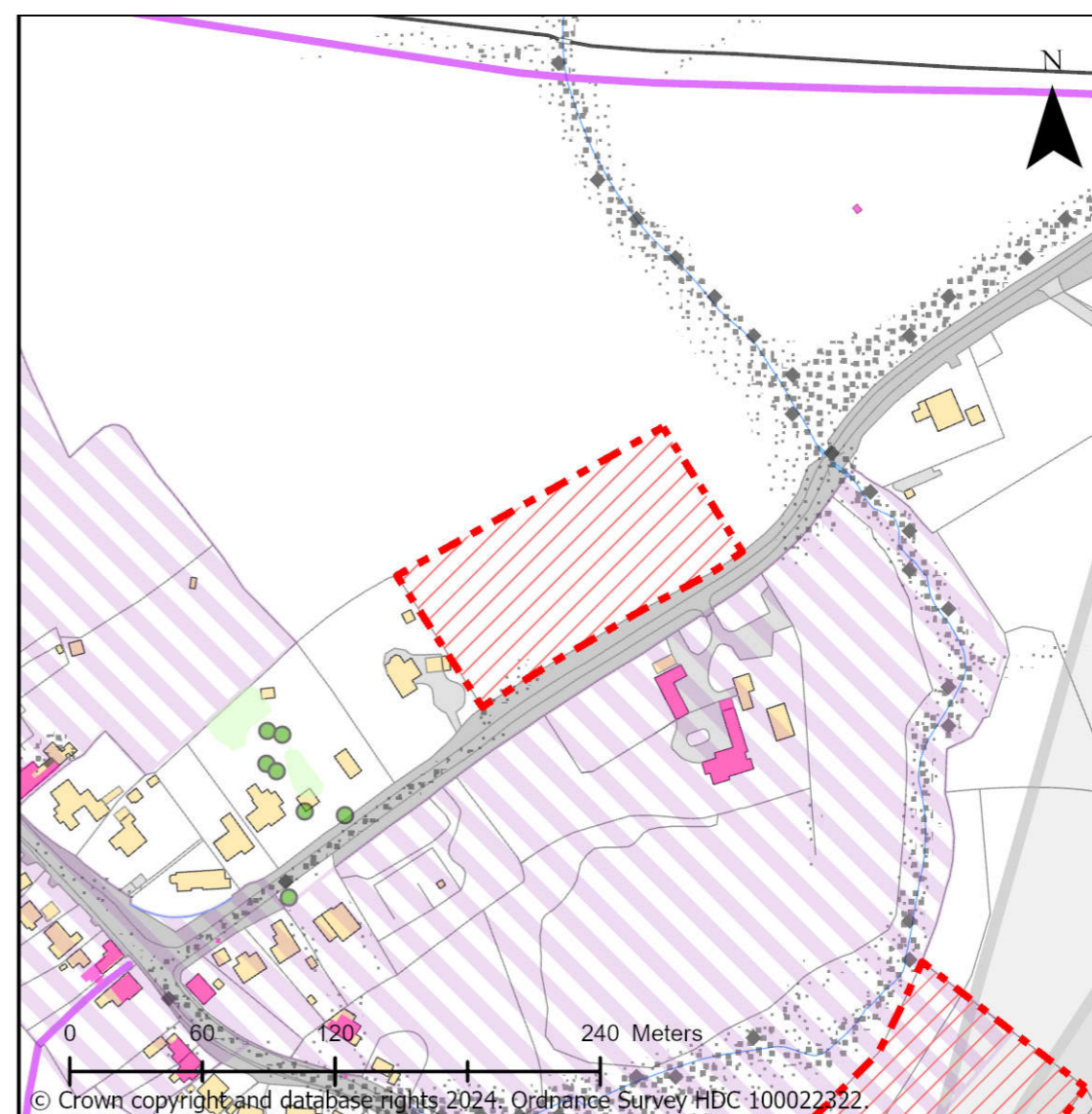
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:361
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
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<p>The site is wholly in flood zone 1 and is classified as grade 3 agricultural land. It comprises open agricultural land currently in arable use with a narrow belt of trees separating it from the residential development to the west and another narrow belt of trees at the eastern boundary. The site is relatively flat although is part of a larger field which rises gently to the north west. It is bounded by residential development to the west and south but is exposed to the open countryside on the northern edge as the site comprises a small portion of a larger arable field with no current boundary demarking the proposed northern edge. The site is visible from Easton Road with only a low hedge separating the site from the road which would not provide any screening of new development. The site is also visible from a footpath that connects the few properties at the edge of Stonely to Kimbolton. As such, the site would require some landscaping to provide screening from adjoining uses.</p> <p>There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. Although the site is beyond the Kimbolton conservation area and contains no listed buildings or other known heritage assets, it is opposite the conservation area and the Stonely Grange listed buildings. There are no designated nature conservation assets within the site. The site can potentially be accessed from Easton Road which connects to B645.</p> <p>The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. There are no current uses to be relocated. The land promoter suggests the land would be available within 2024-2028 and would be delivered by a third party after planning permission is obtained.</p>	+
<p><b>Achievability</b></p> <p>Electricity, water and digital and telecommunications infrastructure are all accessible from site boundary. There is no known gas supply in the local area. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead powerlines are present. The site can potentially be accessed Easton Road which connects to B645. There are no built structures on the site that would require clearance. The site promoter seeks residential uses of 5 homes or 5 plots for custom and self-build housing</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Proximity of the site to heritage assets within the conservation area and listed building (Stonely Grange) to the south means that any future development will need to be sensitive to its impact on their character and</p>	~

setting. Landscaping will be required to mitigate the impact of development of the the site on the adjoining countryside. It is intended to acquire an allocation status for the site and for it to be delivered by a third party after planning permission is obtained. As such, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Has limited public transport access
- Has limited access to employment opportunities and local services
- Reasonable connectivity to the strategic road network
- Would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha
- Small scale development could be integrated into the existing place and community
- The site is highly exposed to the surrounding countryside.
- There are designated heritage assets that could be adversely impacted by the development

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for built development but would require landscaping to mitigate impact on the open countryside and would need to be sensitive to its impact on the setting of conservation area and listed building.
- Would contribute to the housing needs of the district

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.98 ha  Given the linear form of development along Easton Road rather than calculate a net developable area the calculation is based on typical frontage widths of properties in the immediate area. Substantial landscaping would be	Residential use - market and/ or affordable housing  140m frontage x 20m width per plot  Capacity = 140/20 = <b>7 homes</b>	Available post 2028  Build out over 2 - 3 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>required on the northern boundary which could be contained within extensive gardens recognising the character of the immediate locality.</p> <p>Net developable area of 140m frontage x 20m width per plot.</p>		

**Updates after the Initial Assessment**

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**Kimbolton 10: Land South East of Bicton Industrial Estate, Kimbolton**

<b>Site reference</b>	Kimbolton 10
<b>Site name</b>	Land South East of Bicton Industrial Estate, Kimbolton

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land southeast of Bicton Industrial Estate, Kimbolton	Kimbolton	3.48

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Commercial: Employment uses	Circa 14,000 sqm	Available 2024 - 2028  Build out over 5 - 10 years as phases 2 (1.6 ha southern portion) and 3 (1.88 ha northern portion) following on from current allocation KB3 of 1.3 ha

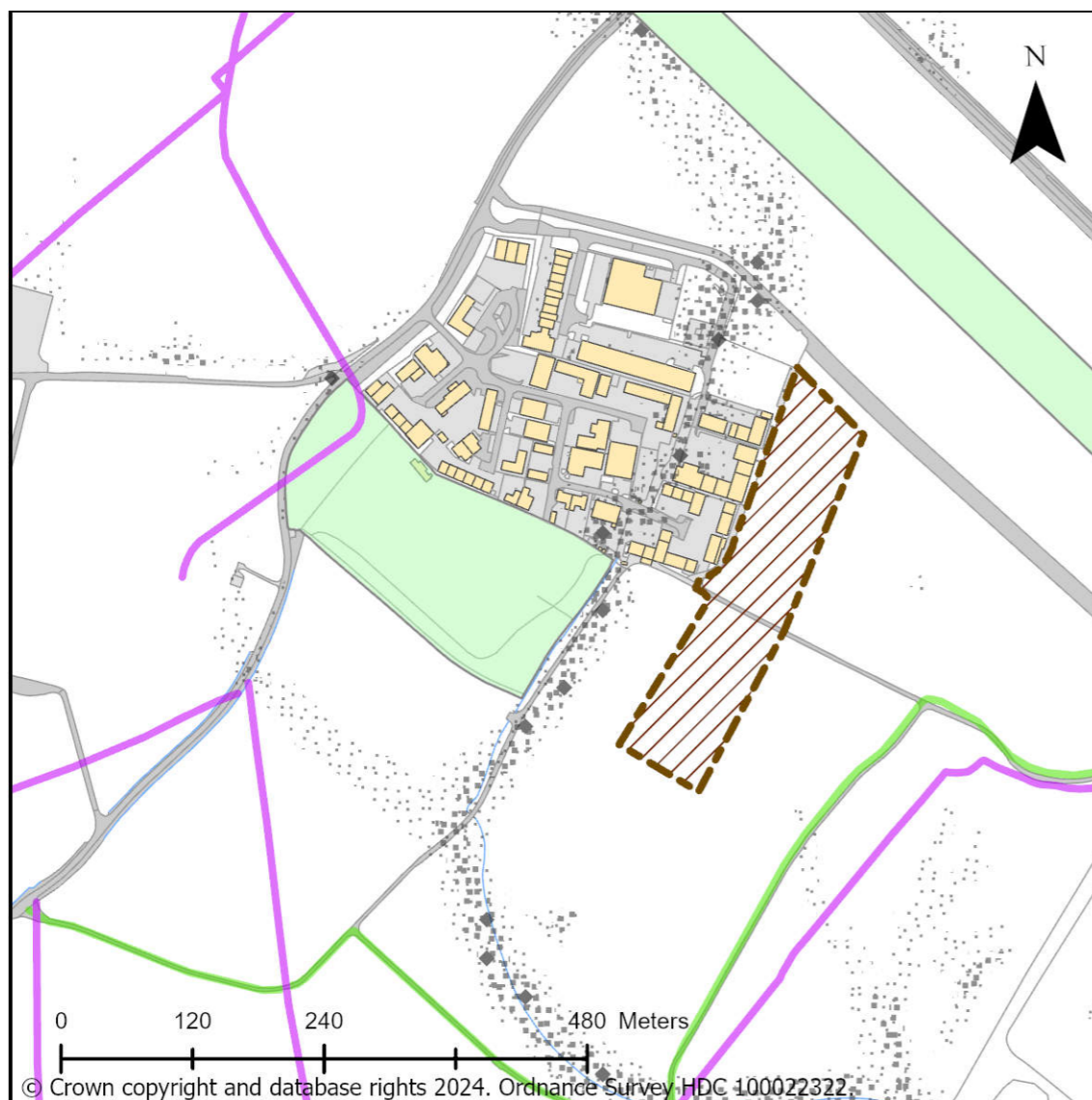
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:365
Relevant planning history	21/01827/FUL - construction of an access road to serve the Bicton Industrial Park extension (Local Plan allocation KB3) with associated new landscape planting. Approved in April 2022.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site forms a second and third phase to an existing site allocation in the Local Plan to 2036 (KB3). The site adjoins the Bicton Industrial Estate. The site is within flood zone 1 and does not have a recorded risk from surface water flooding. The land is wholly classified as grade 2 agricultural land and is currently in arable use. The site is located on elevated ground and is broadly level but does very gradually slope upwards on its eastern side. There are limited boundary features making the site very open and prominent in longer range views, landscaping would be required. There is a public right of way to the east of the site which provides views across the site. There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no heritage</p>	+
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<p>or nature conservation designations on site but there is the Cambridgeshire Wildlife Site Meadow on Kimbolton Airfield adjacent to the site. Access to the site could be achieved from Stow Road via the allocated site KB3, which has planning approval under 21/01827/FUL. The location plan provided in the Call for Sites submission shows an indicative route through the allocation into the site. As no planning permission has yet been granted on KB3 this internal access has not yet been approved but it is understood via the Call for Sites form that an outline application for the allocated site is in preparation.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration but would provide an extension to an existing established employment location. The site is not situated in a mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in single individual ownership who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is the intention to acquire planning permission and then sell to a third party for development. The promoter suggests the land is available between 2024 and 2028 and could be built out over 5 to 10 years. The site forms a second and third phase to an existing site allocation in the Local Plan to 2036 (KB3).</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all mains supply and access are accessible from the site boundary. There is no access to gas supply in the local area. There is no known gas supply in the local area. There are no buildings on site so no clearance work would be required. The site is very open and prominent in the landscape so extensive landscaping buffers would be required on its eastern and southern edges in particular. It will also need to be successfully integrated with the adjoining industrial area to form a sustainable extension to it. Access to the later phases of development are dependent on the provision of access from Stow Road to KB3 and then through KB3. Access to KB3 from Stow Road has been approved under 21/01827/FUL.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location of the site on elevated ground and having no pre-existing landscaping means that any future development will need to be sensitive to its location and provide adequate landscape buffers on its eastern and southern edges. The site forms a second and third phase to an existing site allocation in the Local Plan to 2036 (KB3), although KB3 has not yet had a planning application so the timeline for its delivery is uncertain. Also access to the later phases of development are dependent on the provision of access from Stow Road to KB3 and then through KB3 to link to phases 2 and 3. The access to KB3 has been established via the approval of</p>	~

21/01827/FUL and while the design of a scheme incorporating access within the site has not yet been made but it is understood via the Call for Sites form that an outline application for the allocated site is in preparation. Addition of the proposed phases 2 and 3 would assist with the deliverability of the access road in terms of its viability. Due to the uncertainty at this time, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- It consists of greenfield land classified as grade 2 agricultural land
- Opportunity to expand the Bicton and Harvard Estates and provide a second and third phase to an existing employment commitment
- Limited public transport access
- Within 200m of meadow on Kimbolton Airfield county wildlife site and the grassland strip on Kimbolton airfield (South) county wildlife site

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for employment development as it will form an extension to an already established employment location.
- Will require landscaping along its southern and eastern edges to minimise adverse landscape impacts

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 3.48 ha	Commercial - employment	Available post 2028
For solely employment developments, the gross site area is used as there is usually minimal differences between net and gross site areas in schemes providing purely employment uses due to the need for large amounts of	It is unclear from the Call for Sites information provided by the site promoter on the proposed use classes of any employment development, but considering the neighbouring industrial uses,	Delivery over 5 to 10 years (in line with site promoter's anticipated timelines)

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
hardstanding for parking, manoeuvring and deliveries and more incidental landscaping.	the industrial (0.40 plot ratio) has been used to calculate a capacity for the site:  0.40 plot ratio x 3.48 ha = 1.39 ha of land for industrial employment uses equating to <b>13,920 sqm.</b>	

**Updates after the Initial Assessment**

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**Kimbolton 11: Land at Hatchet Lane, Stonely**

<b>Site reference</b>	Kimbolton 11
<b>Site name</b>	Land at Hatchet Lane, Stonely

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land at Hatchet Lane, Stonely	Kimbolton	3.67

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Custom and self-build housing</li> </ul> Open space: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain</li> <li>Land to safeguard against flooding</li> </ul>	27 market dwellings and 20 affordable dwellings 3 custom and self-build plots Total site capacity of 50 homes 0.5 ha for natural, green or open spaces 1 ha for biodiversity net gain 0.5 ha for land to safeguard against flooding Total capacity for open space uses = 2 ha	Available 2024 - 2028 Build out over 2 - 3 years

**Core information**

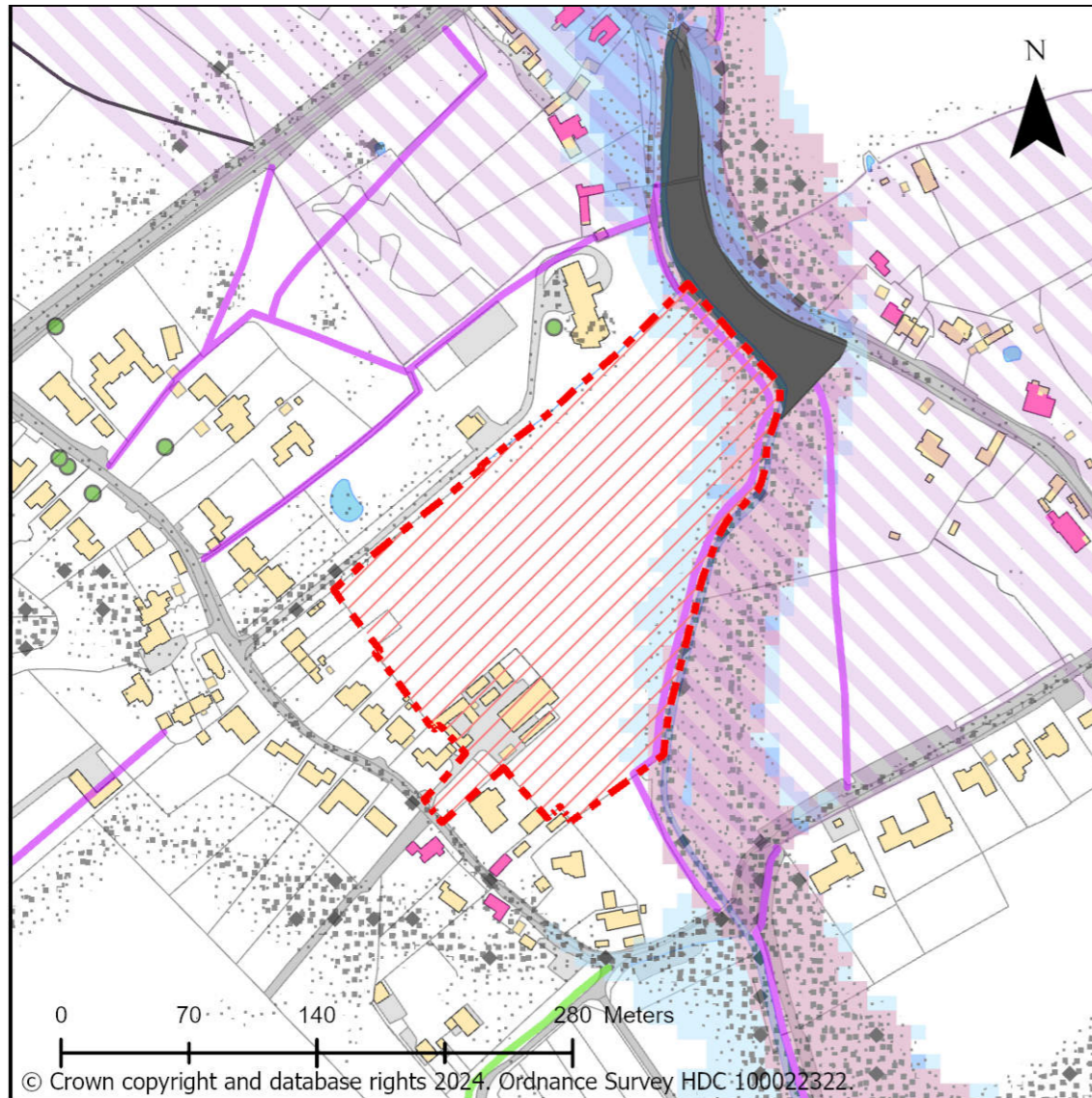
How was the site identified?	Call for sites 2023 submission: site reference – CfS:313
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	None submitted
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is largely within flood zone 1 but part of the eastern part of the site is located within flood zones 2, 3a and 3b. A proportion of its eastern edge is at risk of fluvial and surface water flooding arising from its proximity to the River Kym. The land is classified as grade 3 agricultural land. The site is wholly classified as greenfield, however it does include several agricultural buildings located to the rear of 37 Hatchet Lane which the site promoter has identified as being redundant and not in use. The site is broadly level and is clearly outlined by hedgerows along all boundaries other than the rear gardens of properties on Hatchet Lane which have a looser mixture of trees and hedges. Vegetation and trees become thicker along the site's western and northern edges where there is a dense wooded</p>	~
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area. The River Kym forms a strong natural boundary to the site's eastern and northern boundaries. Within the site is a public right of way which runs along the riverside, this provides views across the site and also across the wider landscape and conservation area and would need to be retained.

There is no known contamination or pollution on site, further investigation of this would be beneficial to determine if there is some increased levels of pollution or contamination in and around where the current agricultural structures are located. There are no gas or oil pipelines running through the site. The eastern edge of the site adjoins a conservation area, this follows the boundary of the River Kym. The site promoter acknowledges the possibility of archaeological potential within the site which would require further investigation. There are no nature conservation designations on site. Access to the site can be achieved from Hatchet Lane, however this is a narrow road with no footpaths. Engagement with Cambridgeshire County Council will be required to ascertain if this can provide safe access.

The site is wholly greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel as well as for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

**Availability**

The site is in single individual ownership who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is the intention to acquire an allocation status and then sell to a third party for obtaining planning permission and development. The promoter suggests the land is available between 2024 and 2028 and could be built out over 2 to 3 years.

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**Achievability**

The site promoter has identified that only electricity supply and public highway are accessible from the site boundary with the remaining services (mains water supply and digital and telecommunications infrastructure) being unknown which would require resolution prior to any allocation. There is no gas supply in the local area. There are several buildings on site some clearance work would be required to facilitate development. The site is fairly flat but is constrained by flood risk along its eastern boundary along the River Kym as well as by heritage assets here. The site has an existing agricultural access from Hatchet Lane.

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**Deliverability / developability**

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There are several existing structures to clear but the location means that any future development would need to be sensitive to its setting and provide adequate flood mitigation, heritage consideration and incorporate landscaping measures and SuDs as well as retention of the existing public right of way. The site promoter states that it is intended to acquire an allocation status and then sell the site to a third party for obtaining planning permission and development. As such, the site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Consists of greenfield land
- Risk of fluvial and surface water flooding as well as at an enhanced risk of flooding arising from climate change arising from its proximity to the River Kym
- Is reasonably accessible to shops, primary education and local leisure and community facilities within Kimbolton
- Some limited public transport access and access to employment opportunities
- Requires integration of the existing public right of way
- Development would not enhance or reflect the character of the area and would likely result in substantial adverse impacts on the character of the area and the River Kym landscape

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to the level of flood risk on site and the substantial adverse impact on the character of the area and on the River Kym landscape
- Will not support sustainable placemaking and would disrupt the character and form of the area

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

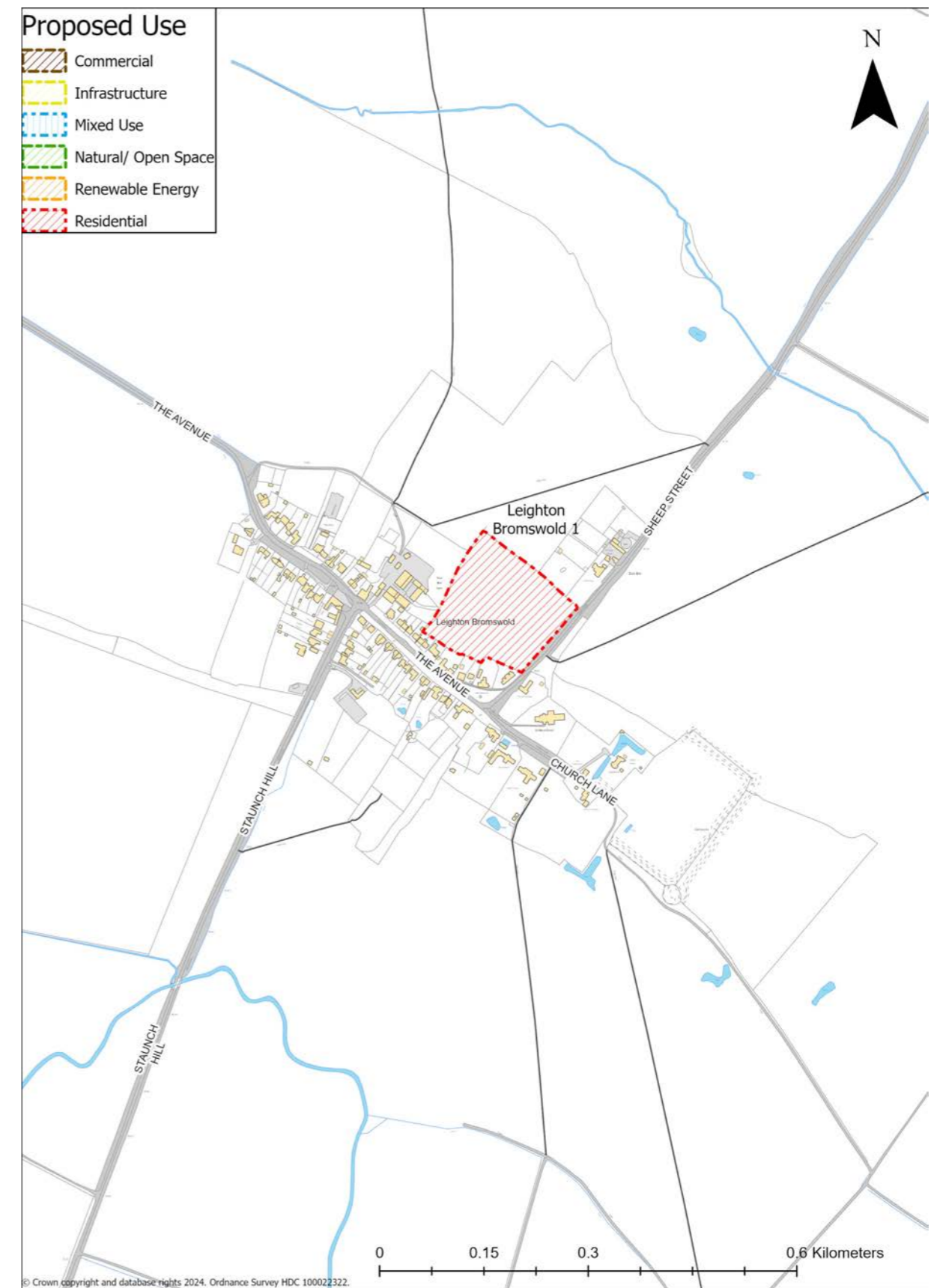
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### 9 Leighton Bromswold

9.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:

- Leighton Bromswold 1: Land West of Sheep Street, Leighton Bromswold





9.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Leighton Bromswold 1: Land West of Sheep Street, Leighton Bromswold**

<b>Site reference</b>	Leighton Bromswold 1
<b>Site name</b>	Land to the West of Sheep Street, Leighton Bromswold

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land to the West of Sheep Street, Leighton Bromswold	Leighton Bromswold	2.51

<b>Site reference</b>	
<b>Site name</b>	

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>

**Promoter's Intentions**

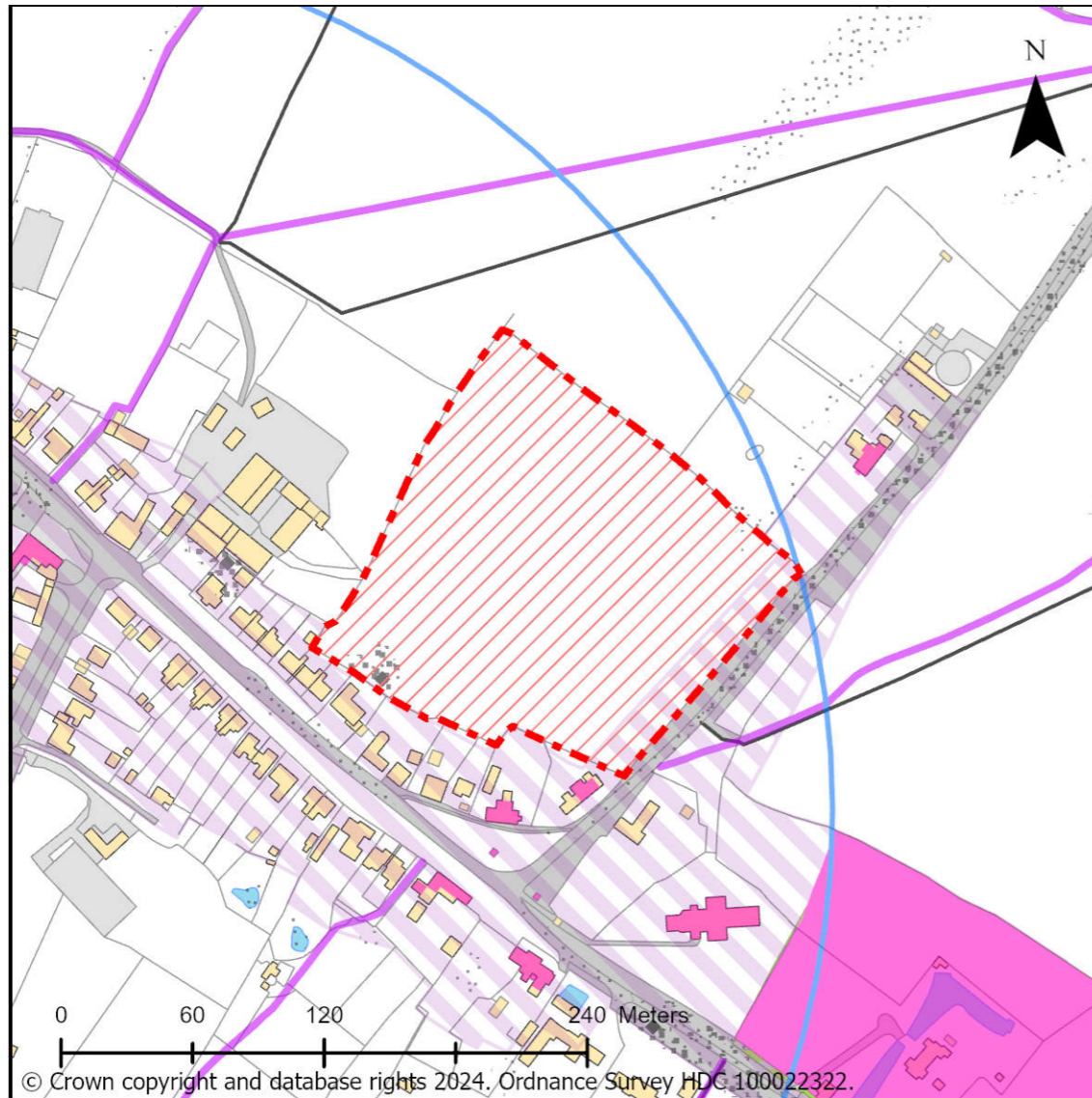
<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul>	Around 20 homes	Available 2023  Build out over 1 - 3 years

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference: CfS:318
Relevant planning history	None relevant  The Site was included in the HELAA (2017) (198 - West of Sheep Street, Leighton Bromswold) but was not assessed in detail as the site was not categorised as being in a sustainable location.
Land type	Wholly greenfield
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site completely falls within 400m of a Water Recycling Area. The site promoter has not submitted an odour assessment and the proposed residential use is highly vulnerable to the impacts of this constraint. Therefore, the site is discounted from further assessment.	Fail
Site size threshold	Yes	Pass



**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken, the site is inappropriate for development as it completely falls within 400m of a Water Recycling Area.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No because the site is located within 400m of a Water Recycling Area, no odour assessment has been submitted. Residential uses are the most vulnerable to locate within this area so the site does not progress to Sustainability Appraisal.
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**Impact of the Sustainability Appraisal on the assessment**

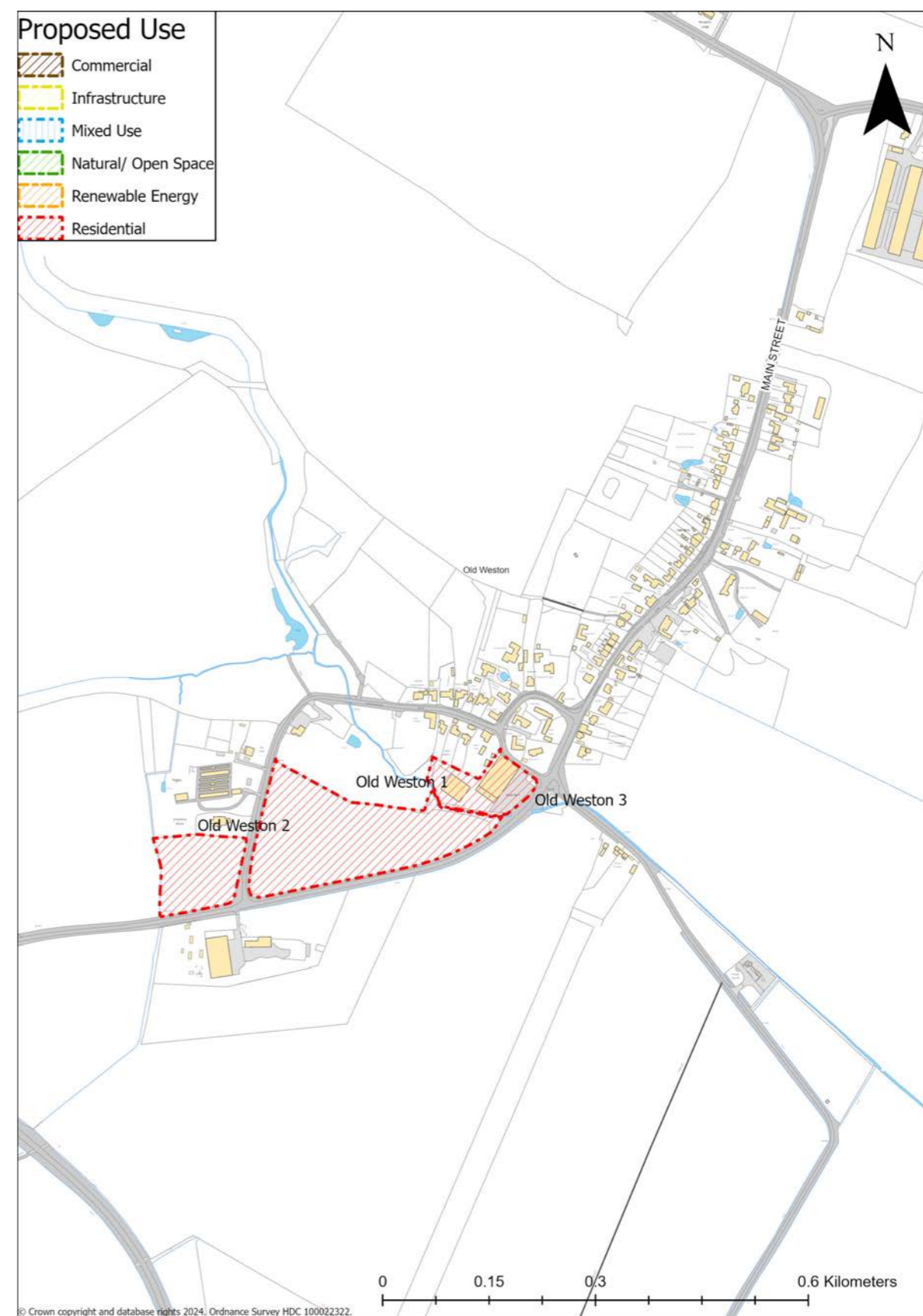
The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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### 10 Old Weston

10.1 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Old Weston 1: Land South of Manor Farm, Old Weston
- Old Weston 2: Land South of St Swithin's Church, Old Weston
- Old Weston 3: Manor Farm, Old Weston



10.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Old Weston 1: Land South of Manor Farm, Old Weston**

<b>Site reference</b>	Old Weston 1
<b>Site name</b>	Land South of Manor Farm, Old Weston

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land south west of Manor Farm, North of the B660,  Old Weston	Old Weston	3.52

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:24
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

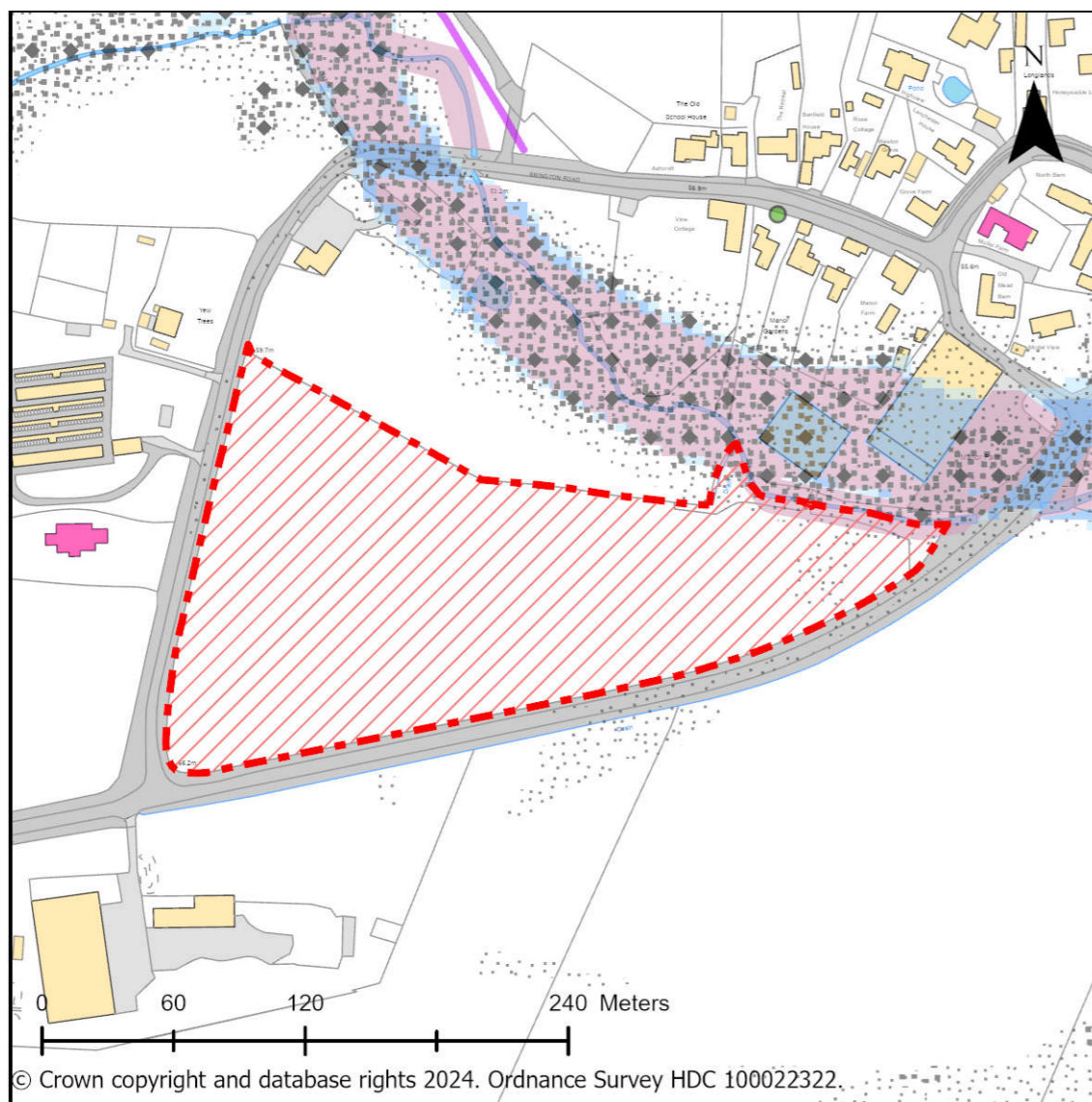
**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable homes</li> </ul> Natural, green or open spaces <ul style="list-style-type: none"> <li>Biodiversity net gain</li> <li>Land to safeguard against flooding</li> </ul>	20 homes  All open space uses capacity to be confirmed  Flooding safeguarding to protect Manor Farm from flood risk to the north of the site	Available 2024 -2028  Delivery over 3 to 7 years

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is largely in flood zone 1 although a corridor of flood zone 3b runs along a small stream north of the site covering just 2% of the site. The land is wholly classified as agricultural grade 2. The land slopes gently from the southern edge of the site down to the stream but is of similar elevation to the surrounding land. The site is bounded by intermittent trees and hedging on all boundaries but can be clearly seen from Brington Road and sections of the B660 so development would have a localised landscape impact and landscaping reinforcement would be needed. Few buildings surround the site boundaries. Manor Farm is situated to the northeast of the site, separated by the stream which would require landscaping space between them to allow for flood protection. Any built development</p>	~
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<p>would need to be located close to Manor Farm to facilitate integration into the built form of the village. St Swithin's Church is to the west with a clear view into the site. The site is large relative to the scale of Old Weston, the built character of which primarily comprises properties with direct road frontages. Substantial landscape buffers to sensitive neighbouring uses would be required along with preservation of the vast majority of the site in open space uses to maintain the rural character of the southern approaches to Old Weston.</p> <p>There is no known contamination or pollution within the site. No oil or gas pipeline infrastructure crosses the site and no overhead powerlines are present.</p> <p>There are no known heritage assets within the site but it is close proximity to the grade II* listed St Swithin's Church; the site layout and boundary landscaping would need to ensure any development avoided impact on this. There are no designated nature conservation assets within the site. The site currently has a footbridge access from Manor Farm and road frontages onto both Brington Road and the B660.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single landowner who supports its development. There are no known legal restrictions affecting the site. The site is available for development from 2024 due to changes in the overall farming operation of Manor Farm.</p>	+
<p><b>Achievability</b></p> <p>The site is already served by electricity with water, digital and telecommunications infrastructure accessible from the site boundary. There is no local access to mains gas. The site is relatively flat with a slight slope down towards the stream in the north. The proposed scale of built development is low relative to the site size reflecting the village nature of its location and the need to avoid development impacting on the setting of the grade II* listed St Swithin's Church. No known major infrastructure would be required to serve development of the site although further investigation of access will be required. No buildings currently exist on site so no clearance work would be required.</p>	+
<p><b>Deliverability / developability</b></p> <p>The site has minimal physical constraints to development although impact on the immediate setting will need careful consideration and landscape mitigation. It is contrary to current adopted planning policy so allocation status would be necessary to support its development. Therefore, it is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues in bringing forward the site:

- Largely in flood zone 1 and provides a opportunity to resolve surface water flooding from the brook north of the site
- Wholly grade 2 agricultural land
- Remote from publicly accessible greenspace but close to public rights of way
- Large in scale compared to village but only a small portion is proposed for built development adjacent to existing buildings
- Remote from retail, education and employment opportunities
- Very limited public transport access
- Limited impact on heritage assets

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for residential development on a small portion in the north eastern part where careful masterplanning could provide effective integration into the village
- Would provide the opportunity to mitigate surface water flood risk from the brook to the northern boundary
- Would primarily need to be retained for biodiversity net gain to maintain the transition between the village and the adjoining countryside
- Could support national aspirations to facilitate growth on less than 1 ha of land

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 3.52 ha  Due to flood risk 5% is removed from the gross site area although this may accommodate flood mitigation measures leaving 3.34 ha.  Around 0.4 ha of built development may be appropriate given the local character, equivalent to a net built developable area of 12%.	Residential - market and/ or affordable homes  Very low density of 25 dph anticipated due to the edge of village location.  Capacity = 0.4 ha x 25 dph = <b>10 homes</b>	Subject to allocation  Build out over 2 years for the residential element; open space uses may take significantly longer to establish.

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The remainder being a range of open space uses which can accommodate any landscape buffers and sustainable drainage system requirements that would otherwise be deducted from the gross site area.  Net developable area of <b>0.4 ha built development; 0.18 ha for flood mitigation and 2.94 ha for open space biodiversity net gain uses.</b>	Flood mitigation along the northern boundary of at least <b>0.18 ha</b>  Open space and biodiversity net gain = <b>2.94 ha</b>	

**Updates after the Initial Assessment**

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**Old Weston 2: Land South of St Swithin's Church, Old Weston**

<b>Site reference</b>	Old Weston 2
<b>Site name</b>	Land South of St Swithin's Church, Old Weston

Site address	Parish(es)	Site area (ha)
Land South of St Swithin's Church, Old Weston	Old Weston	1.18

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Space: Natural, green or open spaces	5 to 7 homes	Available 2024 - 2028 Build out over 3 to 5 years

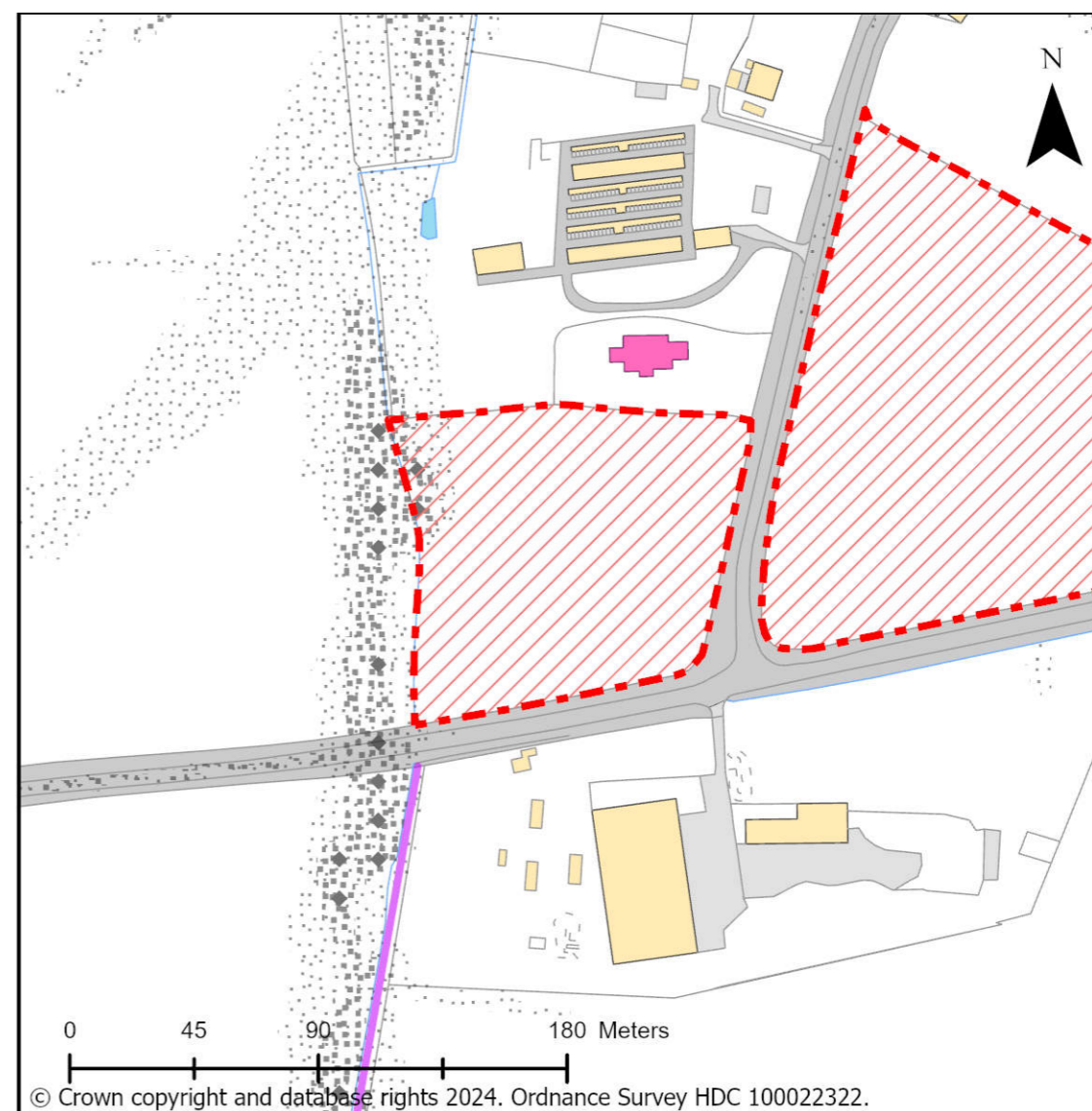
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference: CfS:23
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1, there is some surface water flood risk in the north western corner of the site. The vast majority of the site is classified as grade 2 agricultural land with only a small proportion of the north-western corner being grade 3. The site has tree lines along its northern, western and southern edges, to the east are views over gently rising countryside. The site is mainly flat with the site rising slightly in its southwestern corner. There are few buildings nearby, most notably immediately to the north of the site is the grade II* listed St Swithin's Church. There is a tree line along the northern boundary which provides some screening but the church spire is still prominent in views and any development would be likely to impact on the setting of the church.</p> <p>On land adjoining the north western corner of the site there is a redundant piggery which has planning permission for the removal of its agricultural structures and erection of two dwellings. To the south of Molesworth Road is a large but well screened pet food and supplies business. There are no nature designations on site or immediately adjoining it. Highway access is from the B660 and Brington Road.</p> <p>The site is wholly greenfield and in agricultural use with no structures on it, there is no known contamination or pollution on site. There are no gas or oil pipelines running through the site.</p> <p>The site is wholly greenfield so would not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The promoter seeks a potential partnership of land owner and developer, pending allocation status. The promoter suggests the land would be available 2024-2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services but gas supply are accessible from the site boundary. The site comprises broadly level ground with a small watercourse running along the western boundary. A comprehensive landscaping buffer would be required to mitigate any harm to heritage assets and to the wider landscape. There are no buildings on site so no clearance work would be required.</p>	+
<p><b>Deliverability / developability</b></p>	~

There are no existing structures to clear but the impact on the immediate setting of the grade II\* listed heritage asset would need careful consideration in term sof layout of any development scheme and landscape mitigation. The site promoter also seeks a potential partnership of land owner and developer, pending allocation status, given the timescales anticipated to achieve the desired allocation delivery post 2028 would be more realistic. Therefore, it is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues in bringing forward this site:

- The site is greenfield and predominantly consists of land classified as grade 2 agricultural land, although some is grade 3
- Remote from a local shop, primary education and local leisure and community facilities
- Very limited public transport access
- Remote from natural greenspace
- It adjoins the grade II\* St Swithin's Church
- Physically detached from the main built form of the village; functionally related to it solely by virtue of the site adjoining the parish church

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development because it will not support sustainable lifestyles as it is remote from key day to day services, employment and cannot be accessed via sustainable modes of transport
- Although adjacent to St Swithin's Church the site is not well related to the form of Old Weston village

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Old Weston 3: Manor Farm, Old Weston**

<b>Site reference</b>	Old Weston 3
<b>Site name</b>	Manor Farm, Old Weston

Site address	Parish(es)	Site area (ha)
Manor Farm, Brington Road, Old Weston	Old Weston	0.87

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	15 homes	Available 2024 - 2028 Build out over 2 to 5 years

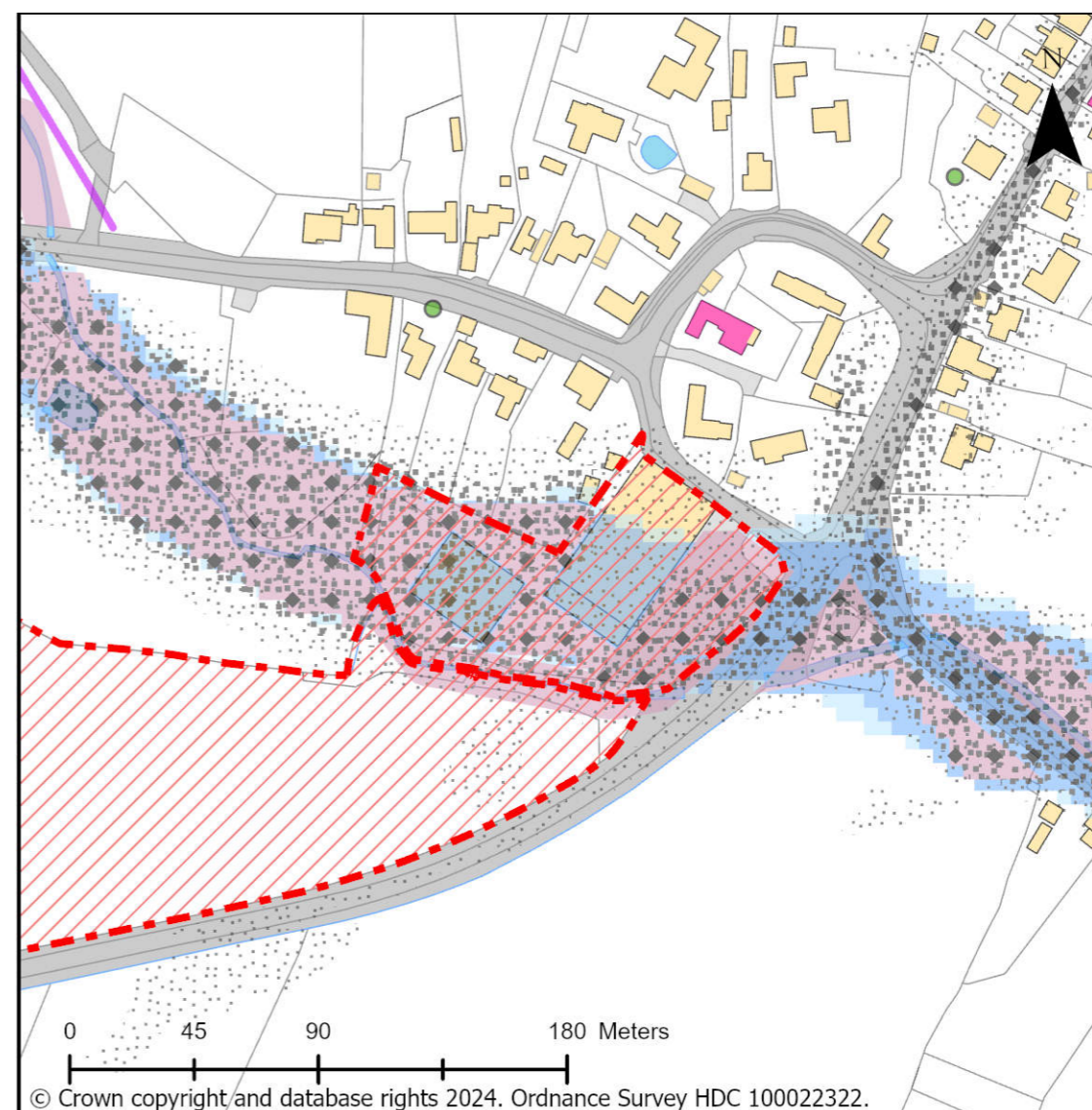
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – Cfs:340
Relevant planning history	None relevant
Land type	Part previously developed land / part greenfield land (agricultural buildings)
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Flood Risk Assessment (May 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	58% of the site is within flood zone 3b, 28% is within flood zone 3a.	Fail

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No due to the majority of the site being located within flood zone 3b and 3a and the proposed residential uses being classed as a more vulnerable use.
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**Impact of the Sustainability Appraisal on the assessment**

The site did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

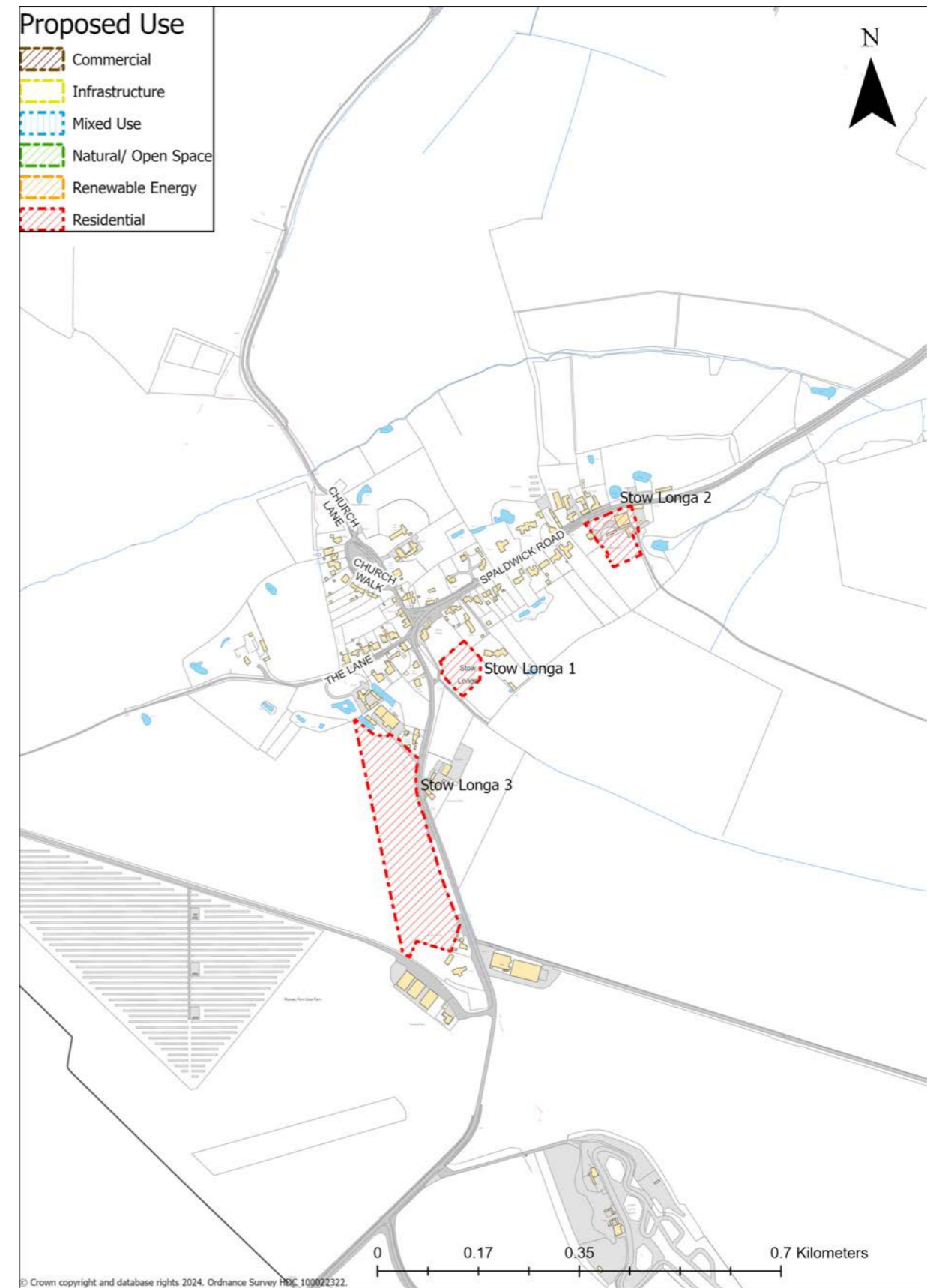
**Updates after the Initial Assessment**



## 11 Stow Longa

11.1 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Stow Longa 1: Land East of Kimbolton Road, Stow Longa
- Stow Longa 2: Land to the South of Spaldwick Road, Stow Longa
- Stow Longa 3: Land North of Rookery Farm, Stow Longa



11.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Stow Longa 1: Land East of Kimbolton Road, Stow Longa**

<b>Site reference</b>	Stow Longa 1
<b>Site name</b>	Land East of Kimbolton Road, Stow Longa

Site address	Parish(es)	Site area (ha)
Land East of Kimbolton Road, Stow Longa	Stow Longa	0.42

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self build housing	4 homes (either market and/or affordable or custom and self build)	Available 2023 Build out over 1 year

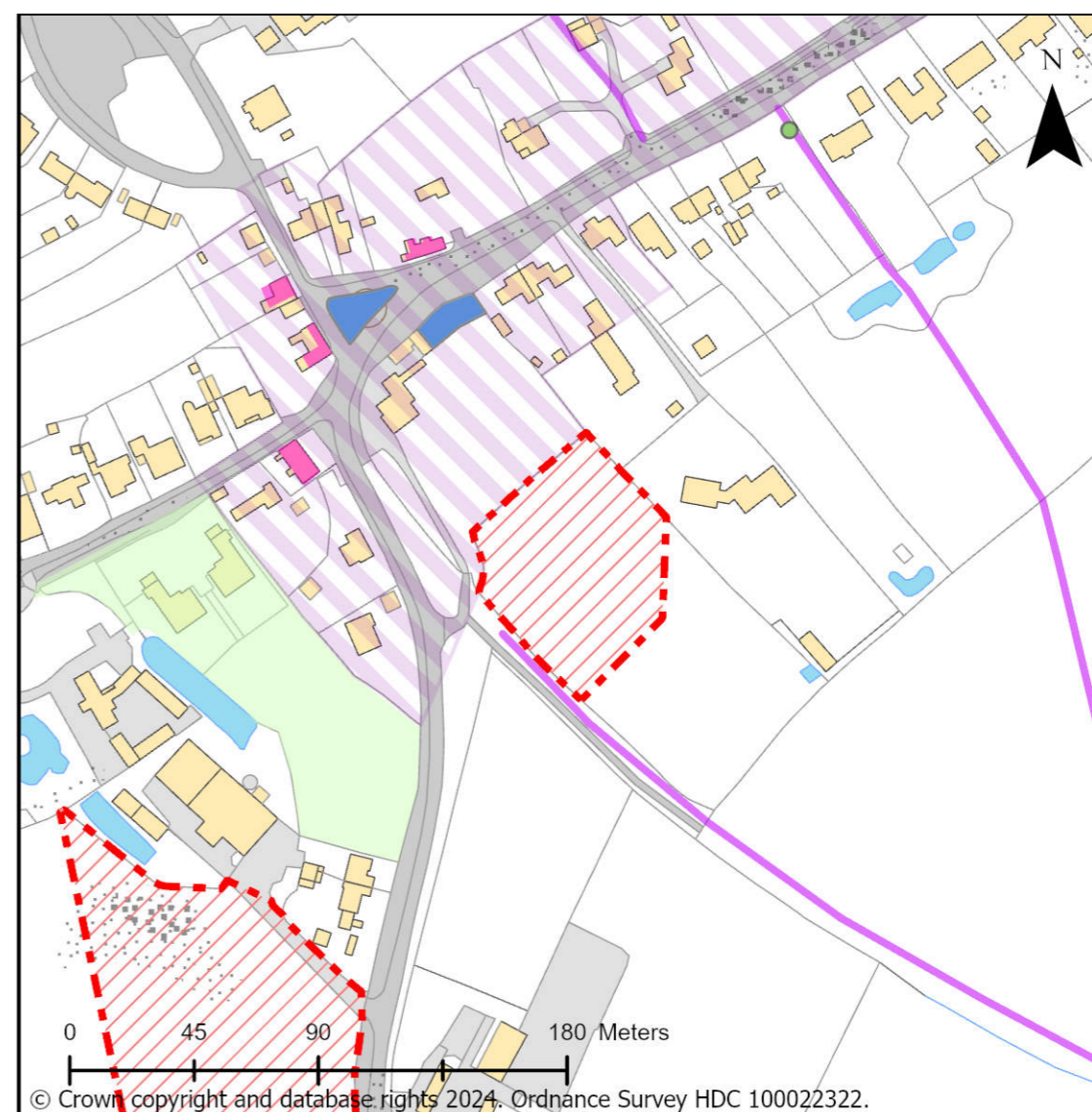
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – Cfs:219
Relevant planning history	21/02341/OUT - an application for outline planning permission with all matters reserved except for access for the proposed development of 4no self/custom build dwellings. This was appealed for non-determination (APP/H0520/W/22/3300792) but was dismissed on 13/03/2023
Land type	Wholly greenfield land
Current use of the site	Vacant
Supporting information	Indicative block plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1 and does not include land at higher risk of surface water flooding. The site is classified as grade 2 agricultural land. The site comprises flat ground which can be partially viewed from Kimbolton Road and the public right of way to the west. The site is fairly well screened from view due to hedgerows, trees and other forms of vegetation. There are residential properties to the north and east with an area of trees separating the site from properties to the west of Kimbolton Road. There are no existing structures on site.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site. It adjoins a conservation area and also the Old Vicarage, a non designated heritage asset with the site forming part of the rural setting of these heritage assets. There are no nature conservation designations on site. Highways access could possibly be achieved from Kimbolton Road but would necessitate removal of multiple mature trees and protection of the public right of way.</p> <p>The site is wholly greenfield so would not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The promoter seeks to deliver development via a housebuilder. As highlighted in the core information above, there has been a recent application made for four homes on site. The promoter suggests the land would be available from 2023.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary. The site comprises broadly level ground and is fairly well contained due to the presence of hedgerows and trees. The impact of any development will need to be sensitive to these as well as the adjoining conservation area. There are no buildings on site so no clearance work would be required.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the impact on the immediate setting of the conservation area would need careful consideration in design and landscape mitigation. The site promoter identifies that development will be delivered directly by a housebuilder.</p>	~

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As the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is wholly greenfield and classified as grade 2 agricultural land
- Development would impact on local character
- Remote from a local shop, primary education and local leisure and community facilities
- Very limited public transport access
- Remote from natural greenspace
- Adjoins a conservation area and also a non-designated heritage asset so development could have an adverse impact on their setting

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to its potential adverse impact on local character and heritage assets

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

**Stow Longa 2: Land South of Spaldwick Road, Stow Longa**

<b>Site reference</b>	Stow Longa 2
<b>Site name</b>	Land to the South of Spaldwick Road, Stow Longa

Site address	Parish(es)	Site area (ha)
Land to the South of Spaldwick Road, Stow Longa	Stow Longa	0.48

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	about 4 homes	Available 2023 Build out over 1 to 2 years

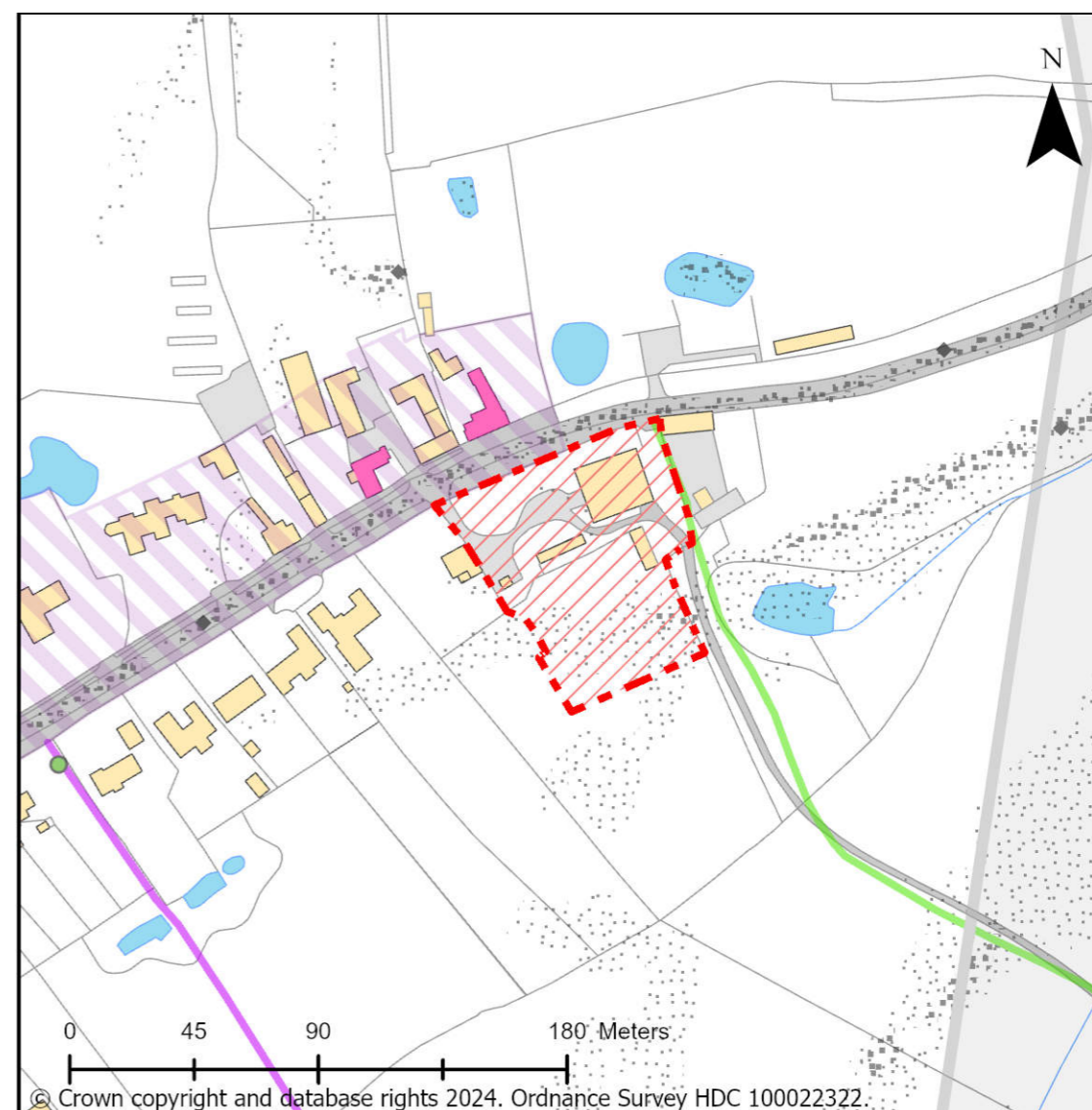
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – Cfs:319
Relevant planning history	None relevant The site was included in the HELAA (2017) (197 - Manor Farm, Stow Longa) but was not assessed in detail as the site was not classified as being in a sustainable location.
Land type	Greenfield land (including agricultural buildings)
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1 and includes land at higher risk of surface water flooding. The site is predominantly classified as grade 2 agricultural land apart from a small portion of the north eastern corner of the site being grade 3. The site comprises broadly flat ground with land sloping slightly to the north east. A public right of way runs along the eastern boundary providing views into the site. The site is fairly well screened from view along Spaldwick Road due to trees and other forms of vegetation. There are residential properties to the west and north across Spaldwick Road.</p> <p>There are several existing agricultural structures and hardstanding on site. There is no known contamination or pollution on site but this may need further investigation as the site has been in use as a farm. No gas or oil pipelines run through the site. It adjoins the conservation area to the north and is also opposite the grade II listed Stow Cottage. There are no nature conservation designations on or near to the site. Highways access can be achieved from Spaldwick Road.</p> <p>Although classified as greenfield land the site contains agricultural buildings so its development could contribute to regeneration. It is not situated in a mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	+
<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The promoter seeks acquire planning permission and then sell to a third party for development following the site being made an allocation.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary apart from electricity supply which is within the site boundary. The site comprises broadly level ground and is fairly well contained due to the presence of hedgerows and trees when viewing the site from Spaldwick Road. The site is however more visible from the public right of way running along its eastern boundary. The impact of any development will need to be sensitive to these as well as the adjoining conservation area and nearby listed building. There are several buildings and hardstanding on site so clearance work would be required.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are existing structures to clear and hardstanding to remove. Additionally, the impact on the immediate setting of the conservation area and listed building, as well as impact on the surrounding countryside will need careful consideration in design and landscape</p>	~

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<p>mitigation. The site promoter identifies that development will be delivered by a housebuilder following the site acquiring allocation status and planning approval. The site is therefore categorised as developable.</p>	
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues in bringing forward this site:

- Although classified as greenfield land the site contains existing agricultural structures and predominantly consists of land classified as grade 2 agricultural land, although some is grade 3
- Remote from a local shop, primary education and local leisure and community facilities
- Very limited public transport access
- Remote from natural greenspace
- It adjoins a conservation area and is close to listed buildings
- Opportunity for small scale growth in a location that could retain and reflect the character of the area

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for built development and would support development on a site of less than 1ha
- Would require careful design in terms of landscape and heritage impact
- Development should be linear in form and not be in depth in order to reflect the character of the area

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 0.42 ha</p> <p>Given the linear form of development along Spaldwick Road rather than calculate a net developable area the calculation is based on potential frontage widths acknowledging that those in the immediate area are quite</p>	<p>Residential use - market and/ or affordable housing</p> <p>85m frontage x 15m width per plot</p> <p>Capacity = 85/15 = <b>6 homes</b></p>	<p>Available post 2028 subject to successful allocation status</p> <p>Build out over 1 year</p>



HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>varied. Substantial landscaping would be required on the southern boundary which could be contained within extensive gardens recognising the character of the immediate locality.</p> <p>Net developable area of 140m frontage x 15m width per plot.</p>		

**Updates after the Initial Assessment**

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**Stow Longa 3: Land North of Rookery Farm, Stow Road, Stow Longa**

<b>Site reference</b>	Stow Longa 3
<b>Site name</b>	Land North of Rookery Farm, Stow Road, Stow Longa

Site address	Parish(es)	Site area (ha)
Land North of Rookery Farm, Stow Road, Stow Longa	Stow Longa	3.51

**Promoter's Intentions**

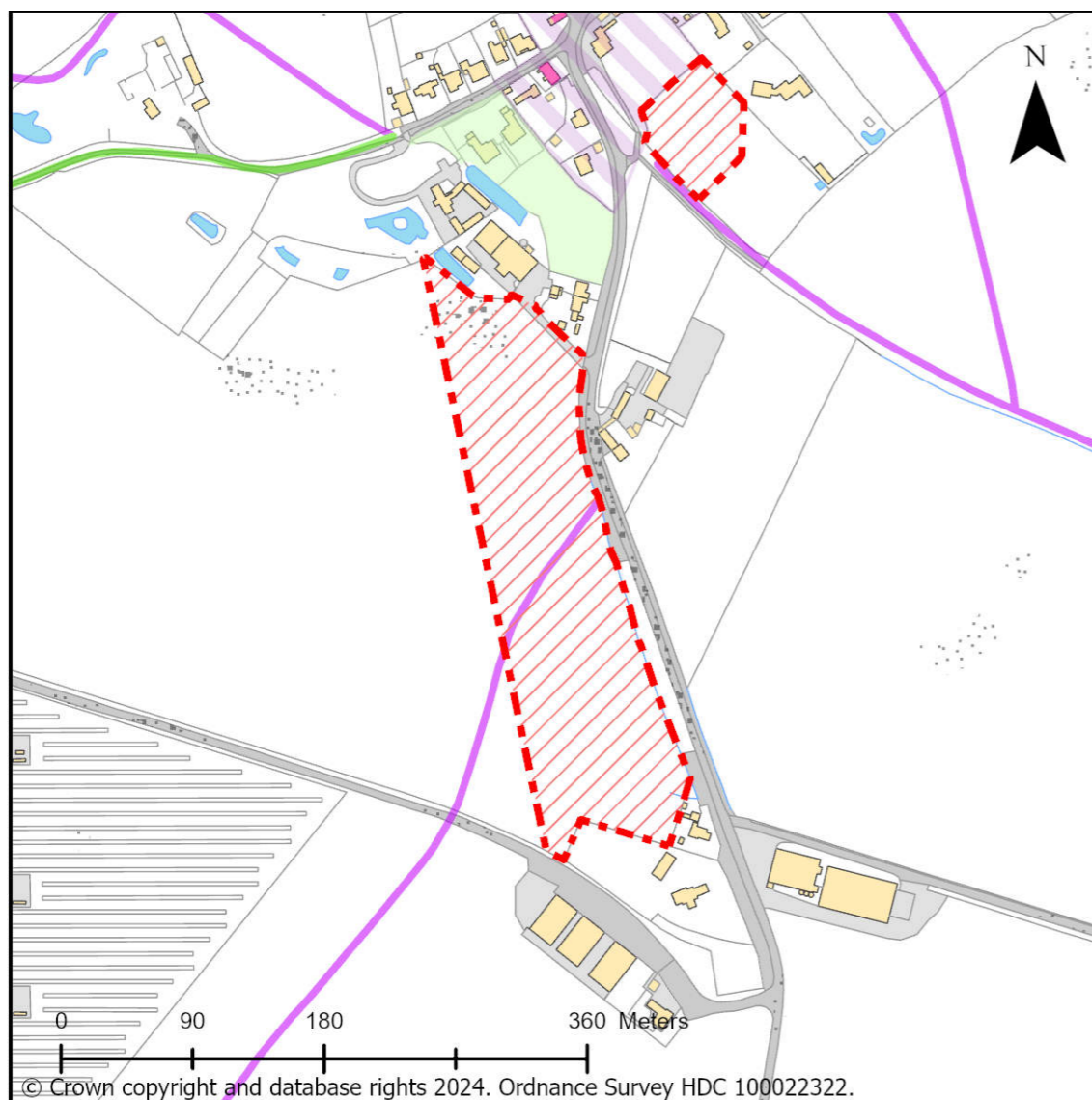
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market homes</li> </ul> Open spaces: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding - please state the number of hectares</li> </ul>	9 homes  1 ha of land for natural, green or open spaces  1 ha of land for biodiversity net gain  0.51 ha of land to safeguard against flooding	Available 2024 - 2028  Build out over 1 - 2 years

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:304
Relevant planning history	None relevant on site  On land immediately adjoining to the north 21/02754/FUL for the 'erection of four dwellings following demolition of agricultural buildings' approved in February 2023.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Infographic leaflet

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1. In terms of surface water flooding Kimbolton Road, onto which the site fronts, is at high risk and immediately north of the site is a small area of high/medium/low risk around a pond. The site is wholly classified as grade 2 agricultural land which is currently in arable use. The site comprises higher ground rising from Kimbolton Road to the west and continuing to do so beyond the site boundary, so it is prominent in terms of wider landscape views to the west where there are no clear boundaries such as hedgerows to the site. From the east the site is not clearly visible from Kimbolton Road due to the presence of vegetation. A public right of way cuts through the middle of the site and provides views across the site and the wider landscape including both the countryside</p>	~
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<p>and the solar farm which at its nearest point is around 100m from the south western corner of the site. The northern boundary of the site adjoins a small group of both residential and agricultural buildings that currently sit on the outskirts of Stow Longa. To the south of the site are two residential properties and several barns currently in the open countryside.</p> <p>There are no existing structures on site. There is no known contamination or pollution on site. No gas or oil pipelines run through the site but electricity powerlines can be found running along the eastern edge of the site. There are no heritage assets or nature conservation designations within the site or immediately adjoining it. A pedestrian bridge crosses the ditch providing access from Kimbolton Road to the public right of way which is broadly central in the site frontage; an equivalent route would need to be maintained. Highways access may be achieved from Kimbolton Road although there is no separate access at present.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in a mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. The site promoter highlights that there are legal restrictions affecting the site. Their client currently owns the access to the north which is being sold as part of the development granted under 21/02754/FUL, but the client will retain right of access over the land. The site promoter states that an allocation status is sought where the site will then be sold to a third party for obtaining planning permission and development. The promoter suggests the site will be available between 2024 and 2028.</p>	~
<p><b>Achievability</b></p> <p>The site promoter has identified that mains water supply and the public highway are accessible from the site boundary with an electricity supply available within the site. It is unknown if there is a gas supply or digital and telecommunications infrastructure available to the site. The site comprises broadly level ground but on land that is elevated which with very limited hedgerows to on the site's western boundary meaning the site is prominent in wider landscape views. The impact of any development would need to be sensitive to the impact on the wider countryside and views from public rights of way. There are no buildings on site so no clearance work would be required.</p>	~
<p><b>Deliverability / developability</b></p>	~



There are no existing structures to clear but the impact on the immediate setting of the conservation area will need careful consideration in design and landscape mitigation. The site promoter identifies that an allocation status is sought before selling the site to a third party for obtaining planning permission. The site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is wholly greenfield and classified as grade 2 agricultural land
- Remote from local shop, primary education and local leisure and community facilities
- Very limited public transport access
- Remote from natural greenspace
- The site is located such that it cannot be effectively masterplanned to become part of the existing place and community and also retain the character of the area

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development as it would adversely impact the character of the area and would not support sustainable placemaking principles

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

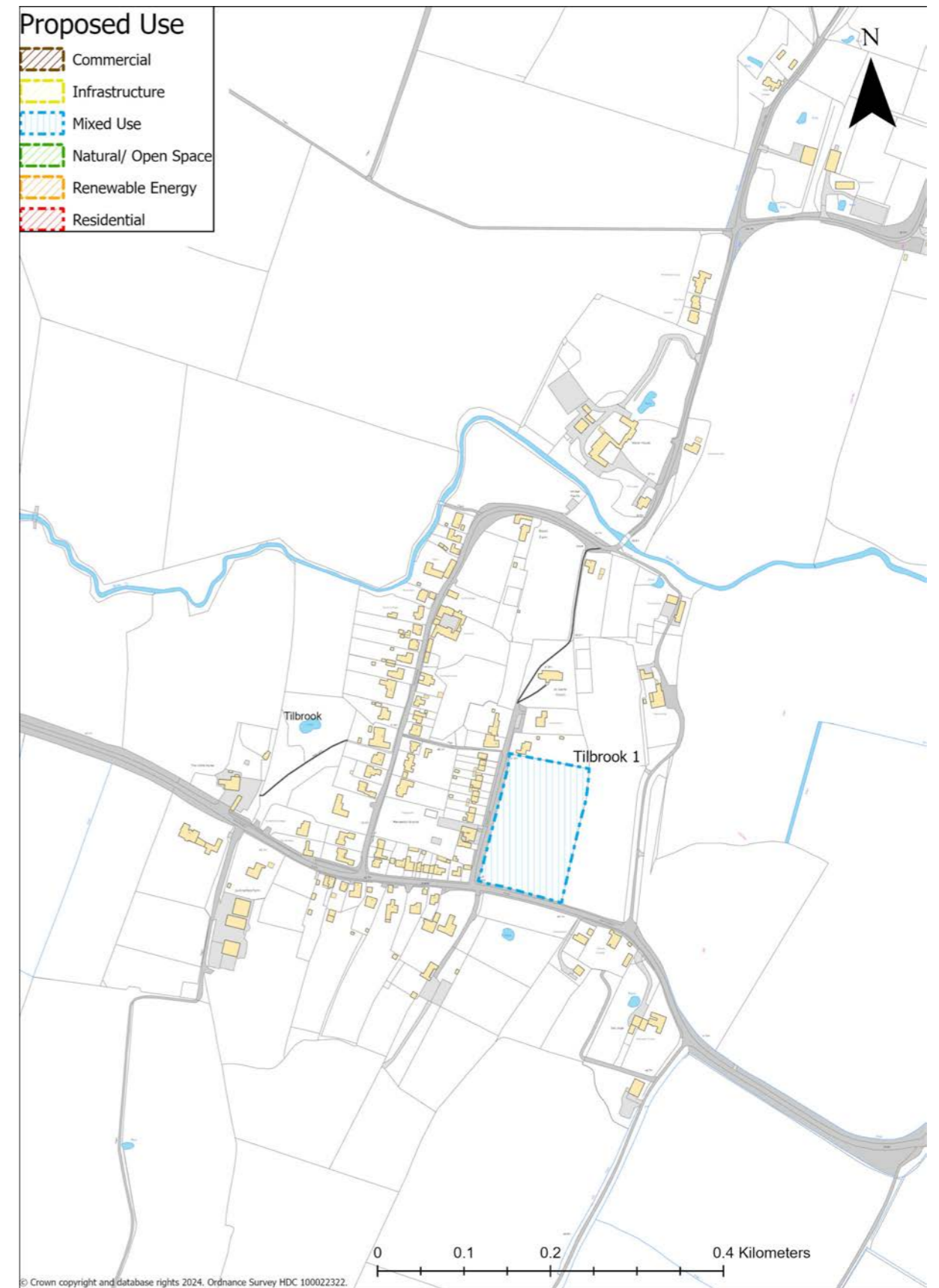
**Updates after the Initial Assessment**

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### 12 Tilbrook

12.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:

- Tilbrook 1: Land at the junction of High Street and Church Lane, Tilbrook



12.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas



**Tilbrook 1: Land at the junction of High Street and Church Lane, Tilbrook**

<b>Site reference</b>	Tilbrook 1
<b>Site name</b>	Land at the junction of High Street and Church Lane, Tilbrook

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land at the junction of High Street and Church Lane, Tilbrook	Tilbrook	1.50

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable homes</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Retail</li> </ul>	7 homes  Retail floorspace to be confirmed	Available 2024 - 2028  Build out over 1 to 2 years

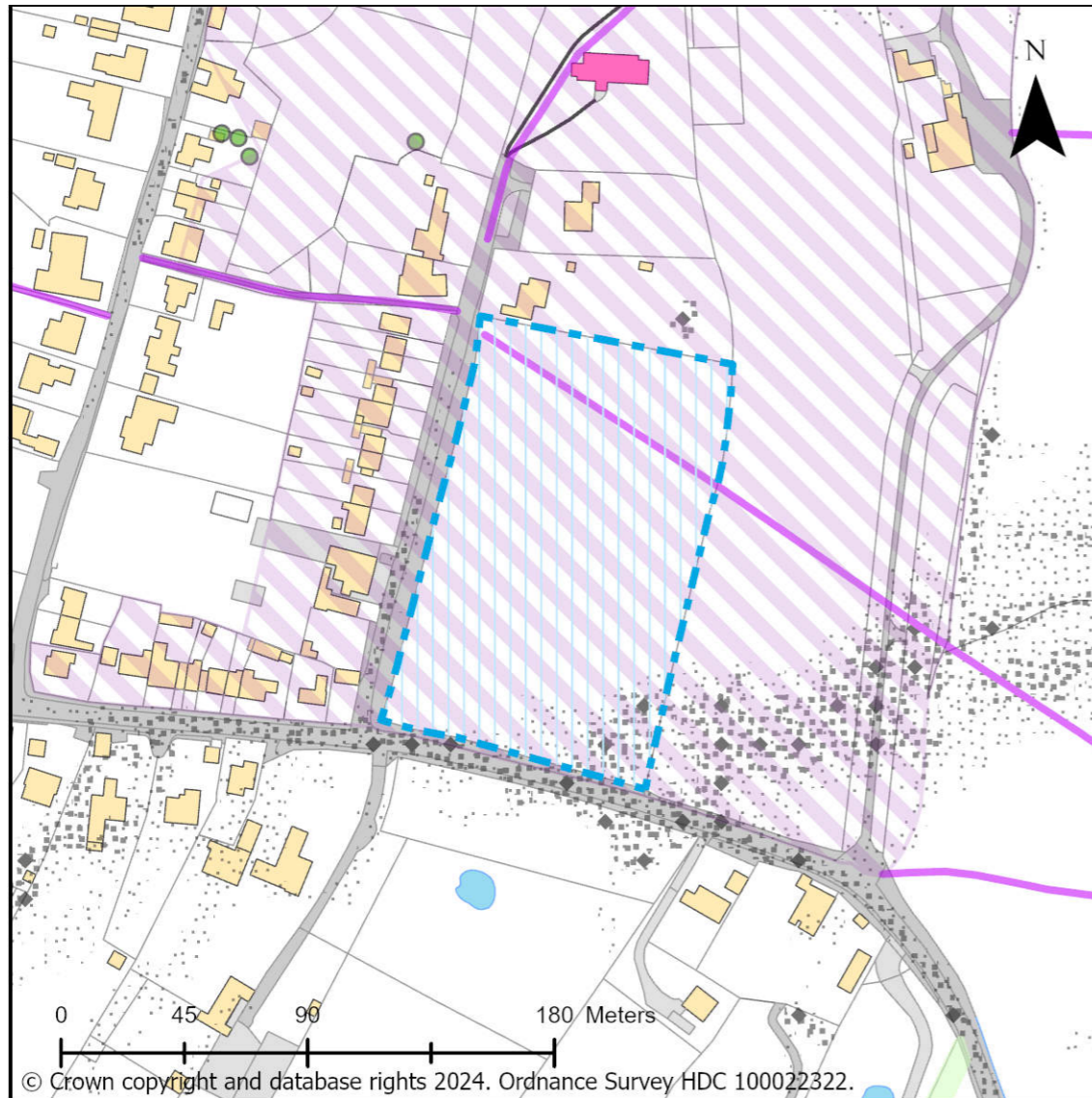
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:352
Relevant planning history	<ul style="list-style-type: none"> <li>20/00824/HED - application for the removal of the hedgerow was refused in May 2020. A Hedgerow Retention Notice was served in July 2020.</li> <li>22/01332/FUL - June 2022 planning application submitted for rural exceptions housing development of 7 new dwellings - withdrawn</li> <li>22/01459/FUL - July 2022 planning application submitted for the erection of a farm shop, restaurant and plant centre – withdrawn</li> <li>23/01069/FUL - June 2023 revised planning application submitted for rural exceptions housing development of 7 new dwellings - refused December 2023</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	None submitted
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**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1 but there is some surface water flood risk in the south eastern corner of the site. The site is wholly classified as grade 2 agricultural land. The site is wholly greenfield and in agricultural use with no structures on it, The site is mainly flat but does slope downwards slightly in its north eastern corner. The site is fairly well contained due to hedgerows and tree lines along all of its boundaries, there are gaps within these allowing for some longer distance views.</p>	~
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There are residential properties and Village Hall to the west of the site along Church Lane. There are more residential properties to the north. The site is located wholly within a conservation area, the grade I listed All Saints Church is located to the north of the site which is a prominent local landmark. Any proposed development would need to avoid harm to the setting of this significant heritage asset which is clearly visible from the site. There are no nature conservation designations on site. The boundary trees contribute to the character of the conservation area and their retention should be prioritised. A public right of way cuts through the site which should be retained to facilitate access to the wider countryside beyond the site to the east. Highways access may be achieved from the B645 but Church Lane is narrow and access would be highly constrained.

There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site but electricity powerlines run along the B645 frontage which would need to be diverted or otherwise mitigated in any development layout. The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for brickclay; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

**Availability**

The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The promoter seeks to deliver development directly by the land owner. There have been several recent planning applications made on site for residential and retail uses. The promoter suggests the land would be available 2024-2028.

**Achievability**

The site promoter has identified that all main services are accessible from the site boundary other than gas supply as this is unknown. The site comprises broadly level ground and is fairly well contained due to the presence of hedgerows and trees. The impact of any development would need to be sensitive to these as well as heritage assets. There are no buildings on site so no clearance work would be required. B645 but Church Lane is narrow and access would be highly constrained.

**Deliverability / developability**

There are no existing structures to clear but the impact on the immediate setting of the conservation area and grade I listed heritage asset will need careful consideration through design and landscape mitigation. The site promoter identifies that development will be delivered directly by the landowner. It is unclear from the call for sites information whether the housing or retail element would be built first or if they are proposed to come forward concurrently. The submission highlights that this site is to provide rural exceptions housing

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meeting the identified need of Tilbrook, therefore under current policy the residential element has the potential to be approved. It is less clear if the retail element would be acceptable under current policy as the proposed floorspace has not been provided in the call for sites submission. Therefore, the site as a whole is categorised as developable.	
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**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site consists of greenfield land classified as grade 2 agricultural land
- Remote from natural greenspace
- Highly constrained by heritage assets including the conservation area approach to the village from the east
- Limited access to public transport
- Situated such that development could be sustainably integrated with the existing place and community
- Limited accessibility to local shops, services, primary education and employment within Tilbrook and in neighbouring Kimbolton

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to the potential adverse impacts on heritage assets including the setting of the village's conservation area

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development	N/A	N/A

**Updates after the Initial Assessment**

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# Central Huntingdonshire Land Availability Assessment

Huntingdonshire District Council | Central Huntingdonshire Land Availability Assessment

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			Godmanchester 5: Land West of London Road and South of Stokes Drive, Godmanchester
			Godmanchester 6: Land to the South of Godmanchester including land at Corpus Christi Farm and Lower Debden Farm, Godmanchester
			Godmanchester 7: Land West of A1198 (North of Bleakley Farm), Godmanchester
			Godmanchester 8: Land East of A1198 - (East of Bleakley Farm), Godmanchester
			Godmanchester 9: Land adjacent to London Road (A1198), adjoining Bleakley Farm, Godmanchester
			Godmanchester 10: Land East of Silver Street, Godmanchester
			Godmanchester 11: Land to the South of the A1307, Godmanchester
		<b>3</b>	<b>Hemingford Abbots</b>
			Hemingford Abbots 1: Royal Oak Gardens, High Street, Hemingford Abbots
			Hemingford Abbots 2: Land West of Rideaway, Hemingford Abbots
			Hemingford Abbots 3: The Lattenburys (land to the South of the A1307 and North of A14, and West of A1198)
		<b>4</b>	<b>Huntingdon</b>
			Huntingdon 1: Amber Centre, 36 Mayfield Road, Huntingdon
			Huntingdon 2: Land West of Scholars Avenue, Huntingdon
			Huntingdon 3: Land South of Ermine Street (adjoining Huntingdon)
		<b>5</b>	<b>Offord Cluny and Offord D'Arcy</b>
			Offord Cluny and Offord D'Arcy 1: Land South of New Road, Offord Cluny
			Offord Cluny and Offord D'Arcy 2: Land to the West of Graveley Road, Offord D'Arcy
			Offord Cluny and Offord D'Arcy 3: Land adjacent to Manor Court, Offord Cluny
			Offord Cluny and Offord D'Arcy 4: Field opposite The Glebe, New Road, Offord Cluny
			Offord Cluny and Offord D'Arcy 5: Land Opposite Manor House, High Street, Offord Cluny
			Offord Cluny and Offord D'Arcy 6: Land North of Station Lane, Offord Cluny
			Offord Cluny and Offord D'Arcy 7: Land West of High Street and North of Dunstall Close (smaller site), Offord Cluny
			Offord Cluny and Offord D'Arcy 8: Land West of High Street and North of Dunstall Close (larger site), Offord Cluny

## Document Information

**Title:** Central Huntingdonshire Land Availability Assessment

**Status:** Draft for Consultation

**Date of approval for consultation:** Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

**Document availability:** Central Huntingdonshire Land Availability Assessment can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

**Please note:** This document may be available in alternative formats on request.

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## 1 Central Huntingdonshire Area

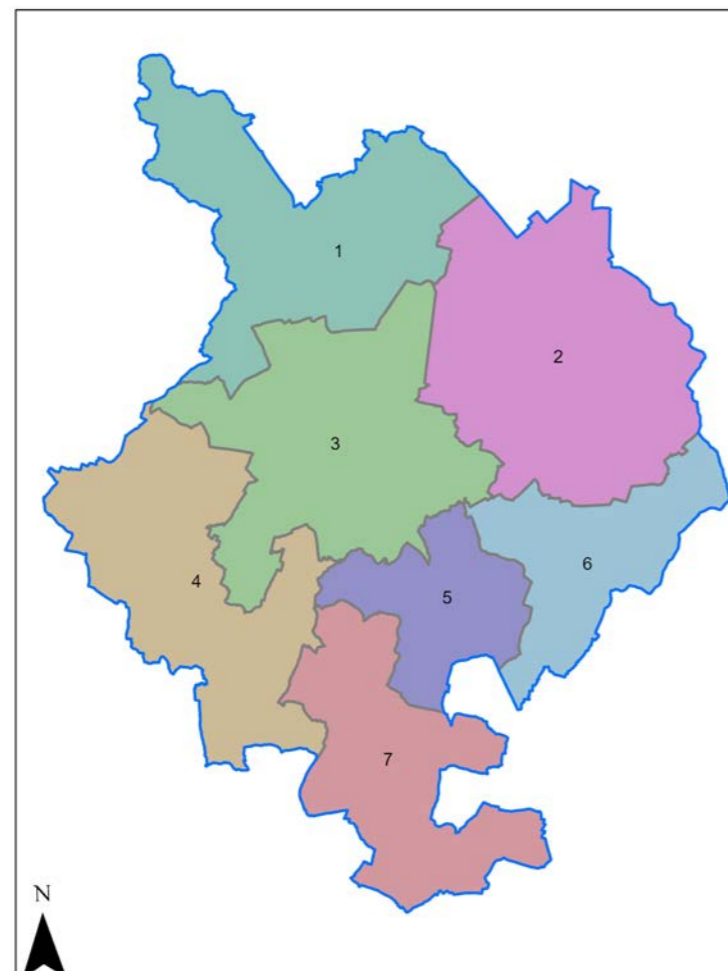
1.1 To assist in the navigation of site assessments, the district has been divided into several groups. In total, there are seven groups, divided as follows and shown spatially in the below map.

1. **Northern Huntingdonshire** - Stilton, Folksworth & Washingley; Yaxley wards
2. **North Eastern Huntingdonshire** - Ramsey; Somersham; Warboys wards
3. **Northern Central Huntingdonshire** - Alconbury; Sawtry; the Stukeleys wards
4. **Western Huntingdonshire** - Great Staughton; Kimbolton wards
5. **Central Huntingdonshire** - Brampton; Godmanchester & Hemingford Abbots; Huntingdon wards
6. **Eastern Huntingdonshire** - Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needingworth; St Ives wards
7. **Southern Huntingdonshire** - Buckden; Great Paxton; St Neots wards

1.2 This document sets out the site assessments for the sites located within 'Central Huntingdonshire'. This grouping consists of Brampton; Godmanchester & Hemingford Abbots; Huntingdon wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- Brampton - 19 sites
- Godmanchester - 12 sites
- Hemingford Abbots - 3 sites
- Huntingdon - 3 sites
- Offord Cluny and Offord D'Arcy - 8 sites

Map 1.1 Huntingdonshire site assessment groupings



### 2 Important Notice on Site Status

- 2.1 The National Planning Policy Framework requires local planning authorities to identify the future supply of land that is suitable, available and achievable for development. The purpose of this is to identify sites with potential for development, estimate the amount of development they could provide, assess whether the sites are suitable, available and achievable for particular uses and to identify timescales over which that development could be delivered.
- 2.2 The methodology for this Land Availability Assessment is strongly shaped by national guidance. The approach used for the assessments closely follows that set out in the National Planning Practice Guidance on [Housing and Economic Land Availability Assessment](#). To ensure a fair process is used to assess sites, the policies from Huntingdonshire's Local Plan to 2036 are not taken into account. This is to allow for full exploration of future development strategy options. This approach affects the assessment of a site's suitability which focuses only on the constraints which directly affect it and their ability to be mitigated and does not take account of its location. The sustainability of each site's location will be considered in the Sustainability Appraisal. Outcomes of both the Land Availability Assessment and the Sustainability Appraisal will be used to inform development strategy options.
- 2.3 The Land Availability Assessment (LAA) is an evidence base document that informs preparation of the Local Plan Update. It does not allocate sites to be developed; this is the role of the Local Plan Update. Far more sites with potential for development are identified as appropriate to progress through to a more detailed sustainability appraisal than are expected to be needed for the Local Plan Update. This provides choices over the development strategy that may be followed in the Local Plan Update.
- 2.4 **There will be multiple opportunities for people to provide comments on the sites included in this LAA. There will also be multiple opportunities for people to provide comments on the Sustainability Appraisal and any future development strategy and site allocations put forward through the Local Plan Update.**

#### Status of submitted sites

The inclusion of a site in this LAA does not in any way imply that planning permission would be granted for any form of development on it.

The assessment of suitability is a high level consideration of basic constraints affecting a site and the potential for mitigation to be put in place to overcome them. Suitability does not take into account any policies within Huntingdonshire's Local Plan to 2036 as national guidance does not support use of existing local policies in the assessment.

Sites are assessed using the boundaries submitted by the site promoter. Site boundaries may extend or reduce during consideration for allocation or within any future planning application. The Council's assessment of the capacity of a site to accommodate development is based on standard formulae set out within the Land Availability Assessment Methodology which reflect the nature of the proposed use and the appropriate density in the location. This is to allow for comparison of sites on a consistent basis and may differ from the site promoter's anticipated capacity.

The complexity of constraints affecting a site may vary over time, constraints may be resolved or additional constraints may arise. All of these may affect the potential suitability, achievability and capacity of a site.

#### Relationship with the Sustainability Appraisal and other evidence

Site assessments in the LAA should be read in conjunction with their relevant Sustainability Appraisal to obtain a complete picture of the Council's initial consideration of the site.

Consideration of sites for proposed allocation for development will be supplemented by technical evidence including, but not limited to, that on flood risk, water supply, highway access and capacity, availability of public transport and active travel infrastructure, health, social and community infrastructure capacity and viability.

Outcomes of the Sustainability Appraisal and other relevant evidence will be taken into account alongside the outcomes of the Land Availability Assessment when considering sites for potential allocation.



### 3 How to read the site assessments

- 3.1** This page provides a short guide to the format of the site assessments to help with understanding their purpose. It breaks down each of the key elements of the assessments and explains key definitions and acronyms. The [full methodology](#) is available in a separate document.
- 3.2** Many of the terms used in the assessment are based on definitions and approaches set out in the [National Planning Policy Framework](#). However, as the first version of the Land Availability Assessment is being completed before any Viability Assessment of the sites has been done the definitions of deliverability and developability have been adapted to reflect this. The definition of suitability has also been adapted to only reflect direct constraints and their ability to be mitigated and does not take account of locational issues in terms of the appropriateness for further development of either the individual site or the settlement which it is in or near to.
- 3.3** The document is split into chapters based on parish areas. Each parish (or chapter) contains the assessments for all sites identified to the Council either through the call for sites consultation or through the desktop review of sites.

#### 3.4 Key definitions

- **Availability** - has the site been put forward for development by a willing landowner and is it free from legal constraints that might stop it being developed
- **Achievability** - is there a reasonable prospect that the particular type(s) of development proposed will be developed on the site
- **Capacity** - the amount of development that can be accommodated on a piece of land
- **Deliverability** - is the proposed development suitable, available and achievable and can development start to be delivered within five years
- **Density** - a calculation of the number of dwellings or building floor space divided by the net developable area of land that they occupy
- **Developability** - is there a reasonable prospect of the site being available and achievable at a known time beyond the next 5 years
- **Greenfield land** - a site that has not been previously built on
- **Gross developable area** - the whole site area
- **Net developable area** - the area which will be used for housing, employment, retail and other built development and directly related uses that serve the development
- **Previously developed land** (also referred to as brownfield land) - land which is or was occupied by a permanent structure. It excludes land used for: residential gardens, agricultural or forestry buildings, for minerals extraction or waste disposal. It also excludes land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape or been revegetated
- **Suitability** - can the site be physically developed for the proposed use(s) in terms of constraints affecting the site and the possibility of overcoming them

#### Key acronyms

- **CfS** - Call for Sites
- **Dph** - Dwelling per hectare
- **HA** - hectares
- **LAA** - Land Availability Assessment
- **PDL** - Previously Developed Land
- **SA** - Sustainability Appraisal

### 3 How to read the site assessments

3.5 The assessment of each site consists of several sections, each is detailed below:

**Site details** - includes the site reference and site name, its address, parish(es) that the site is located within and the size of the site in hectares.

**Promoter's intentions** - includes the promoter's stated development uses, capacity and delivery timeframes - this information is taken from the Call for Sites form.

**Core information** - includes the call for site reference number, the type of land the site is and what it is currently used for. It also identifies any relevant planning history and any supporting documentation submitted through the Call for Sites.

**Location plan** - each site will have a location plan which serves to locate the site within its immediate environs and identifies any constraints impacting the site. The colour outline of the site will be based on the uses it has been promoted for. A key (or legend) will be provided at the beginning of each parish chapter so that the constraints can be identified.

**Fundamental constraints** - this is the first step in assessing all sites. It assesses whether the site is affected by any of the key fundamental constraints of being grade 1 agricultural land, being in flood zone 3b, being a local green space, having a nature conservation designation, within a mineral development area or water recycling area, or is under the site threshold (over 0.25ha or large enough for at least 5 homes). If any of these apply to the site then it does not progress to a detailed assessment.

**Assessment of site potential** - if the site passes the fundamental constraints, it will then be assessed in detail looking at the suitability, availability, achievability and deliverability/ developability of the site. It utilises information from the Call for Sites submission as well as an assessment of constraints.

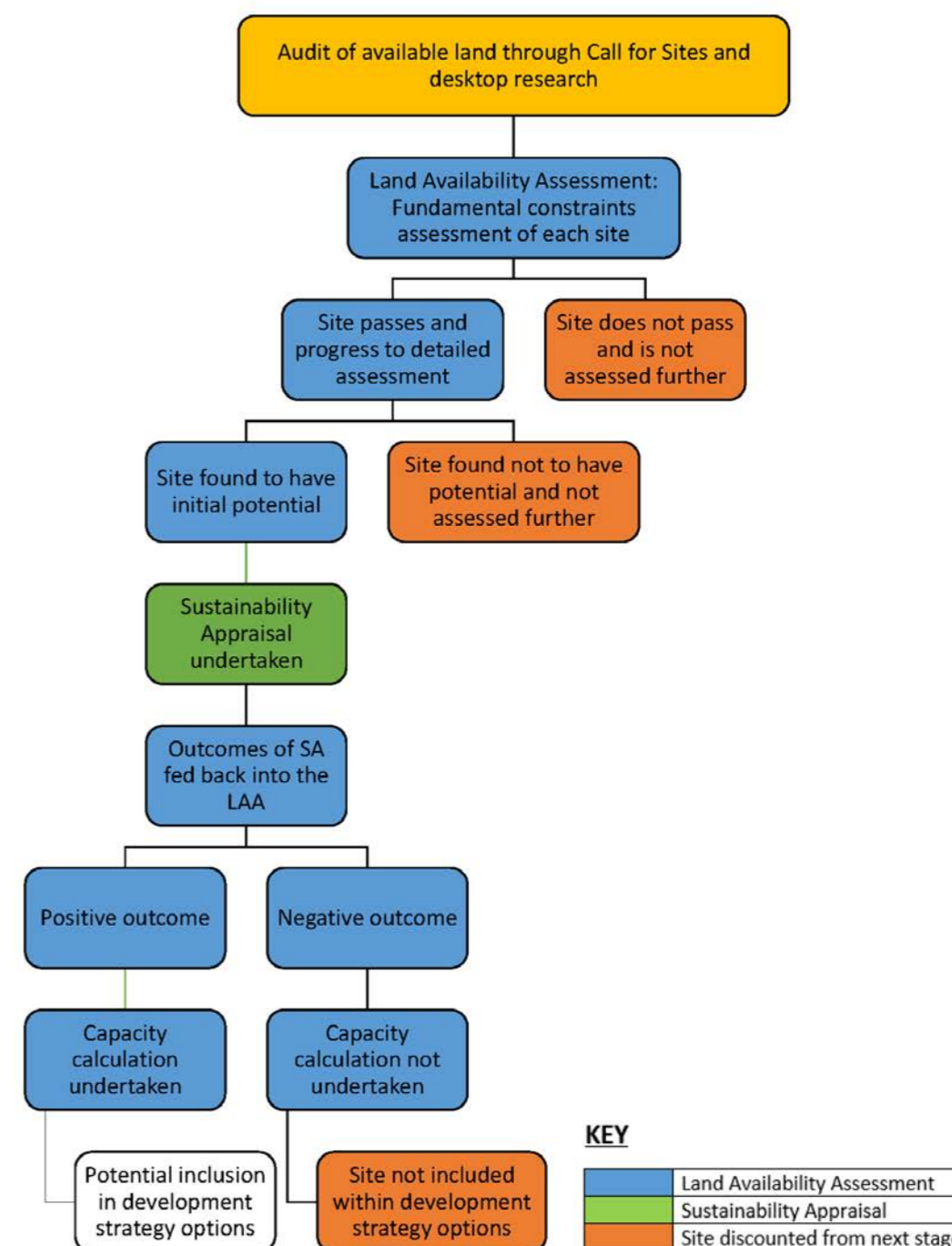
**Progression of site to SA** - this will either be a yes or no. If the site is not progressing to SA a short explanation will be provided. A site that is found to be unsuitable will not progress to SA.

**Impact of SA on assessment** - the site will then be appraised against the sites decision aiding questions set out in the SA scoping report - against each question, the site will acquire a score and a commentary explaining the score. The SA assessment will be presented in the SA but a summary of it will also be provided in the LAA.

**HDC delivery calculations** - taking into account the LAA assessment and the SA of the site, we will calculate an indicative capacity for the site and uses. This will be based on the methodology for net developable areas and density categories provided in the LAA methodology.

**Updates after initial assessment** - this is where any updates since the initial assessment will be included such as revised information from the site promoter or additional information which has become available that may impact the assessment.

### Site Assessment Process





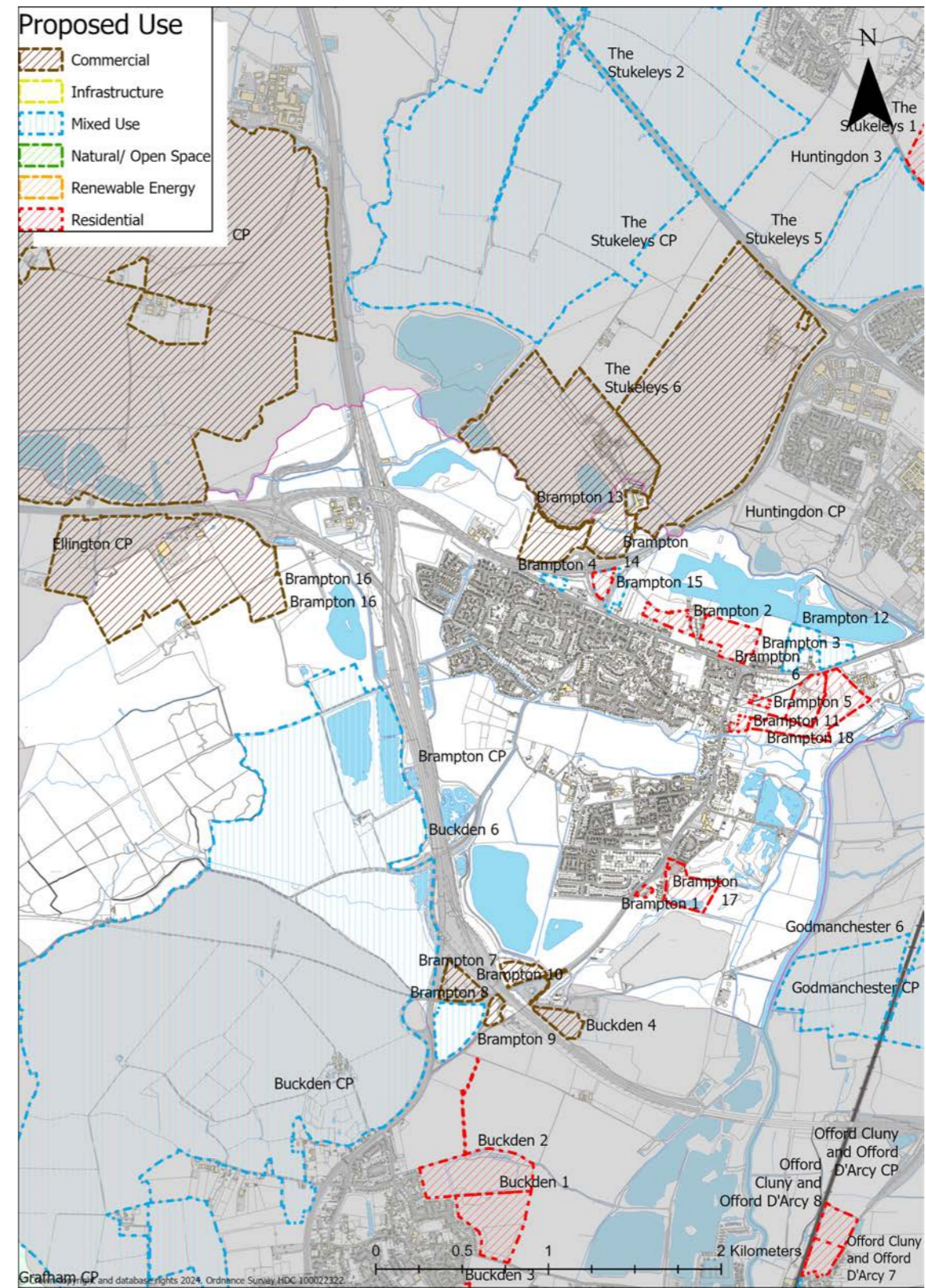
# 1 Brampton

1.1 A total of 18 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Brampton 1: Swift Car Care, Buckden Road, Brampton
- Brampton 2: Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton
- Brampton 3: Land to the North of Thrapston Road (opposite The Hurdles), Brampton
- Brampton 4: Wallis Land, Thrapston Road, Brampton
- Brampton 5: Land adjacent The Rectory, Church Road, Brampton
- Brampton 6: Land at Water Meadows, South of Huntingdon Road, Brampton
- Brampton 7: Area 1 Park Farm, Brampton
- Brampton 8: Area 2 Park Farm, Brampton
- Brampton 9: Area 3 Park Farm, Brampton
- Brampton 10: Area 4 Park Farm, Brampton
- Brampton 11: Manor Farm, Brampton
- Brampton 12: Land off Huntingdon Road, Brampton
- Brampton 13: Land North of A141, South of Brampton racecourse, Brampton
- Brampton 14: Land North of Thrapston Road and South of the A141 (larger site), Brampton
- Brampton 15: Land North of Thrapston Road and South of the A141 (smaller site), Brampton
- Brampton 16: Land at Low Harthay and Woodhatch Farms, Brampton - this site also partially falls within Ellington parish. As the majority of the site falls within Brampton parish, the site has been assessed here instead. A link to the site can also be found within the Ellington section of the Western Huntingdonshire LAA document.
- Brampton 17: Brampton Park Golf Club (South site)
- Brampton 18: Brampton Park Golf Club (North site)

1.2 Please note that the following sites also partially fall within Brampton parish:

- The Stukeleys 6: Huntingdon Racecourse also partially falls within Brampton parish but is predominately within The Stukeleys parish so the site assessment has been included within The Stukeleys parish of the Northern Central Huntingdonshire LAA document.
- Buckden 6: Land West of A1 from Buckden to Brampton also partially falls within Brampton parish but is predominately within Buckden parish so the site assessment has been included within Buckden parish of the Southern Huntingdonshire LAA document.





1.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2

**Brampton 1: Swift Car Care, Buckden Road, Brampton**

<b>Site reference</b>	Brampton 1
<b>Site name</b>	Swift Car Care, Buckden Road, Brampton

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Swift Car Care, Buckden Road, Brampton	Brampton	0.4

**Promoter's Intentions**

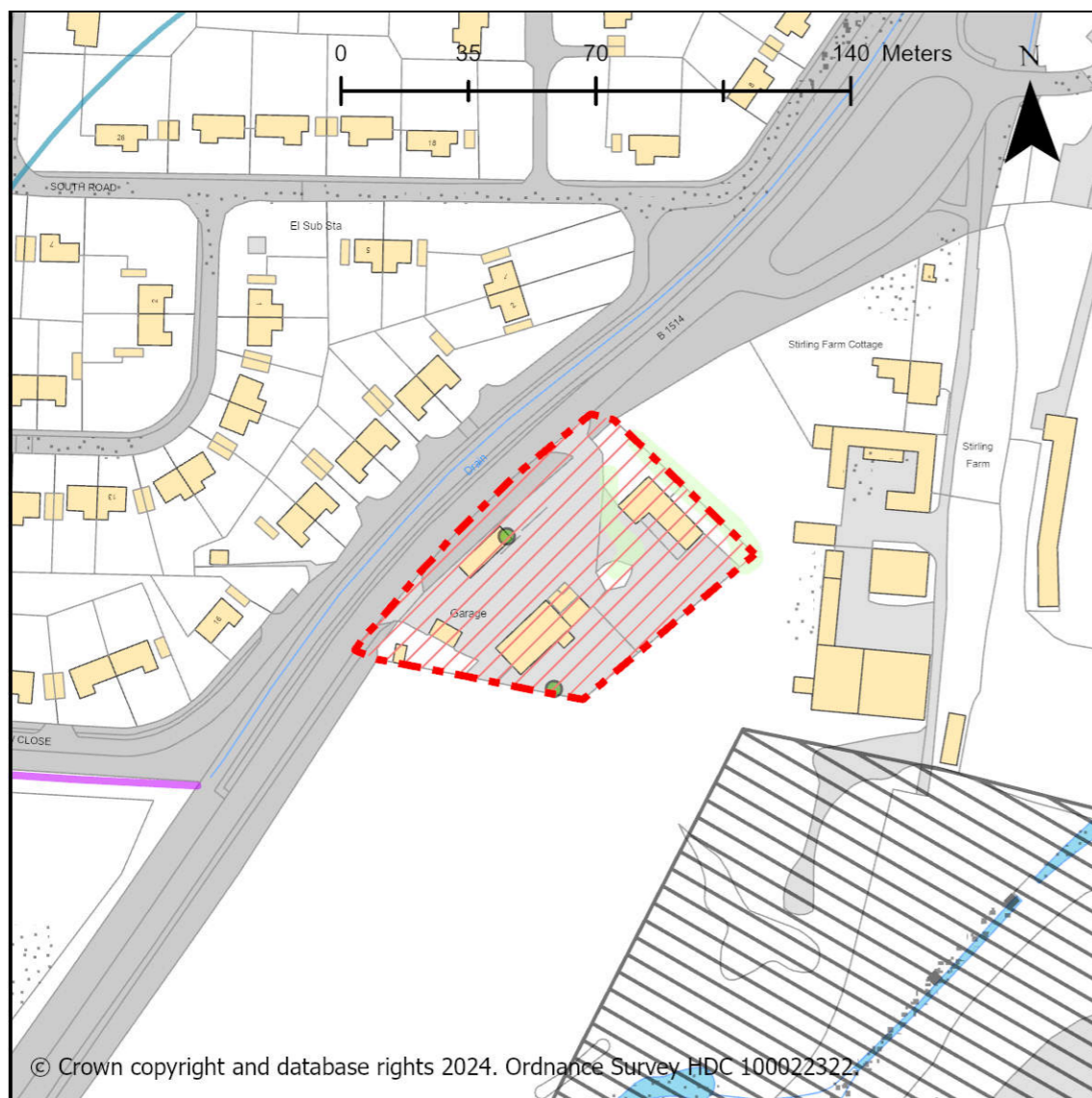
<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable homes	9 homes	Available 2023  Built out over 12 - 18 months

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:124
Relevant planning history	<ul style="list-style-type: none"> <li>The site was assessed in the HELAA 2017 (Park View Garage) was considered suitable for employment development to comprise light industrial (class B1c) use. The site was subsequently allocated in the Huntingdonshire Local Plan to 2036 under HU13 for employment development to be comprised of light industrial use (class 'B1c').</li> <li>20/00400/FUL for the erection of new commercial buildings comprising four light industrial units was approved in January 2021.</li> </ul>
Land type	Previously developed land
Current use of the site	Commercial/ industrial
Supporting information	<ul style="list-style-type: none"> <li>Covering Letter (June 2023)</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site is within 50m of Buckden Landfill Waste Management Area (WMA) and within the consultation area for the WMA. No assessment has been made by the site promoter on the impact of the proposed development on the MWA. It is noted that in the submitted covering letter than an odour assessment is being undertaken and will be made available in due course.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.

**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is within 50m of Buckden Landfill Waste Management Area (WMA) and within the consultation area for the WMA.	N/A	N/A

**Updates after the Initial Assessment**

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No because the site falls within 250m of a waste management area. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MWA. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and
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**Brampton 2: Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton**

<b>Site reference</b>	Brampton 2
<b>Site name</b>	Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton

Site address	Parish(es)	Site area (ha)
Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton	Brampton	2.3

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Specialist housing	55 homes	Available 2023 Build out over 2 - 3 years

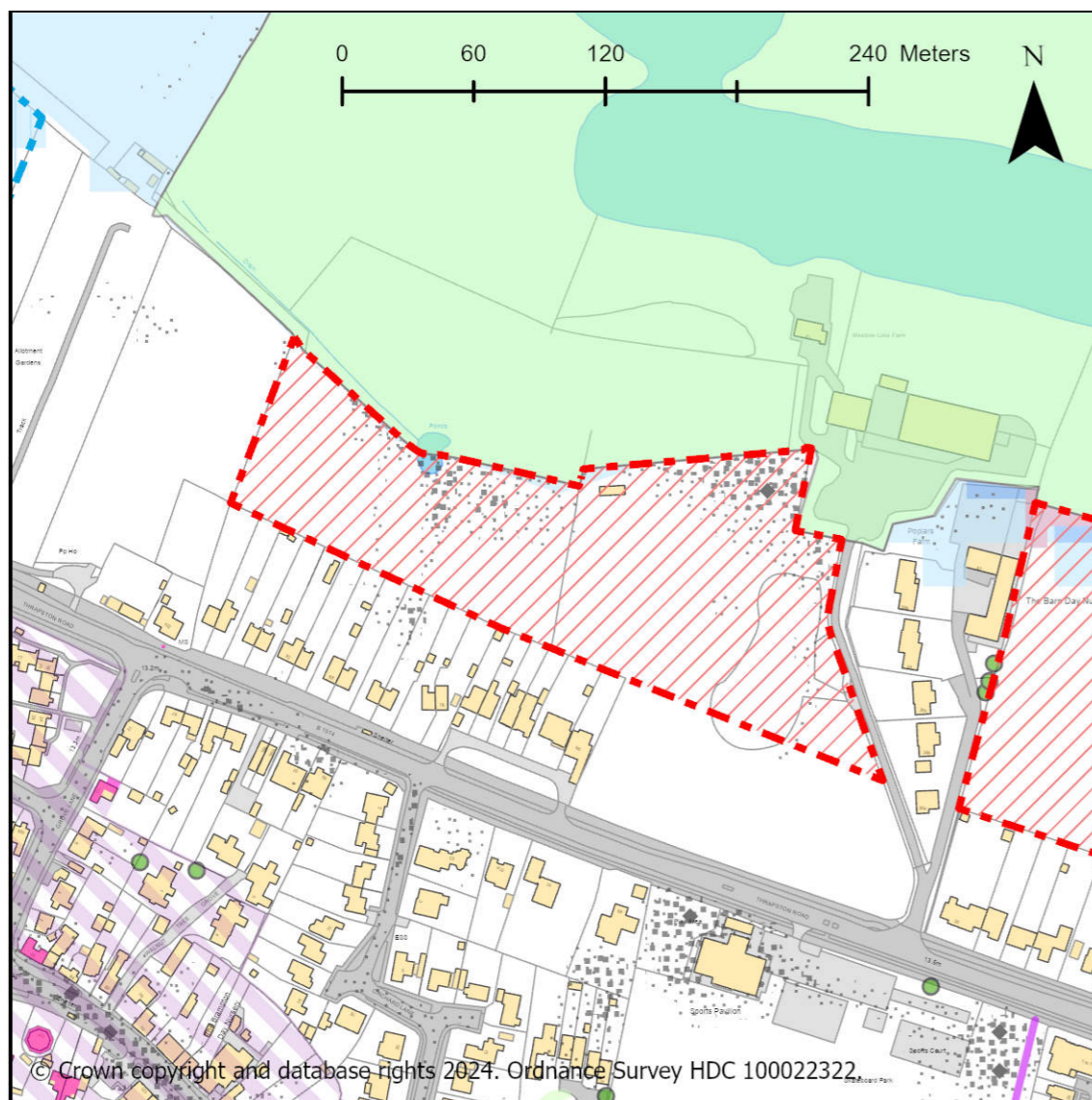
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:138
Relevant planning history	<ul style="list-style-type: none"> <li>The site was assessed as part of a larger site in the HELAA 2017 (Thrapston Road West, Brampton (amended boundary), site reference 212) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.</li> <li>This site and additional land along Thrapston Road was subject to 16/01255/OUT for the erection of 63 dwellings but was refused in January 2017 and an appeal later dismissed in December 2017.</li> <li>On adjoining land to the south that directly fronts onto Thrapston Road, outline permission was been granted in May 2019 under 18/02569/OUT for the erection of 16 dwellings.</li> </ul>

Land type	Wholly greenfield land
Current use of the site	Pasture land
Supporting information	<ul style="list-style-type: none"> <li>Tree Survey and Arboricultural Impact Assessment (June 2016)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>It is located north of the B1514 between Hinchingsbrooke Country Park and Brampton. The vast majority of the site is located within flood zone 1 with a very small portion on the northern boundary being within flood zone 2. There is a significant risk from surface water flooding running through the centre of the site. The site is wholly classified as grade 3 agricultural land and comprises land of rough pasture. The site is broadly level and has unbroken tree belt running along its northern, southern and western edges. The site has limited visibility from the road due to hedgerow trees but is of significant value to the setting</p>	~
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<p>of the country park. Along most of its southern boundary, the site adjoins residential development along Thrapston Road, to the east is Poplars Farm, to the west and north is countryside with Hinchingsbrooke Country Park north of the site.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but along its northern boundary the site adjoins the Hinchingsbrooke Gravel Pits County Wildlife Site. There are no heritage designations on site but it is nearby to a conservation area. Access to the site can be achieved from Thrapston Road. While development along Thrapston Road has been permitted under 18/02569/OUT, the approved masterplan shows that a farm track access is planned to enable access to the land behind (this call for site submission).</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land is available now and take between 2 and 3 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There is significant levels of surface water flood risk through the centre of the site which will require sustainable drainage mitigation. Additionally, the location of development forming in depth development along Thrapston Road will require landscaping to mitigation adverse landscape impact as well as amenity impact on existing properties. The provision of access from Thrapston Road is possible, however the details of this may be dependent on the delivery of the residential scheme permitted to the south east of the site.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no structures to clear but the site is in a sensitive location in terms of landscape impact and also context in relation to existing development. The site has planning history and has previously been assessed as part of earlier local plan works. It is intended to acquire planning permission then sell it to a third party for development. While the site promoter states that the site is available now, no new planning application has been</p>	~

submitted. Additionally, the tree survey submitted to support the call for sites submission is somewhat dated now being from June 2016, therefore updated technical work will be required. As such, the site is categorised as developable.



**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land
- Is mostly within flood zone 1 but there is of the northern part of the site in flood zone 2, there is some surface water flood risk
- In walking distance to services and facilities, primary education and employment opportunities within Brampton and Huntingdon
- Good accessibility to public transport options
- Accessible to natural green space
- Adjacent to designated natural conservation sites and is within the Great Ouse Valley Green Infrastructure Priority Area
- Has a very close relationship to Hinchingsbrooke Country Park and forms a key part of its rural setting
- Located on the northern edge of the built form of Brampton village characterised by ribbon development, in depth development would adversely impact this character

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for development due to the likely adverse impacts on the rural setting of Hinchingsbrooke Country Park and the adverse impacts on the character of Brampton.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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## Brampton 3: Land to the North of Thrapston Road (opposite The Hurdles), Brampton

<b>Site reference</b>	Brampton 3
<b>Site name</b>	Land to the North of Thrapston Road (opposite The Hurdles), Brampton

Site address	Parish(es)	Site area (ha)
Land to the North of Thrapston Road (opposite The Hurdles), Brampton	Brampton	5.7

### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	circa 10 homes	Available 2023 Build out over 1 - 2 years

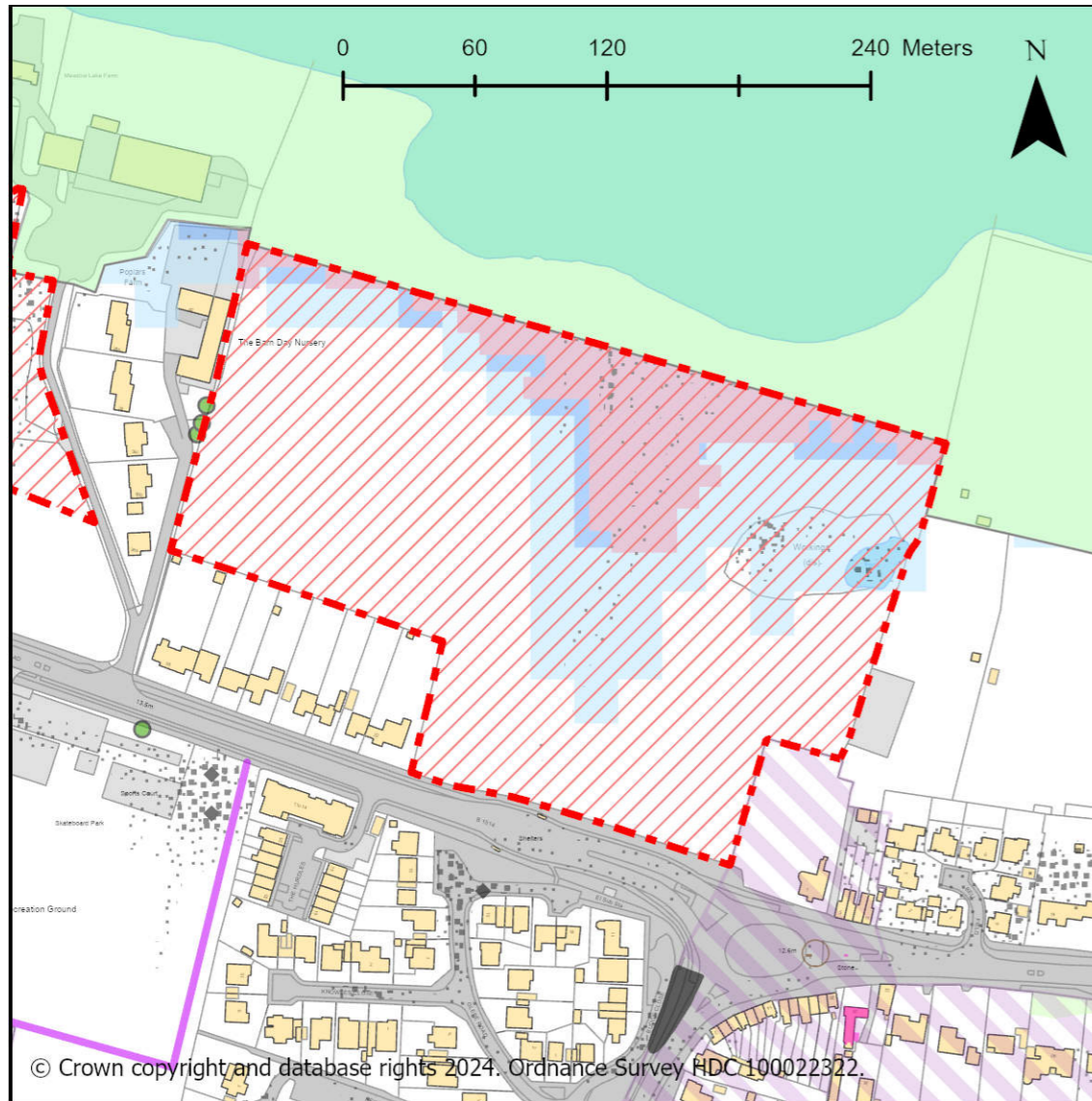
### Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:320
Relevant planning history	<ul style="list-style-type: none"> <li>None relevant</li> <li>The site was assessed in the HELAA 2017 (Thrapston Road East) but was not taken forward as a site allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	A small portion of the northern edge of the site is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>It is located north of the B1514 between Hinchingsbrooke Country Park and Brampton. Approximately a third of the site is located within flood 2 with its northern edge being located within flood zone 3a and 3b. There is a significant risk from surface water flooding running through the centre of the site. The site is wholly classified as grade 3 agricultural land and comprises land of rough pasture. The site is broadly level and has unbroken tree belts running along its northern and southern edges. The site is more open on its eastern and western edges but there are some trees protected by Tree Preservation Orders along the site's western boundary. The site has limited visibility from the road due to hedgerow trees</p>	~
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but is of significant value to the setting of the country park. Along most of its southern boundary, the site adjoins residential development along Thrapston Road, it is surrounded by countryside to the north, east and to the west by Poplars Farm.

There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site but along its northern boundary the site adjoins the Hinchingsbrooke Gravel Pits County Wildlife Site. There are no heritage designations on site but it is adjacent to a conservation area on its south eastern boundary. Access to the site can be achieved from Thrapston Road.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions impacting the site. At this stage it is anticipated that planning permission would be acquired by the landowner following an allocation and the site sold to a housebuilder. The landowner suggests the land is available now and take between 1 and 2 years to complete.</p>	+
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<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site is constrained by flooding particularly towards the rear of the site. To mitigate sustainable drainage will be required and it may only be appropriate to develop along the site's frontage along Thrapston Road where there is no risk of flooding. Landscaping will also be required to mitigation adverse landscape impact as well as impact on the adjoining conservation area. The provision of access from Thrapston Road is possible.</p>	~
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<p><b>Deliverability / developability</b></p> <p>There are no structures to clear but the site is in a sensitive location in terms of landscape impact and also context in relation to existing development. The site promoter anticipates that the landowner will acquire planning permission following an allocation status and then sell the site to a housebuilder for the delivery of the development. While the site promoter states that the site is available now, the site promoter is seeking an allocation status for the site, as such, the site is categorised as developable.</p>	~
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**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land
- Is constrained by fluvial flood risk with some of the northern part of the site being within flood zones 2, 3a and 3b and surface water flood risk through the centre of the site
- In walking distance to services and facilities, primary education and employment opportunities within Brampton and Huntingdon
- Good accessibility to public transport options
- Accessible to natural green space
- Adjacent to heritage and natural conservation sites and is within the Great Ouse Valley Green Infrastructure Priority Area
- Has a very close relationship to Hinchingsbrooke Country Park and forms a key part of its rural setting
- Located on the northern edge of the built form of Brampton village characterised by ribbon development, in depth development would adversely impact this character

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for a frontage only scheme which would reflect the form of development along Thrapston Road and ensure built development was retained within flood zone 1

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 5.7ha  15% net developable area allowed to enable a frontage only development which would reflect the form of development along Thrapston Road and ensure built development was placed within flood zone 1.  5.7 ha x standard proportion of 15% = <b>0.86 ha</b>	Residential - market and/or affordable homes  Very low density of 25 dph anticipated due to the edge of village location.  Very low density of 25 dph = 0.86 ha x 25 dph = 19 homes but considering that development should be linear in form in order to	Available 2024 - 2028  Build out over 1 - 2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	reflect the existing character of the site's immediate environs, this brings the capacity down to <b>10 homes</b> .	

**Updates after the Initial Assessment**

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**Brampton 4: Wallis Land, Thrapston Road, Brampton**

<b>Site reference</b>	Brampton 4
<b>Site name</b>	Wallis Land, Thrapston Road, Brampton

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Wallis Land, Thrapston Road, Brampton	Brampton`	0.7

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Space Uses: Natural, green or open spaces	15 homes 0.4ha of public open space	Available 2024 - 2028 Build out over 1 year

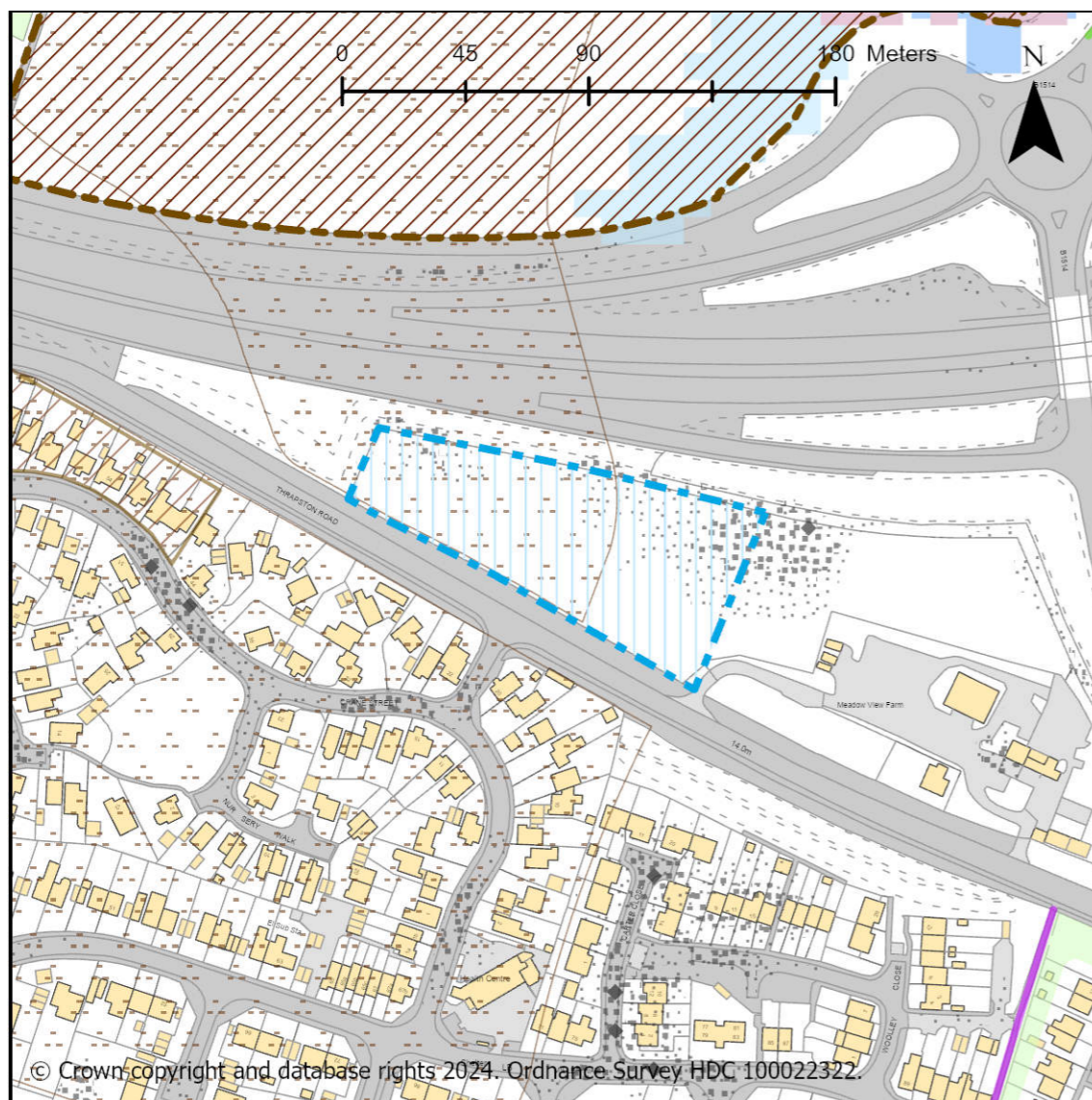
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:341
Relevant planning history	<ul style="list-style-type: none"> <li>19/00038/OUT for residential development of up to 30 dwellings and a care home of up to 70 beds, with all matters reserved except for the two main vehicular accesses (phased development). Permission granted in April 2021.</li> <li>21/01043/REM for the details of appearance, landscaping, layout and scale pursuant to outline application 19/00038/OUT for the erection of 30 dwellings. This was consented in June 2022. This relates to land to the east of the call for site submission.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	<ul style="list-style-type: none"> <li>Concept Plan (drawing number: JOXXX_007) (June 2023)</li> </ul>
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is within flood zone 1 but the northern and western edges of the site are at risk from surface water flooding. The site is wholly classified as grade 2 agricultural land. The site forms part of a wider piece of land that already has outline planning permission. The site has a strong boundary to the north with the A141 and to the south with Thrapston Road, all of the site's boundaries are clearly marked by a belt of vegetation apart from its eastern edge which is open. The land is broadly level. The site is bounded by residential development to the south, by the road network to the north and west and by Meadow View Farm to the east (permitted to be redeveloped for 30 new homes).</p>	~
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<p>There is no known contamination on site and no oil or gas pipelines running through the site. The site is bounded by the strategic road network to the north and west meaning there is an increased likelihood of air, light and noise pollution which should be mitigated against. It is adjacent to an Air Quality Management Area. There are no nature conservation designations on site. The site is not within a conservation area and there are no listed buildings nearby, there is however a Scheduled Monument designation that covers approximately two thirds of the site. Access to the site can be achieved from Thrapston Road as shown on the submitted concept plan.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled and owned by a single organisation who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land will be available between 2024 and 2028 and take 1 year to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. The submitted concept plan shows that it is proposed to build on the south eastern corner of the site that fronts onto Thrapston Road and provide open space on the remaining part of the site, this coincides with the Scheduled Monument designation. Assessment on the impact of development on the Scheduled Monument will be required. The site is at greater risk from surface water flooding on its northern and western edges so sustainable drainage will be required. Additionally adequate noise mitigation will be required due to its proximity to the A141.</p>	~
<p><b>Deliverability / developability</b></p> <p>The whole site has outline planning approval with the eastern parcel benefiting from detailed planning approval for residential development. The eastern parcel (this call for sites submission) seeks to promote residential development on land originally permitted for a care facility. As a revised application for this site has not yet been submitted and considering that it is intended to acquire planning permission then sell it to a third party for development, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land classified as grade 2 agricultural land</li> <li>• In walking distance to services and facilities, primary education and employment opportunities within Brampton and Huntingdon</li> <li>• Good accessibility to public transport options</li> <li>• Accessible to natural green space</li> <li>• 0.4ha of the site is constrained by a Scheduled Monument designation</li> <li>• It is within the Great Ouse Valley Green Infrastructure Priority Area</li> <li>• Located on the northern edge of the built form of Brampton village contained by the strategic road network</li> <li>• Is potential for increased levels of air, light and noise pollution</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for development on 0.3ha of the site that is not within the Scheduled Monument designation.</li> <li>• The part of the site contained the Scheduled Monument should be used for landscaping, noise mitigation and public open space</li> <li>• Provide housing on a site of less than 1ha.</li> </ul>
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**Updates after the Initial Assessment**

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 0.7ha</p> <p>Remove 0.4ha of this as this falls within the Scheduled Monument - this part of the site could be used for public open space and provide a buffer between development and the strategic road network.</p> <p>This leaves <b>0.3ha</b> for the net development.</p>	<p>Residential - market and/or affordable homes</p> <p>Low density of 35 dph anticipated due to the site's location on the edge of one of Huntingdonshire's larger villages.</p> <p>Low density of 35 dph = 0.3 ha x 35 dph = <b>11 homes</b>.</p>	<p>Available 2024 - 2028</p> <p>Build out over 1 year</p>



## Brampton 5: Land adjacent The Rectory, Church Road, Brampton

<b>Site reference</b>	Brampton 5
<b>Site name</b>	Land adjacent The Rectory, Church Road, Brampton

Site address	Parish(es)	Site area (ha)
Land adjacent The Rectory, Church Road, Brampton	Brampton	0.52

### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	3 homes	Available 2023 Build out over 1 year

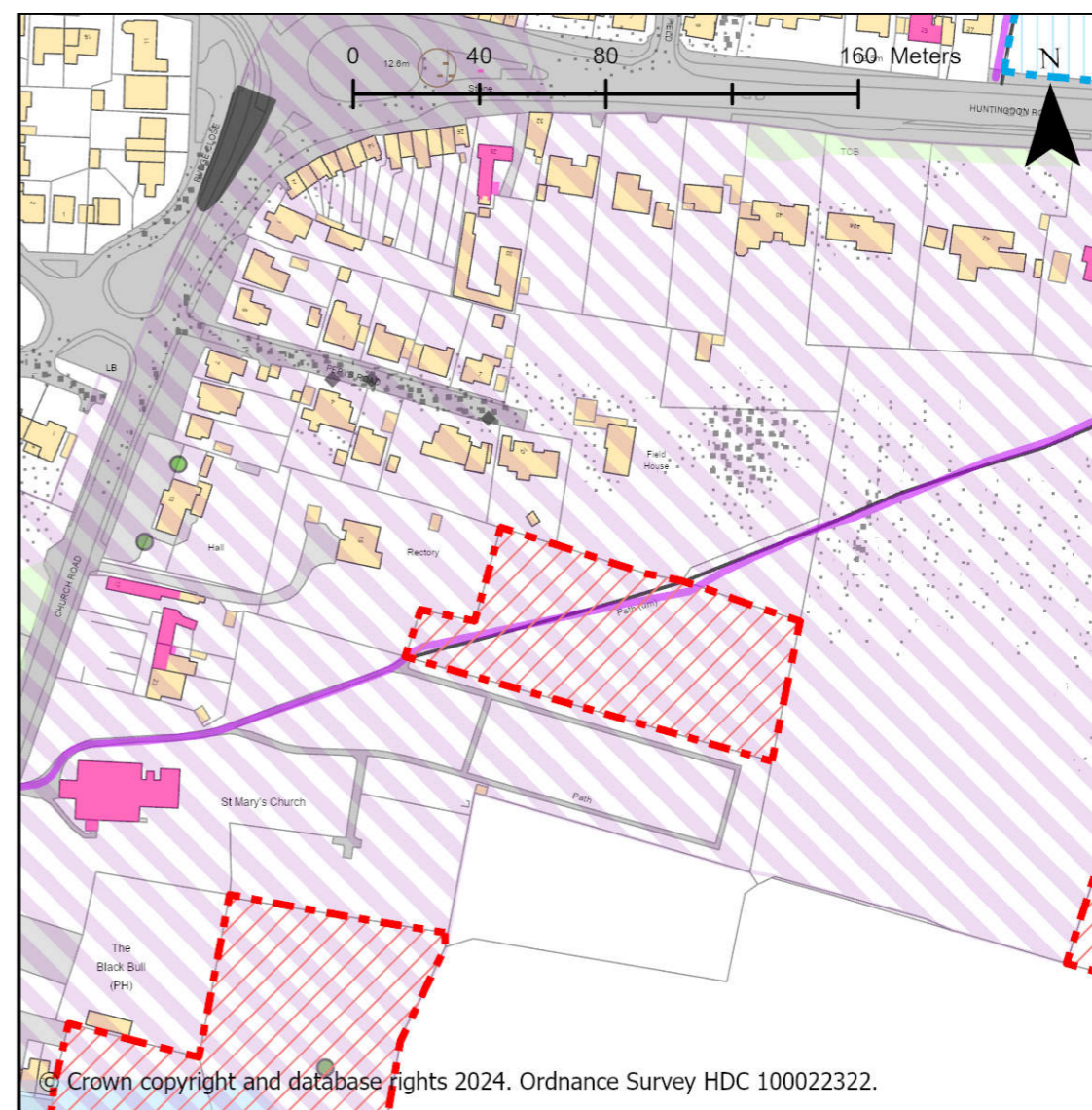
### Core information

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:168
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



### Assessment of Site Potential

<b>Context, constraints and potential suitability</b>	-
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<p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding. The site is wholly classified as urban land. It is located to the rear of properties along Church Road on the eastern edge of Brampton. The site is broadly level with trees and vegetation along all of its boundaries enclosing the site. To the west the site adjoins a Rectory and St Mary Magdalene Church Hall, to the south are cemetery grounds associated with St Mary's Church. To the north are more residential properties and to the east is the Great Ouse Valley and open countryside. A public right of way runs through the site providing a connection from Church Road to Huntingdon Road to the north east.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations on site. It is however wholly located within a conservation area and to the east of several listed building namely the grade I listed St Mary's Church, grade II listed properties along Church Road. There is currently no vehicular access to the site, there is currently an access from Church Road to the adjoining Rectory to the west of the site but it is unclear whether access can be extended to serve this site and whether there has been agreement from the adjoining landowners to do this.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single owner (Diocese of Ely) who supports its redevelopment. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land is available now and take approximately 1 year to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. However, as highlighted previously there is no direct access from the public highway to the site and it is unclear if access from the adjoining property can be extended to serve this site or the landowners would be willing to sell some of their land to enable this. Also the access is likely to cut through an existing public right of way. Therefore, the achievability of vehicular access is very unlikely.</p>	-
<p><b>Deliverability / developability</b></p> <p>There are no structures to clear but the site is located in a sensitive location in terms of heritage and landscaping being located within a conservation area, within the setting of several listed buildings and proposing back land development extending into the Great</p>	-

Ouse Valley landscape. Also, any design will need to integrate the existing public right of way that runs through the site. Additionally, achieving an access to the site is a key issue to the site's deliverability. It is intended to acquire planning permission and then sell the site to a third party for development. While the site promoter states the site is available now, no planning application has yet been submitted, so the site is categorised as not being deliverable or developable at this time.

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No due to the cumulative constraints impacting the site and the uncertainty of the achievability of access to the site, it is considered unsuitable for development and therefore not deliverable.</p>
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**Impact of the Sustainability Appraisal on the assessment**

The site has not progressed to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**



## Brampton 6: Land at Water Meadows, South of Huntingdon Road, Brampton

<b>Site reference</b>	Brampton 6
<b>Site name</b>	Land at Water Meadows, South of Huntingdon Road, Brampton

Site address	Parish(es)	Site area (ha)
Land at Water Meadows, South of Huntingdon Road, Brampton	Brampton	4.7

### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential:	Approximately 50 homes	Available 2024 - 2028
Market and/or affordable housing	Approximately 80 bed spaces	Build out over 2 years
Nursing and care homes		

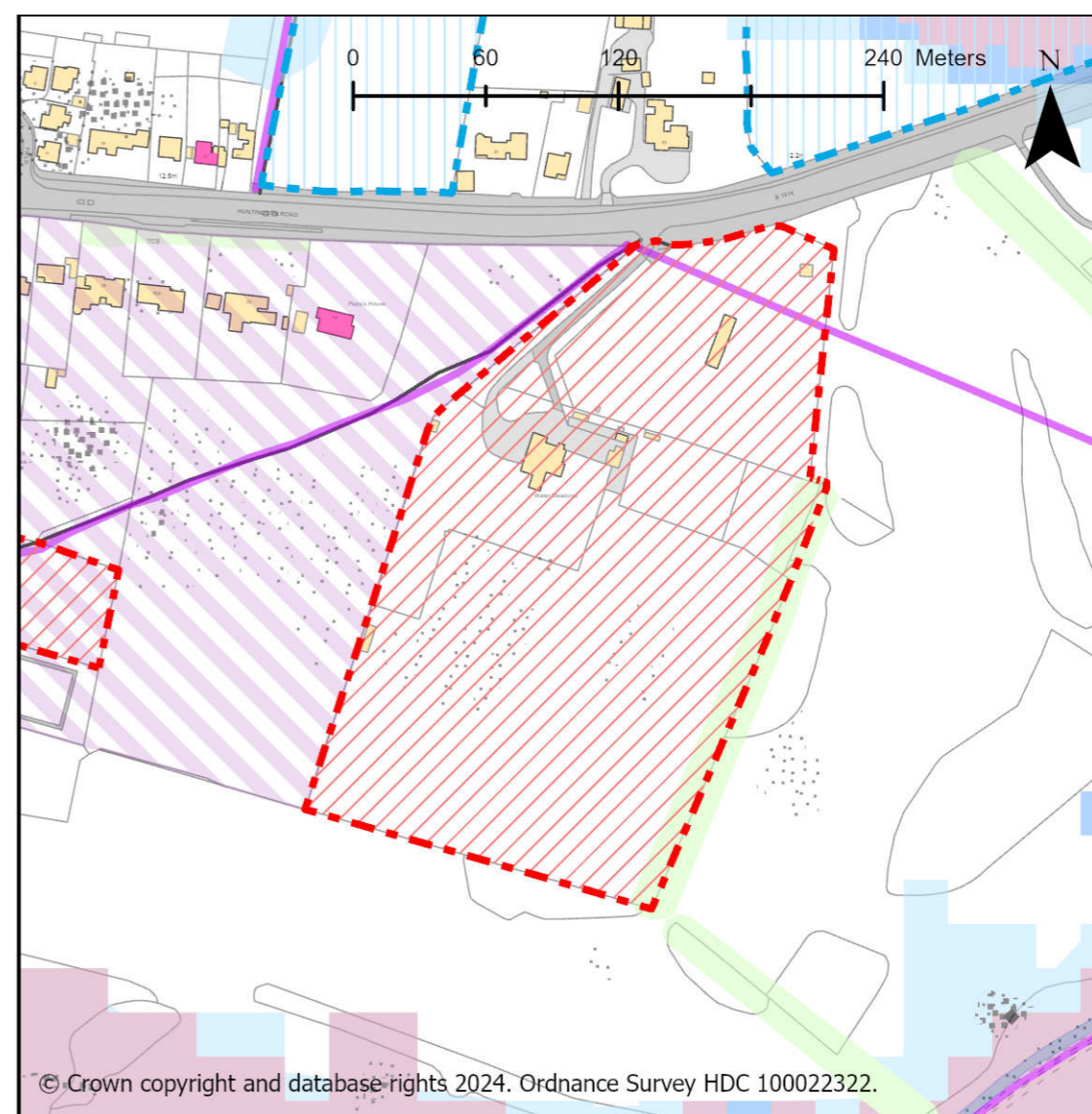
### Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:245
Relevant planning history	None relevant
Land type	Partly greenfield/ partly previously developed land
Current use of the site	Partly residential/ partly agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Pre-application Document (September 2022)</li> </ul>

### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



### Assessment of Site Potential

<b>Context, constraints and potential suitability</b>	~
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<p>The site is wholly located within flood zone 1 with some recorded risk from surface water flooding towards the centre of the site. The site is wholly classified as grade 3 agricultural land. The site is broadly level with trees and vegetation along all of its boundaries enclosing the site, it has a strong northern edge where it is bounded by Huntingdon Road. There is a public right of way that cuts through the northern part of the site connecting through from Church Road out across into the Great Ouse Valley. The site promoter's pre-application document submitted to support the Call for Sites submission states that the site is irregular in shape and divided into three discrete elements. The central part of the site consists of a single dwelling, with gardens and driveway, as well as a tennis court (accessed via a tree lined driveway along the western boundary); land in the southern part of the site is primarily used as grazing land for cattle; and land in the northern parcel is also used for grazing is also the site of a World War II era bomb shelter and two prefabricated structures. To the west of the site is residential development in the form of Pepys House and meadow ground. To the south and east is the Great Ouse Valley and open countryside. To the north is Huntingdon Road and ribbon development.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation or heritage designations on site. The site does however adjoin on its western edge a conservation area and to the west are several listed building namely the grade I Pepys House and its associated meadows. Access to the site could be achieved from Huntingdon Road.</p> <p>The site is predominately greenfield with some previously developed element, so its development will only partially contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single owner (a developer/housebuilding company) who supports its redevelopment. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the landowner who is also a developer/ housebuilder. The landowner suggests the land will be available between 2024 and 2028 and take approximately 2 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The submitted pre-application document details the current proposal for the site. That the existing dwelling will be retained and that scheme would likely comprise of a centrally located main building that contains, recreational and leisure facilities and a number of residential apartments and form a 'managed community' that will form an integrated retirement community. The main building will be surrounded by other apartment blocs with</p>	~

<p>cottages and other dwellings located in the northern and south eastern parts of the site. There will be significant levels of landscaping on the western edge of the site where it adjoins Pepys Meadow and the conservation area and further landscaping to the south where it adjoins the open countryside. The feasibility of these proposals will need to tested and may evolve through the planning process.</p>	
<p><b>Deliverability / developability</b></p> <p>There are structures to clear and the site is located in a sensitive location in terms of heritage and landscaping being located adjoining a conservation area and nearby to listed buildings as well as being within the Great Ouse Valley landscape. Also, any design will need to integrate the existing public right of way that runs through the northern part of the site. It is intended to deliver the site directly via a housebuilder. The site promoter states the site will be available between 2024 and 2028. No planning application has yet been submitted but technical works and masterplanning is underway, as such the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is mostly greenfield land but there are some existing structures on site</li> <li>● In walking distance to services and facilities</li> <li>● Good accessibility to public transport options</li> <li>● Accessible to natural green space</li> <li>● It is within the Great Ouse Valley Green Infrastructure Priority Area</li> <li>● Located on the north eastern edge of the built form of Brampton village but has a much stronger relationship to the Great Ouse Valley</li> <li>● Adjacent to a conservation area and the grade 1 listed Pepys House and its associated meadow land which could be adversely impacted by proposals</li> <li>● There is a public right of way running across the northern part of the site</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● Is not appropriate for development due to the likely significant adverse impacts on designated heritage assets and also the erosion of the rural character of the area and encroachment into the Great Ouse Valley landscape</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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**Brampton 7: Area 1 Park Farm, Brampton**

<b>Site reference</b>	Brampton 7
<b>Site name</b>	Area 1 Park Farm, Brampton

Site address	Parish(es)	Site area (ha)
Area 1 Park Farm, Brampton	Brampton	2.35

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	Approximately 8,000sqm	Available 2023 Build out over 2 - 3 years

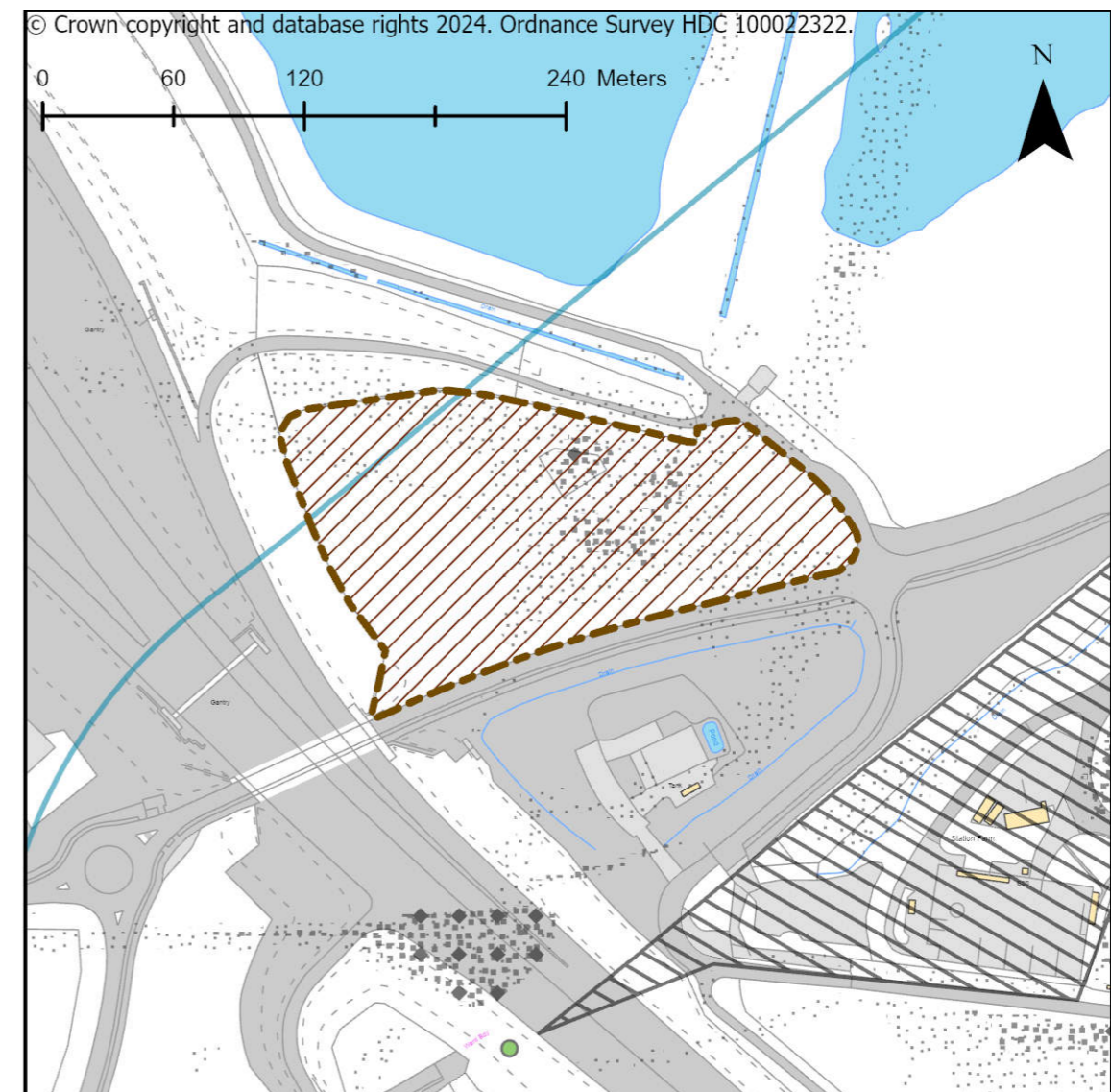
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:222
Relevant planning history	None relevant
Land type	Greenfield land with a few structures on site relating to agricultural use and former kiosks)
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Call for Sites Submission Statement</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	90% of the site falls within the consultation area for a Mineral Development Area. No assessment has been made by the site promoter on the impact of the proposed development on the MDA.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No as the whole site falls within the consultation area for a Mineral Development Area. No assessment has been made by the site promoter on the impact of the proposed development on the MWA.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
Capacity calculation not undertaken as 90% of the site falls within the consultation area for a Mineral Development Area.	N/A	N/A

**Updates after the Initial Assessment**

**Brampton 8: Area 2 Park Farm, Brampton**

<b>Site reference</b>	Brampton 8
<b>Site name</b>	Area 2 Park Farm, Brampton

Site address	Parish(es)	Site area (ha)
Area 2 Park Farm, Brampton	Brampton	1.3

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	Approximately 5,000sqm	Available 2023 Build out over 2 - 3 years

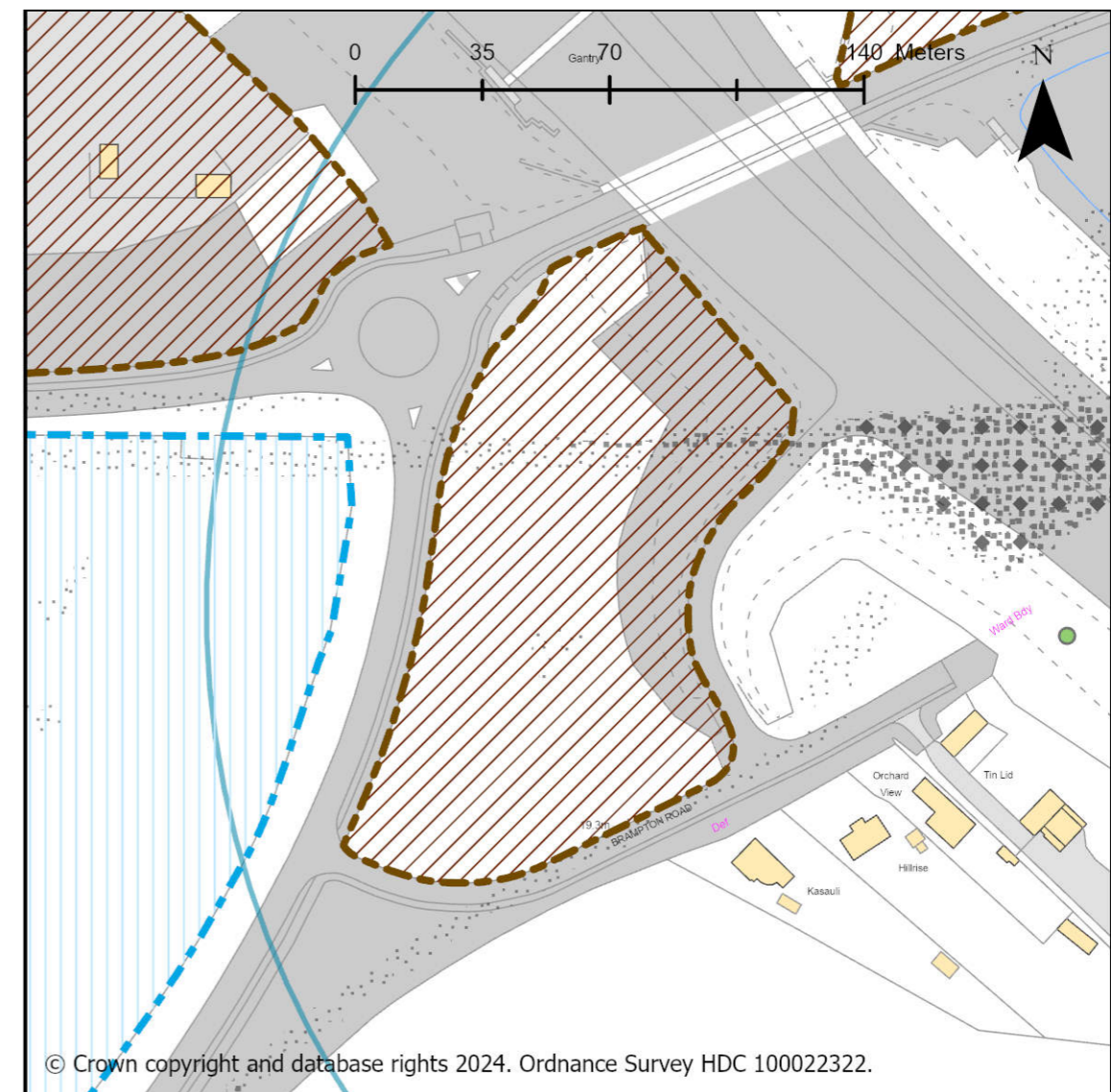
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:224
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Call for Sites Submission Statement</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	The whole site falls within the consultation area for a Mineral Development Area. No assessment has been made by the site promoter on the impact of the proposed development on the MDA.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No as the whole site falls within the consultation area for a Mineral Development Area. No assessment has been made by the site promoter on the impact of the proposed development on the MWA.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the whole site falls within the consultation area for a Mineral Development Area.	N/A	N/A

**Updates after the Initial Assessment**



**Brampton 9: Area 3 Park Farm, Brampton**

<b>Site reference</b>	Brampton 9
<b>Site name</b>	Area 3 Park Farm, Brampton

Site address	Parish(es)	Site area (ha)
Area 3 Park Farm, Brampton	Brampton	6.8

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> </ul> Open Space Uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> </ul>	Up to 60 homes on 2 ha  Approximately 16,000sqm on 4 ha  0.8ha of open space	Available 2023  Build out over 3 - 5 years

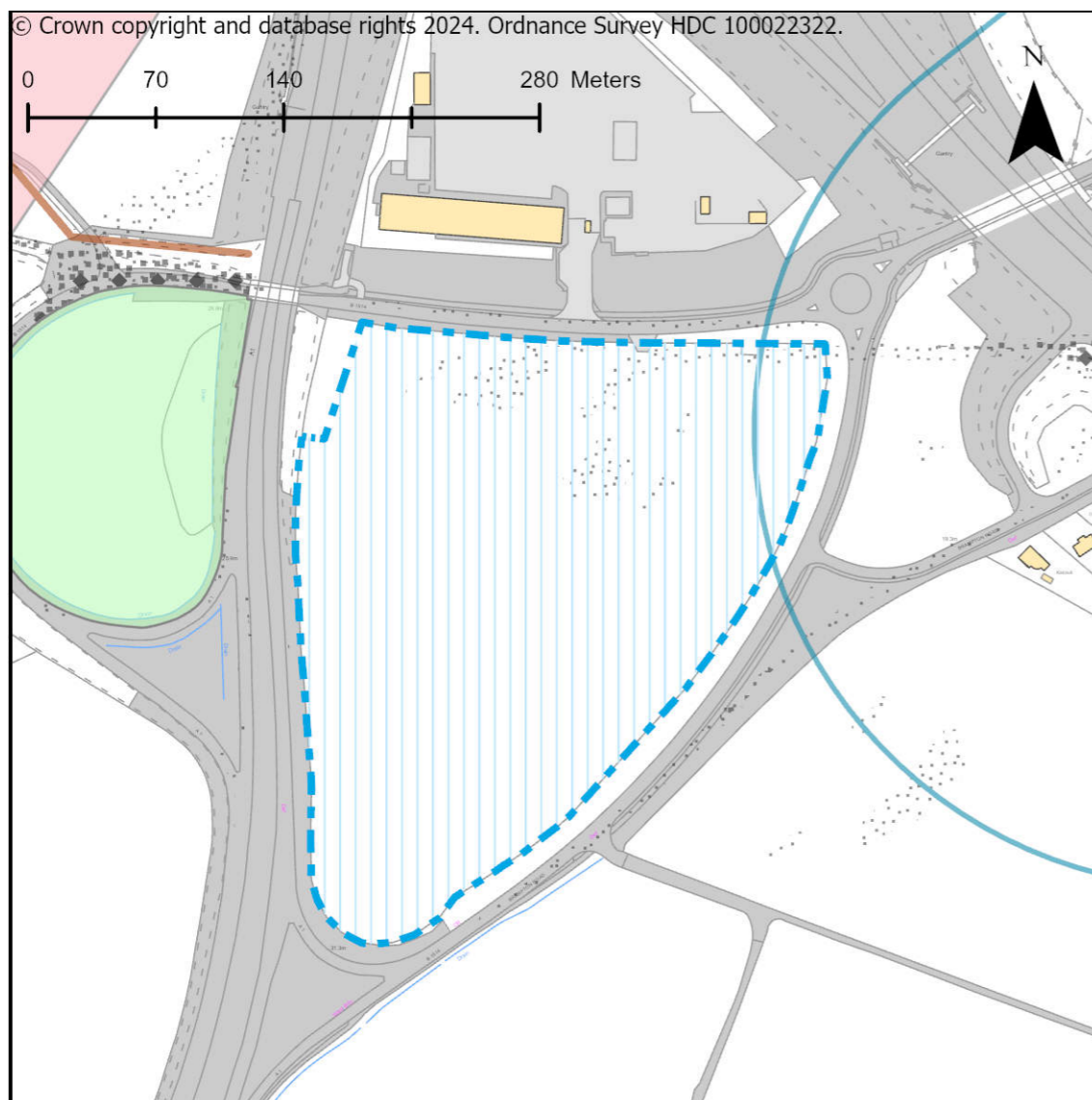
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:225
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Call for Sites Submission Statement</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Only a portion of the north eastern corner of the site falls within the consultation area of a WMA.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 with some recorded risk from surface water flooding along its northern edge. The site is wholly classified as grade 2 agricultural land. The site is located between Brampton and Buckden villages within the countryside and within a landscape that has changed considerably following the development of the new A14. The site is lowest on its northern edge and rises upwards to the south where land levels are some 12m higher. The site is bounded by the two spurs of the B1514 (Buckden and Brampton Roads) and the A1. Boundaries are marked by post and wire fencing which has been planted with hedge plants. This means the site is fairly prominent in views and the lack of established boundaries increases the potential for landscape impact.</p>	~
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<p>There is no known contamination on site and no oil or gas pipelines running through the site. The site is adjacent to the A1 and B1514 meaning there is likely to be increased levels of air, noise and light pollution. There are no nature conservation designations or heritage designations on site. The site promoter identifies that access to the site is via the northern spur of the B1514 (Buckden Road). The feasibility of this as an access and the impact of additional traffic movements in this location will require engagement with Cambridgeshire County Council.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. Only a portion of the north eastern corner of the site falls within the consultation area of a WMA. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The site promoter suggests the land is available now and take approximately 3 to 5 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from within the site boundary apart from gas supply which is unknown. The site promoter indicates in their supporting statement that residential uses could be placed in the southern part of the site and employment to the north. The impact of built development on the southern part of the site in particular where the land rises will require further detailed assessment as well as the impact on amenity for future residents and users of the site arising from its proximity to the strategic road network. The feasibility of access and the impact of additional traffic movements in this location will require engagement with Cambridgeshire County Council.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no structures to clear and works to the surrounding road network arising from the A14 are now complete. The site promoter states that the site is available now and it is intended to acquire planning permission and then sell the site to a third party for development. As no planning application has been submitted for a mixed use scheme, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Consists of land formerly used as a depot for National Highways</li> <li>• Is classified as grade 2 agricultural land</li> <li>• Is within flood zone 1 but there is surface water flood risk along its northern edge</li> <li>• Is remote from village services and facilities and public transport options</li> <li>• Could provide some space for employment development with good connections to the strategic road network</li> <li>• Remote from natural green space but is within the Great Ouse Valley Green Infrastructure Priority Area</li> <li>• Detached from a main settlement so development would be located within the countryside</li> <li>• The works to enhance the A14 seek to integrate it into the landscape, thus development in this location would introduce an uncharacteristic urbanising form of development</li> <li>• Bounded by the strategic road network so there is the increased risk of enhanced levels of air, light and noise pollution</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for built development as it would be located within the open countryside not served by public transport. Future users would most likely use private vehicles therefore not supporting sustainable modes of transport.</li> <li>• Development is likely to be quite prominent on the local landscape.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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## Brampton 10: Area 4 Park Farm, Brampton

<b>Site reference</b>	Brampton 10
<b>Site name</b>	Area 4 Park Farm, Brampton

Site address	Parish(es)	Site area (ha)
Area 4 Park Farm, Brampton	Brampton	3.8

### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	Approximately 15,000sqm	Available 2023 Build out over 2 - 4 years

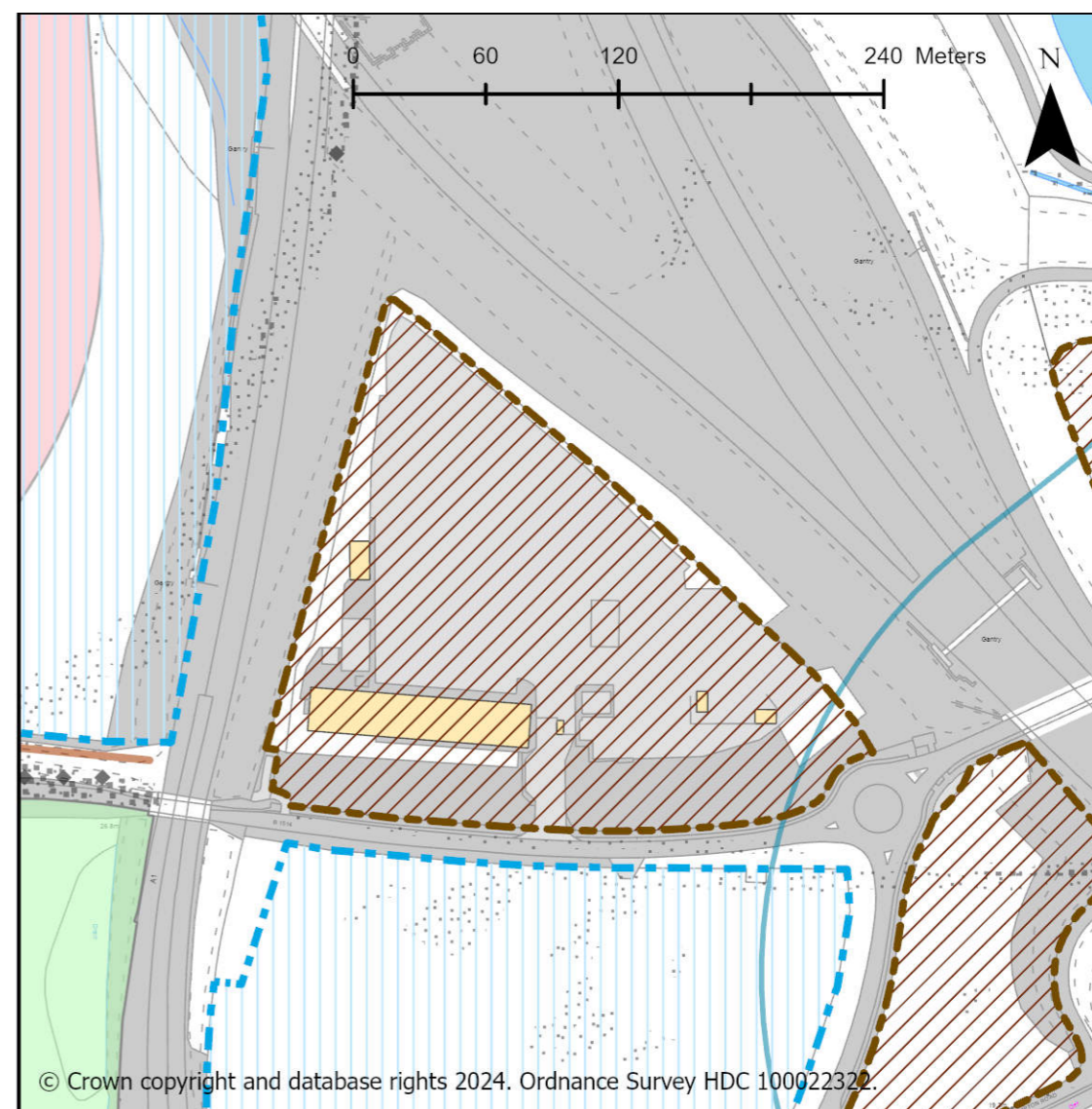
### Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:226
Relevant planning history	None relevant
Land type	Wholly previously developed land
Current use of the site	Recently used by National Highways as a site compound for the A14 re-alignment - now cleared.
Supporting information	<ul style="list-style-type: none"> <li>Call for Sites Submission Statement</li> </ul>

### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	Only a very small portion of the south eastern corner of the site falls within the consultation area of a WMA.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



### Assessment of Site Potential

<b>Context, constraints and potential suitability</b>	~
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<p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding. The site is wholly classified as grade 2 agricultural land but was most recently in use as a temporary National Highways depot which has now been cleared. The site is located between Brampton and Buckden villages within the countryside within a landscape that has changed considerably following the development of the new A14. The site is visually prominent from the A14. The boundary to the A14 is an embankment, as is the boundary to the A1, although both boundaries are fenced with post and wire increasing the prominence of the site visually. The lowest part of the site is along its northern and eastern edges, the land rises upwards to the south and west where land levels are some 5m higher.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site but this may require further investigation considering the previous use of the site as National Highways depot. The site is adjacent to the A14, A1 and B1514 meaning there is likely to be increased levels of air, noise and light pollution. There are no nature conservation designations or heritage designations on site. The site promoter identifies that access to the site is via the northern spur of the B1514 (Buckden Road). The feasibility of this as an access and the impact of additional traffic movements in this location will require engagement with Cambridgeshire County Council.</p> <p>The site is previously developed, so its redevelopment will contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. Only a portion of the south eastern corner of the site falls within the consultation area of a WMA. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its redevelopment. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status for the site and then sell to a third party for obtaining planning permission and development. The site promoter suggests the land is available now and take approximately 2 to 4 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from within the site boundary apart from gas supply which is unknown. The site has already been cleared, the feasibility of access will require further investigation as well as the potential for land contamination. Landscaping will be required to minimise the impact of development on the wider landscape. The impact of the strategic road network on future development in terms of amenity impacts arising from pollution will require investigation and mitigation.</p>	~

<p><b>Deliverability / developability</b></p> <p>The site has already been cleared. While the site promoter states that the site is available now, it is intended to acquire an allocation status for the site and then sell to a third party for obtaining planning permission and development. As such, the site is categorised as developable.</p>	~
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Consists of greenfield land classified as grade 2 agricultural land</li> <li>• Is within flood zone 1 but there is surface water flood risk along its northern edge</li> <li>• Is remote from village services, primary education and facilities and public transport options</li> <li>• Could provide some space for employment development with good connections to the strategic road network</li> <li>• Remote from natural green space but is within the Great Ouse Valley Green Infrastructure Priority Area</li> <li>• Detached from a main settlement so development would be located within the countryside</li> <li>• The works to enhance the A14 seek to integrate it into the landscape, thus development in this location would introduce an uncharacteristic urbanising form of development</li> <li>• Bounded by the strategic road network so there is the increased risk of enhanced levels of air, light and noise pollution</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for built development as it would be located within the open countryside not served by public transport. Future users would most likely use private vehicles therefore not supporting sustainable modes of transport.</li> <li>• Development is likely to be quite prominent on the local landscape.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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**Brampton 11: Manor Farm, Brampton**

<b>Site reference</b>	Brampton 11
<b>Site name</b>	Manor Farm, Brampton

Site address	Parish(es)	Site area (ha)
Manor Farm, Brampton	Brampton	0.75

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self build housing	6 custom and self built plots	Available 2023 Build out over 3 years

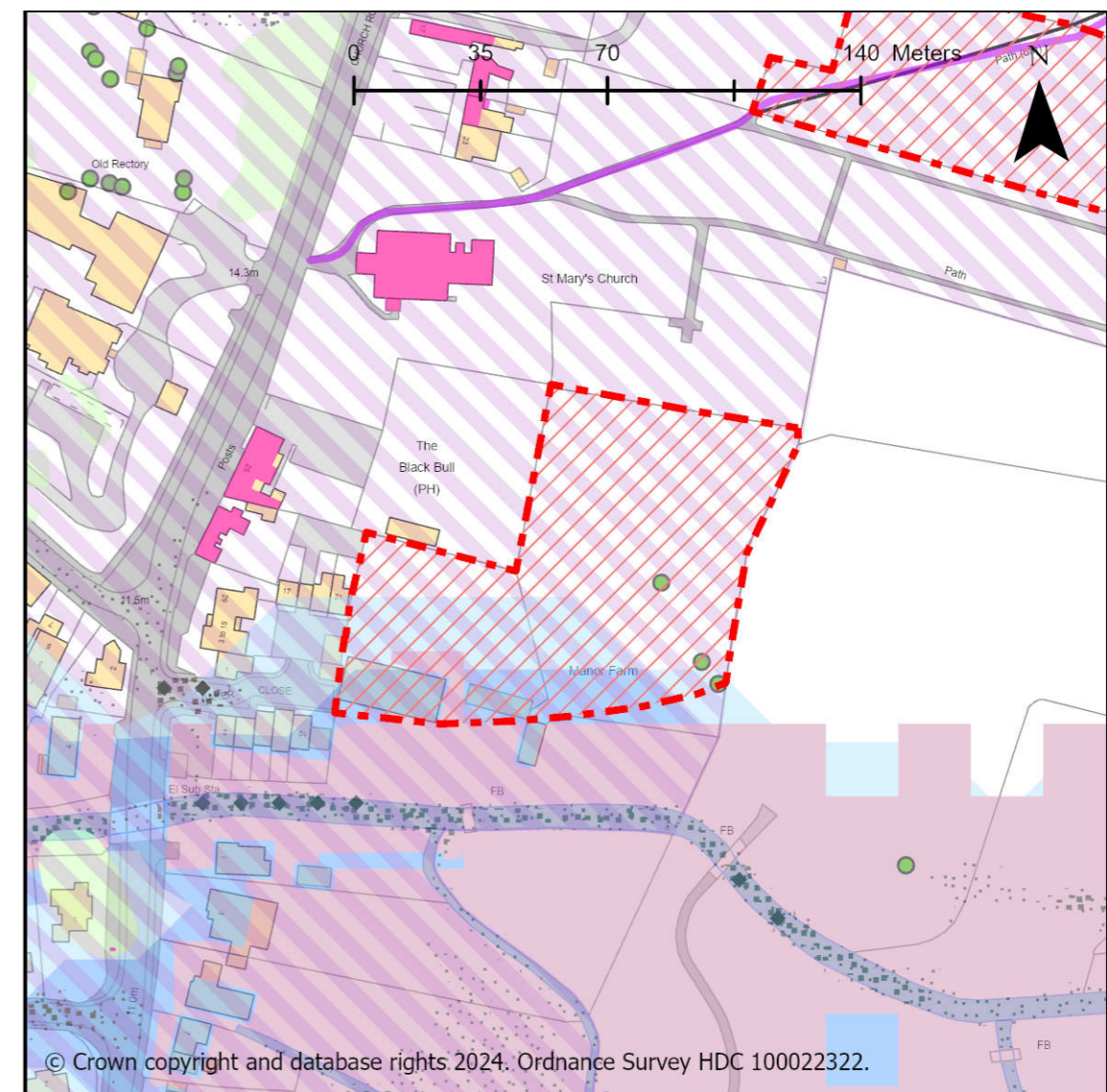
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:261
Relevant planning history	19/01145/FUL for the conversion of an agricultural building to form 4no. dwellings. This was withdrawn in October 2019.
Land type	Partly greenfield/ partly previously developed (agricultural structures)
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>About half of the site is located within flood zone 1 apart from the southern edge of the site which is within flood zone 2, 3a and some within 3b where it is closest to a tributary of the River Great Ouse. Surface water flood risk is also a constraint on the southern edge of the site. The site is wholly classified as urban land but has several agricultural structures on site associated with Manor Farm. It is located to the rear of properties within Baker Close on the eastern edge of Brampton. The site is broadly level with trees and vegetation along some of its boundaries and within the site. These are not particularly well established so the site is fairly open. To the west and south the site adjoins residential properties, the Black Bull Public House adjoins the northern boundary of the site and to the east is the Great Ouse Valley and open countryside.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site, although this may require further investigation considering the agricultural structures on site. There are no nature conservation designations on site. It is however wholly located within a conservation area and to the east are several listed buildings. There are also several trees protected by Tree Preservation Orders on site. Access to the site is via Baker Close where there is an existing access point to the site.</p> <p>The site is mostly greenfield with some agricultural structures, so its development will not greatly contribute to the reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver a scheme of self and custom plots, it is unclear at this stage whether an allocation status is sought or whether an outline permission will be pursued whereby the site will then be sold to individual self and custom builders to deliver each plot. The landowner suggests the land is available now and take approximately 3 years to complete.</p>	~
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from within the site boundary apart from the public highway which is accessible from the site boundary. The site can utilise an existing access, but the potential access point of access is land at a higher risk of flooding which may make the achievability for safe entrance and exit into and out of the site more challenging. The site is in a sensitive location in terms of landscape, heritage and flooding which masterplanning will need to carefully consider to ensure the site can be successfully integrated with the adjoining residential development</p>	~

<p>at Baker Close. Although it is noted that the site promoter is seeking a self and custom build development which may make it more challenging to deliver a harmonious and well designed scheme that reflects the site's context.</p>	
<p><b>Deliverability / developability</b></p> <p>There are some agricultural structures to clear on site, it is also located in a sensitive location in terms of heritage and landscaping being located within a conservation area, within the setting of several listed buildings and proposing further back land development extending into the Great Ouse Valley landscape. While the site promoter states the site is available now, no revised planning application has yet been submitted, so the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land but there are some existing structures on site</li> <li>• Constrained by fluvial and surface water flood risk, particularly on its southern half</li> <li>• In walking distance to services, facilities, primary education and employment opportunities</li> <li>• Good accessibility to public transport options</li> <li>• Accessible to natural green space</li> <li>• It is within the Great Ouse Valley Green Infrastructure Priority Area</li> <li>• Located on the eastern edge of the built form of Brampton village extending from contemporary development at Baker Close</li> <li>• Is part of Brampton's rural edge with the Great Ouse Valley</li> <li>• Within a conservation area and nearby to several listed buildings</li> <li>• Would provide housing on a site less than 1ha in size</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is not appropriate for development due to the flood risk on the southern half of the site, while development could be placed on land within flood zone 1 this would not sit comfortably with the surrounding character and form of development</li> <li>• Additionally, the point of access is heavily constrained by flood risk which makes the achievability of safe entrance and exit into and out of the site uncertain</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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## Brampton 12: Land off Huntingdon Road, Brampton

<b>Site reference</b>	Brampton 12
<b>Site name</b>	Land off Huntingdon Road, Brampton

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land off Huntingdon Road, Brampton	Brampton	5.97

### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable homes</li> <li>Self and custom build housing</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Car park</li> </ul> Open Space uses: <ul style="list-style-type: none"> <li>Natural, green or open space</li> </ul>	30 - 40 homes (including approximately 5 self and custom build plots)  Include publicly accessible open space/opportunity to include an additional car park for Hinchingsbrooke Country Park  4.5ha of natural, green or open space	Available 2023  Built out over 1 - 2 years

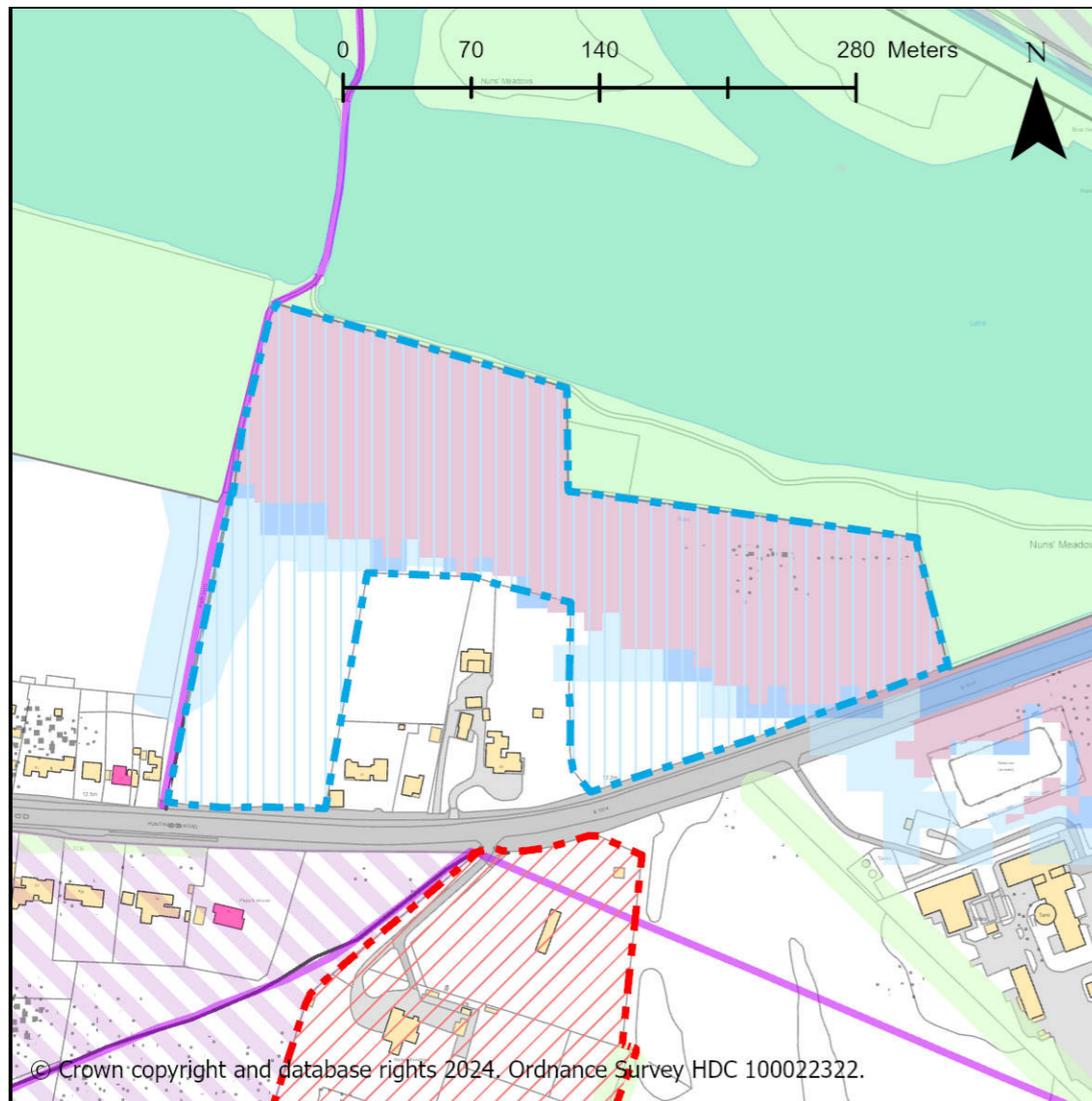
### Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:242
Relevant planning history	<ul style="list-style-type: none"> <li>None relevant</li> <li>The site was assessed in the HELAA 2017 where it formed part of a wider area (Hinchingsbrooke Country Park Extension). The site was allocated in the Huntingdonshire Local Plan to 2036 under site allocation HU8 Hinchingsbrooke Country Park Extension, allocated for green infrastructure uses.</li> </ul>
Land type	Wholly greenfield land

Current use of the site	Agricultural land
Supporting information	None submitted

### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 50% of the site is within FZ3b, the site promoter only proposes built development on 1.5ha towards the site's frontage along Huntingdon Road which falls within flood zone 1.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>Approximately half of the site lies within flood zone 3b with a further 10% within flood zones 2 and 3a. There is also risk from surface water flooding within the site. The site is wholly classified as grade 3 agricultural land. The site gently slopes downwards in a northern direction with land along Thrapston Road being several metres higher than the northern edge of the site. This may lead to increased landscape impact particularly when considering the open nature of the site and the limited amount of vegetation along its site boundaries. There is also a public right of way along its western boundary. The site has a strong southern</p>	~
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<p>boundary arising from Huntingdon Road, the site is surrounded by open countryside to the north, east and west with some residential development on its south western boundary as well as punctuating the centre of the site.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Overhead power lines run along the western edge of the site. There are no nature conservation designations on site but it adjoins the Hinchingsbrooke Gravel Pits County Wildlife Sites along its northern boundary. There are no heritage assets on site but to the south the conservation area is adjacent to the site as is the grade II listed 23 Huntingdon Road to the west and to the south the grade I listed Pepys House. Access to the site can be achieved from Huntingdon Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status for the site and then sell it to a third part for obtaining planning permission and development. The site promoter suggests the land is available now and could complete within 1 to 2 years.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. The site promoter is seeking built development on 1.5ha of the site delivered across two separate parcels along the site frontage: one scheme of about 25-35 homes; and the second parcel being for 4-5 homes, potentially self-build opportunities. This is to avoid placing built development within areas at higher risk of flooding. In addition, the site promoter considers that the site could support Hinchingsbrooke Country Park by including a parking area. Sustainable drainage, landscaping and mitigation on adverse impacts on heritage assets as well as the location of overhead power lines and the public right of way are other constraints to consider.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no structures on site to clear but there are significant constraints on site to mitigate. Flood risk, landscaping and the impact on heritage assets are key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and then sell it to a third part for obtaining planning permission and development. As such as the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land
- Is significantly constrained by fluvial flooding with approximately half of the site being within flood zone 3b with a further 10% within flood zones 2 and 3a
- Is within the Great Ouse Valley Green Infrastructure Priority Area
- Is located adjacent to a conservation area and listed buildings
- Good accessibility via public transport options but accessible on foot or cycle
- Accessible to natural green space
- Located adjoining Hinchingsbrooke Country Park so provided opportunities to enhance green infrastructure and nature conservation sites
- The addition of a car park on this side of the Country Park could be beneficial as this would likely reduce the number of car journeys along Huntingdon Road and Hinchingsbrooke Park Road therefore easing congestion

In combination the outcomes of the LAA and SA indicate that the site:

- The site is not considered to be suitable for built development due to flood risk on site and the current allocation status of site for green infrastructure to support the Country Park, the site is considered suitable for car parking for the Country Park and for open space uses and green infrastructure that supports the Country Park.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 5.97 ha	Open space uses and biodiversity net gain opportunities  Car parking facilities for the Country Park  5.97ha of land for such uses	Available 2024 - 2028  Complete within 1 - 2 years

**Updates after the Initial Assessment**

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**Brampton 13: Land North of A141, South of Brampton racecourse, Brampton**

<b>Site reference</b>	Brampton 13
<b>Site name</b>	Land North of A141, South of Brampton racecourse, Brampton

Site address	Parish(es)	Site area (ha)
Land North of A141, South of Brampton racecourse, Brampton	Brampton	7.45

**Promoter's Intentions**

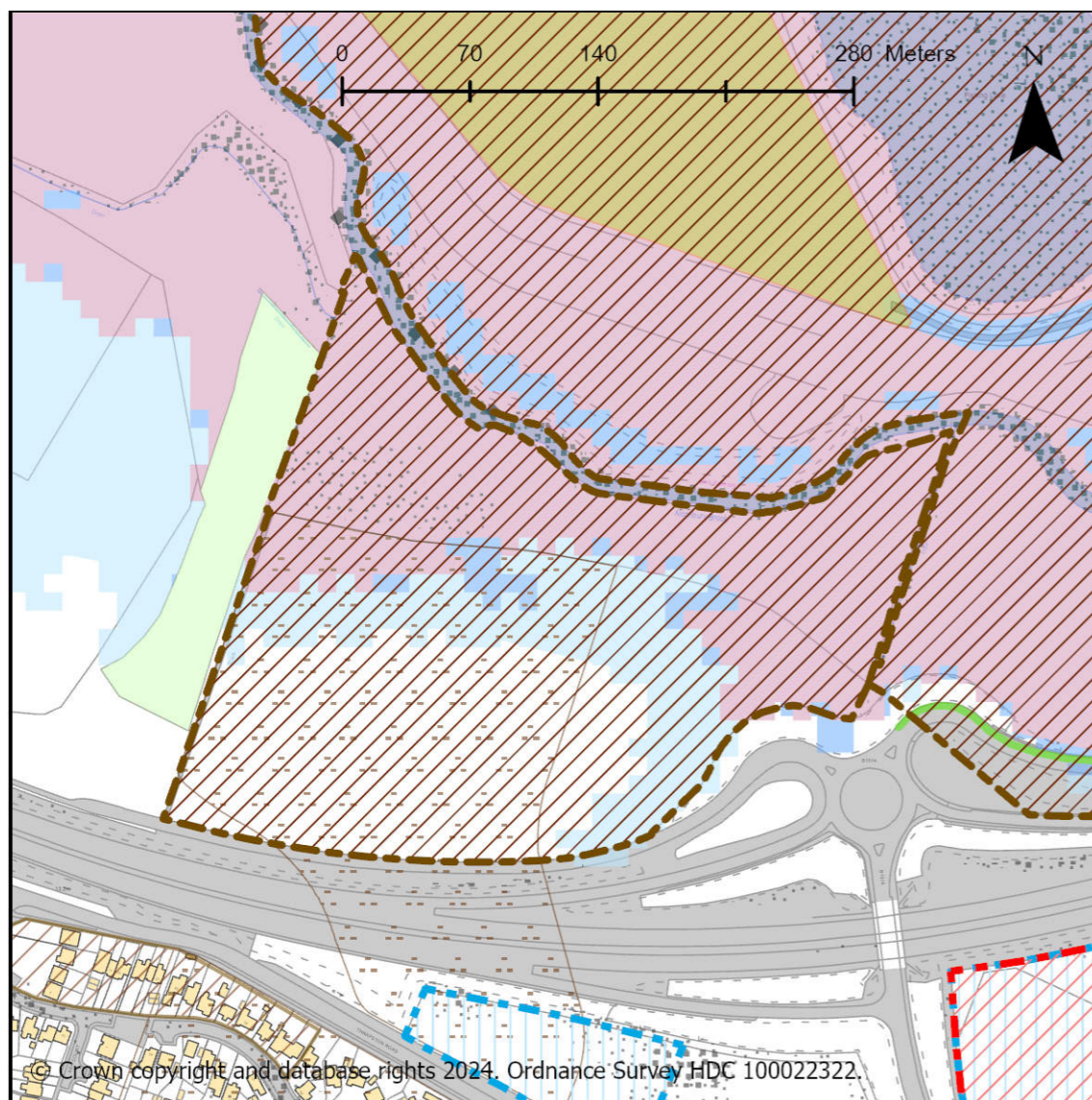
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> <li>• Employment</li> <li>• Retail</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>• Renewable energy</li> </ul> Open Space Uses: <ul style="list-style-type: none"> <li>• Natural, green or open spaces</li> <li>• Biodiversity net gain</li> </ul>	Total floorspace to total 8,099 sqm  Potential for an on-the-go ultra-rapid EV charging hub with co-located commercial amenities	Available 2024 - 2028  Build out within 5 years

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:343
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>• Concept Plan (drawing number: JOXXX_009) (June 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 40% of the site lies within flood zone 3b with a further 20% within flood zones 2 and 3a. This still leaves more than 0.25ha of the site in flood zone 1.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>Approximately 40% of the site lies within flood zone 3b with a further 20% within flood zones 2 and 3a. This flood risk is attributed to Alconbury Brook which runs along the northern boundary of the site. There is also risk from surface water flooding in the northern half of the site. About half of the site is classified as grade 2 agricultural land on its south eastern side with the remaining half being classified as grade 3. The site has a strong southern boundary arising from the A141 but there is no vegetation meaning the site is very open when viewed along the south. There is a tree belt along its northern boundary where it adjoins Alconbury Brook and belts of vegetation along its eastern and western</p>	~
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<p>edges which encloses the site here. The site is broadly flat but is very slightly elevated on its southern edge. The site is surrounded by open countryside to the north, east and west with the A141 to the south.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. The site is bounded by the strategic road network to the north and west meaning there is an increased likelihood of air, light and noise pollution which should be mitigated against. It is adjacent to an Air Quality Management Area. There are no nature conservation designations on site but is nearby to the Brampton Racecourse SSSI. The site is not within a conservation area and there are no listed buildings nearby, there is however a Scheduled Monument designation that covers approximately two thirds of the site. Access to the site can be achieved from a farm access off the roundabout between the B1514 and A141 but this would need to be accessed whether other traffic can use this access.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled and owned by a single organisation who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land will be available between 2024 and 2028 and development will be complete within 5 years from planning approval.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. The submitted concept plan shows that it is proposed to build three large blocks for employment development with associated parking within the south western corner of the site where the site is within flood zone 1, although some built development is proposed within flood zone 2. This part of the site does also however coincide with the Scheduled Monument designation on site. Assessment on the impact of development on the Scheduled Monument will be required as well as the impact of flooding. Additionally adequate noise mitigation will be required due to its proximity to the A141.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no structures on site to clear but there are significant constraints on site to mitigate. Flood risk and the impact on the scheduled monument as well as the feasibility of access being key issues. It is intended to acquire planning permission then sell it to a third party for development. As no planning application has yet been submitted, the site is categorised as developable.



**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land split between grade 2 and 3 agricultural land
- Is heavily constrained by fluvial flood risk
- Limited accessibility to services and facilities and to public transport options
- Is within the Great Ouse Valley Green Infrastructure Priority Area
- Located to the north of Brampton separated by the A141, therefore it has a much closer relationship to the open countryside
- There is a scheduled monument designation covering two thirds of the site
- Within 1km of the Brampton Racecourse SSSI

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for development due to the flood risk on the northern half of the site, while there is land within flood zone 1, this land is constrained by a Scheduled Monument designation
- Additionally, development is likely to adversely impact the landscape particularly to the open countryside to the north

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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## Brampton 14: Land North of Thrapston Road and South of the A141 (larger site), Brampton

<b>Site reference</b>	Brampton 14
<b>Site name</b>	Land North of Thrapston Road and South of the A141 (larger site), Brampton

Site address	Parish(es)	Site area (ha)
Land North of Thrapston Road and South of the A141 (larger site), Brampton	Brampton	3.2

### Promoter's Intentions

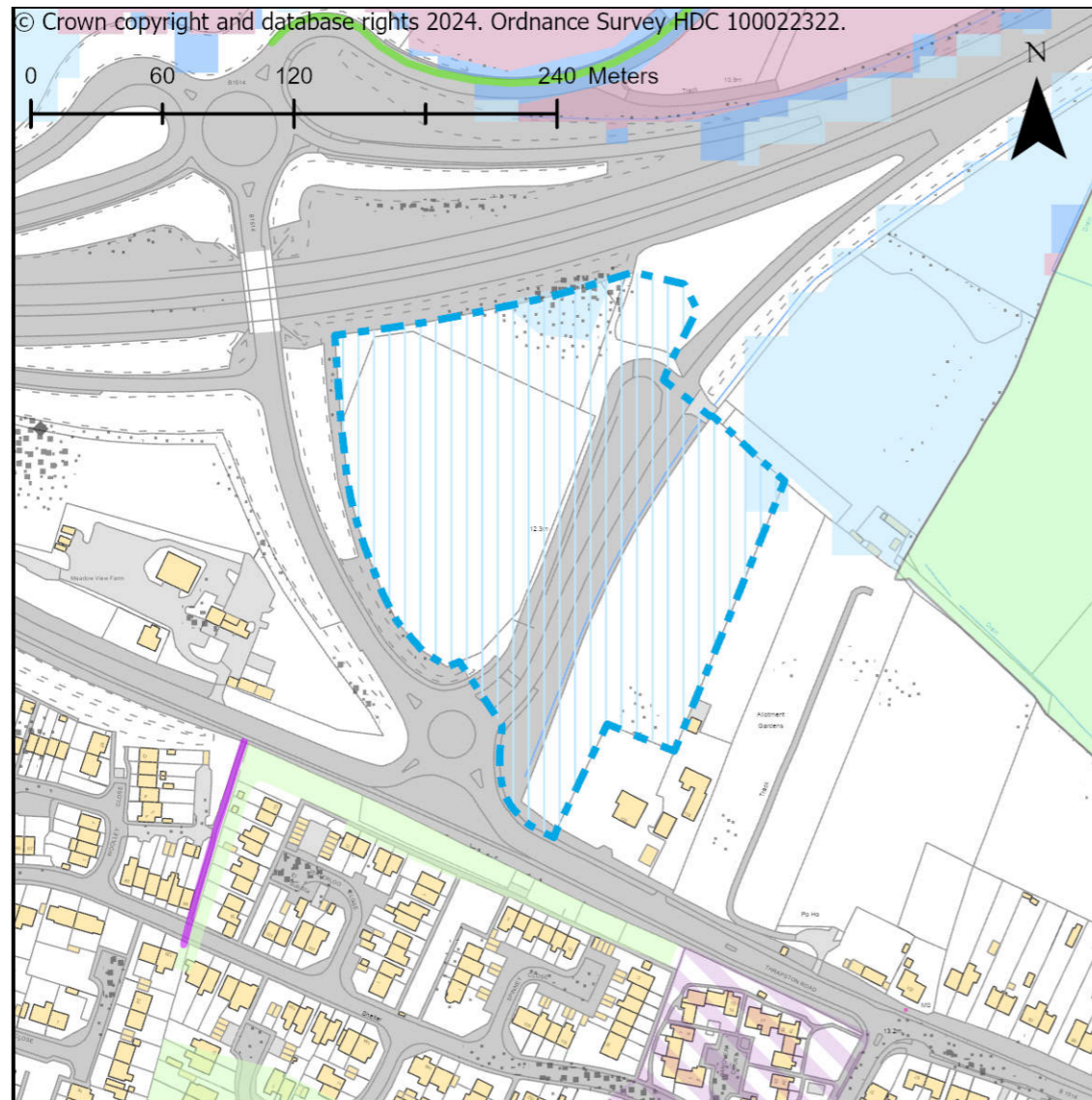
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Nursing and care homes</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> <li>Commercial leisure uses</li> </ul>	Capacities not provided by site promoter	Available 2023 Build out over 2 years

### Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:129
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The vast majority of the site is mostly within flood zone 1 apart from two small sections along the site's northern and north western edge which is within flood zone 2. The site is wholly classified as grade 3 agricultural land. The site consists of two land parcels, a western parcel immediately south of the A141 and Spittals roundabout which is broadly oval in shape and an eastern parcel which crosses the road and consists of a broadly rectangular plot of land that residential development and allotment gardens along Thrapston Road. The whole site is broadly level and its boundaries well defined with established vegetation and boundary markers. The most open part of the site is the centre where the</p>	
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road between there is the access route between the A141 and B1514 cuts through the site, vegetation to the eastern of the road is very limited but more apparent to the west of it.

There is no known contamination on site and no oil or gas pipelines running through the site. The site is bounded by the strategic road network meaning there is an increased likelihood of air, light and noise pollution which should be mitigated against. There are no nature conservation or heritage designations on site. Access to both parcels could be achieved from road between the A141 and B1514, access to the eastern parcel could also be achieved from Thrapston Road although this may not be feasible considering the proximity of the site's edge to the B1514 roundabout. Additionally, it will need to be assessed whether increased vehicles movements arising from residential, commercial or potentially both uses would be acceptable on the local road network in this location.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

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**Availability**

The site is controlled by two landowners: Jockey Club Racecourses and Cambridgeshire County Council, both landowners support its development but there is no current legal agreement in place. The site promoter states that the parties are in discussion to promote the site jointly for a mixed use development for residential and/or care home use and commercial uses, subject to the County Council's disposal policy and approval by their Members if required with further details of the intended uses/extent of development will be submitted in due course. Part of the site has also been submitted by Cambridgeshire County Council covering its landholdings which consist of the western parcel (see call for site reference Cf:342 - Brampton 15). There are no known legal restrictions impacting the site. It is not known how the site will be delivered at this stage. The site promoters states that the land is available now and may take about 2 years to complete.

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**Achievability**

The site promoter has identified that it is unknown whether there is a gas supply, mains water supply, electricity supply, and digital and telecommunications infrastructure to service the site. They have identified that the public highway is accessible from the site boundary. The proximity of the site to the strategic road network may give rise to increased levels of pollution which will require mitigation, additionally landscaping and sustainable drainage will be required. The proposed uses and capacities are somewhat uncertain at this stage with the site being put forward for a mixed use residential and commercial scheme. It is

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<p>unclear at this stage where these uses may be located, the related call for site submission for the western parcel would indicate that it is intended to concentrate residential development on that parcel.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no structures to clear but the site's proximity to the strategic road network and risk of flooding require careful design to mitigate against. The site promoter identifies that they are unsure how the site will be delivered at this stage. Although the site promoter states the site is available now, as no planning application has yet been submitted and considering the uncertainty whether the site will be brought forward as a whole and for what uses or whether both parcels will be brought forward separately, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land</li> <li>• Constrained by some flood risk</li> <li>• Limited accessibility to services, facilities, primary education and employment opportunities</li> <li>• Limited accessibility to public transport options</li> <li>• Accessible to natural green space</li> <li>• It is within the Great Ouse Valley Green Infrastructure Priority Area</li> <li>• Located to the north of the main built form of Brampton bounded by the road network increasing the risk of higher levels of pollution</li> <li>• Development would not reinforce the form of development which is categorised by typically linear development that facing into the village from Thrapston Road</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is not appropriate for development due to very poor opportunities to successfully integrate the site with the existing place and community. Development on the site would not support sustainable place making principles</li> <li>• The site area would also need to be reduced to remove the A141/B1514 slip road as this is not in the ownership of either landowners</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>The site is considered inappropriate for development so no capacity calculation has been undertaken.</p>	<p>N/A</p>	<p>N/A</p>

**Updates after the Initial Assessment**

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**Brampton 15: Land North of Thrapston Road and South of the A141 (smaller site), Brampton**

<b>Site reference</b>	Brampton 15
<b>Site name</b>	Land North of Thrapston Road and South of the A141 (smaller site), Brampton

Site address	Parish(es)	Site area (ha)
Land North of Thrapston Road and South of the A141 (smaller site), Brampton	Brampton	1.46

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	28 homes	Available 2024 - 2028 Build out over 1 year

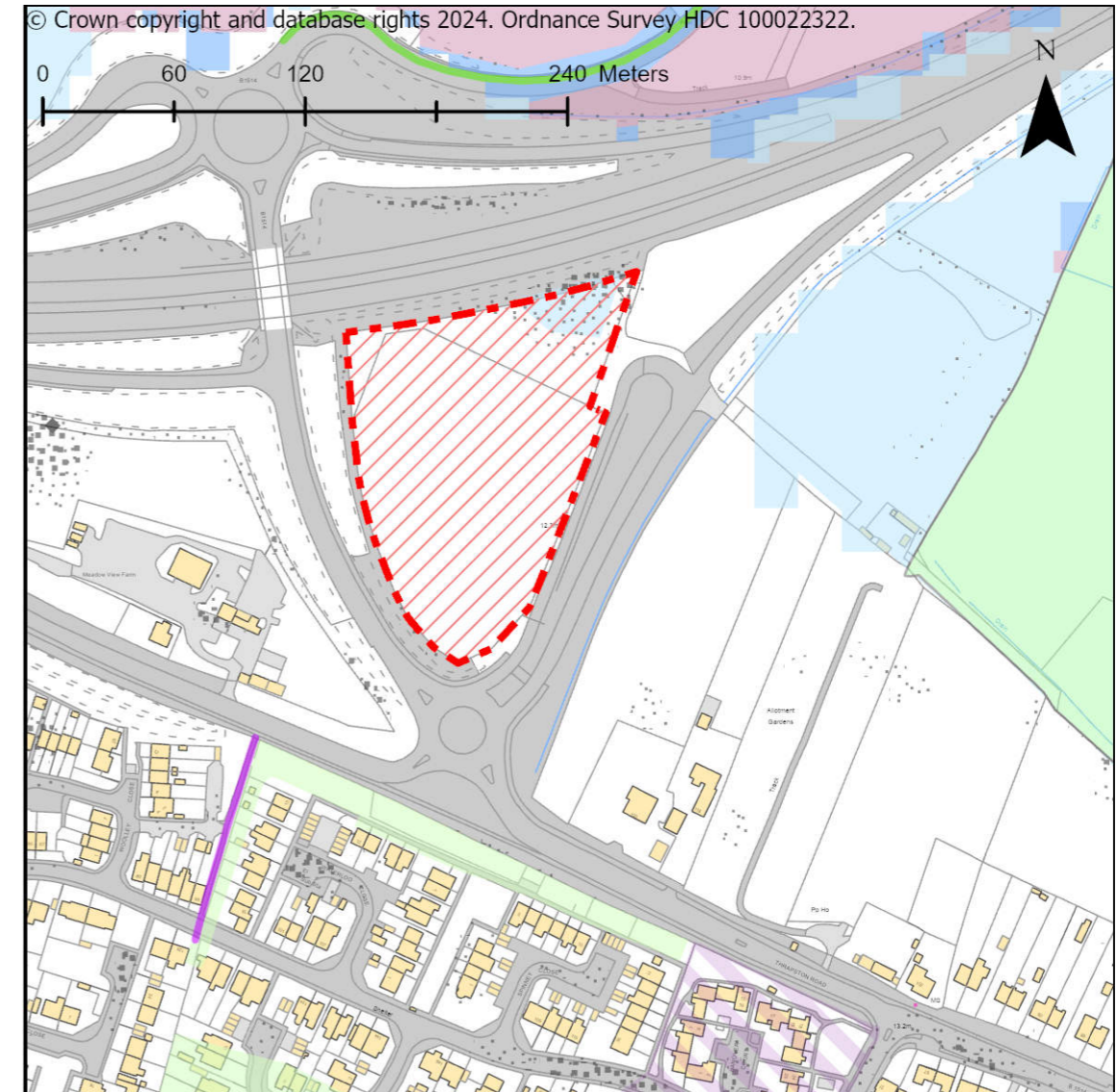
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:342
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Concept Plan (drawing number: JOXXX_008) (June 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is predominately located within flood zone 1 with a very small portion of the north eastern corner being located within flood zone 2. There is also risk from surface water flooding which coincides with the area of land within flood zone 2. The site is wholly classified as grade 3 agricultural land. The site is broadly level and oval in shape. It is bounded on all sides by the road network with the A141 and Spittals roundabout to the north, the B1514 to west and south and by a link route between the A141 and B1514 roundabout to the east. As such the site is well defined and there is existing vegetation and trees along its boundaries screening the roads from view. Across the B1514 to the west of the site is Meadow View Farm which has permission to be redeveloped for 30 new homes. To the south is Brampton village and to the east is residential development and allotment grounds located along Thrapston Road.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. The site is bounded by the strategic road network on all sides meaning there is an increased likelihood of air, light and noise pollution which should be mitigated against. There are no nature conservation or heritage designations on site. Access to the site could be achieved from from an existing access between the A141 and B1514 roundabout.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is controlled and owned by a single organisation who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land will be available between 2024 and 2028 and take 1 year to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. The submitted concept plan shows that it is proposed to provide increased landscaping along the site's northern edge and and provide a water attenuation basin in the north eastern corner which coincides with the area of the site at higher risk from flooding. There will need to be adequate noise mitigation due to its proximity to the A141. Access can be achieved from an existing access between the A141 and B1514 roundabout although it is unclear if this access is within the same ownership as the site. This site and a wider land area which includes the access has also</p>	~

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<p>been submitted for a mixed use development by a site promoter acting on behalf of the Jockey Club Racecourses. Therefore further investigation on the achievability of access to just this smaller site will require further engagement.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no structures to clear but the site's proximity to the strategic road network and risk of flooding require careful design to mitigate against. Additionally successful access requires further investigation. It is intended to acquire planning permission then sell it to a third party for development and that the site will be available between 2024 and 2028. As no planning application has yet been submitted and considering the uncertainty whether the site will be brought forward as part of a larger site in collaboration with the adjoining landowner, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is wholly greenfield land</li> <li>● Constrained by fluvial and surface water flood risk, particularly on its southern half</li> <li>● Limited accessibility to services, facilities, primary education and employment opportunities</li> <li>● Limited accessibility to public transport options</li> <li>● Accessible to natural green space</li> <li>● It is within the Great Ouse Valley Green Infrastructure Priority Area</li> <li>● Located to the north of the main built form of Brampton bounded by the road network increasing the risk of higher levels of pollution</li> <li>● Development would not reinforce the form of development which is categorised by typically linear development that facing into the village from Thrapston Road</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● Is not appropriate for development due to very poor opportunities to successfully integrate the site with the existing place and community. Development on the site would not support sustainable place making principles</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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## Brampton 16: Land at Low Harthay and Woodhatch Farms, Brampton

Note: This site has been submitted twice, once on behalf of both landowners (Markham and George Ltd & Lenton Brothers Ltd) and the other on behalf of one of the landowners (Lenton Brothers Ltd). There are some variations in proposed uses and capacities:

- CfS:44 for commercial (employment, logistics and distribution development). This was submitted on behalf of both landowners Markham and George Ltd & Lenton Brothers Ltd.
- CfS:140 for (employment, logistics and distribution development). This was submitted on behalf of one of the landowners, Lenton Brothers Ltd.

Each site has been assessed within this site assessment to avoid duplication.

<b>Site reference</b>	Brampton 16	
<b>Site name</b>	Land at Low Harthay and Woodhatch Farms, Brampton	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land at Low Harthay and Woodhatch Farms, Brampton	Brampton; Ellington	71 (whole site)  61 (excluding the existing waste recycling centre site)

### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Proposed use submitted under CfS:44: Commercial: <ul style="list-style-type: none"> <li>• Employment</li> <li>• Logistics, distribution</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>• Transport and parking/lorry parking</li> </ul> Open Space Uses: <ul style="list-style-type: none"> <li>• Natural, green or open spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Up to 41,806 sqm of employment floorspace</li> <li>• Up to 125,418 sqm of logistics, distribution floorspace</li> <li>• Capacities for parking, open space uses and solar farm TBC</li> </ul>	Available 2024 - 2028  Build out over 3 - 5 years

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
<ul style="list-style-type: none"> <li>• Biodiversity net gain opportunities</li> <li>• Land to safeguard against flooding</li> </ul> Other: <ul style="list-style-type: none"> <li>• Solar farm</li> </ul>		
Proposed use submitted under CfS:140: Commercial: <ul style="list-style-type: none"> <li>• Employment</li> <li>• Logistics, distribution</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>• Transport and parking/lorry parking</li> <li>• Renewable energy</li> </ul> Open Space Uses: <ul style="list-style-type: none"> <li>• Natural, green or open spaces</li> <li>• Biodiversity net gain opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• 23,000 sqm for employment floorspace</li> <li>• 65,000 sqm for logistics floorspace</li> <li>• 2-3 hectares for lorry parking (total parking with logistics/employment use TBC)</li> <li>• circa 9 ha of land for solar panels/ biodiversity net gain (exact split TBC)</li> </ul>	Available 2024 - 2028  Build out over 4 years

### Core information

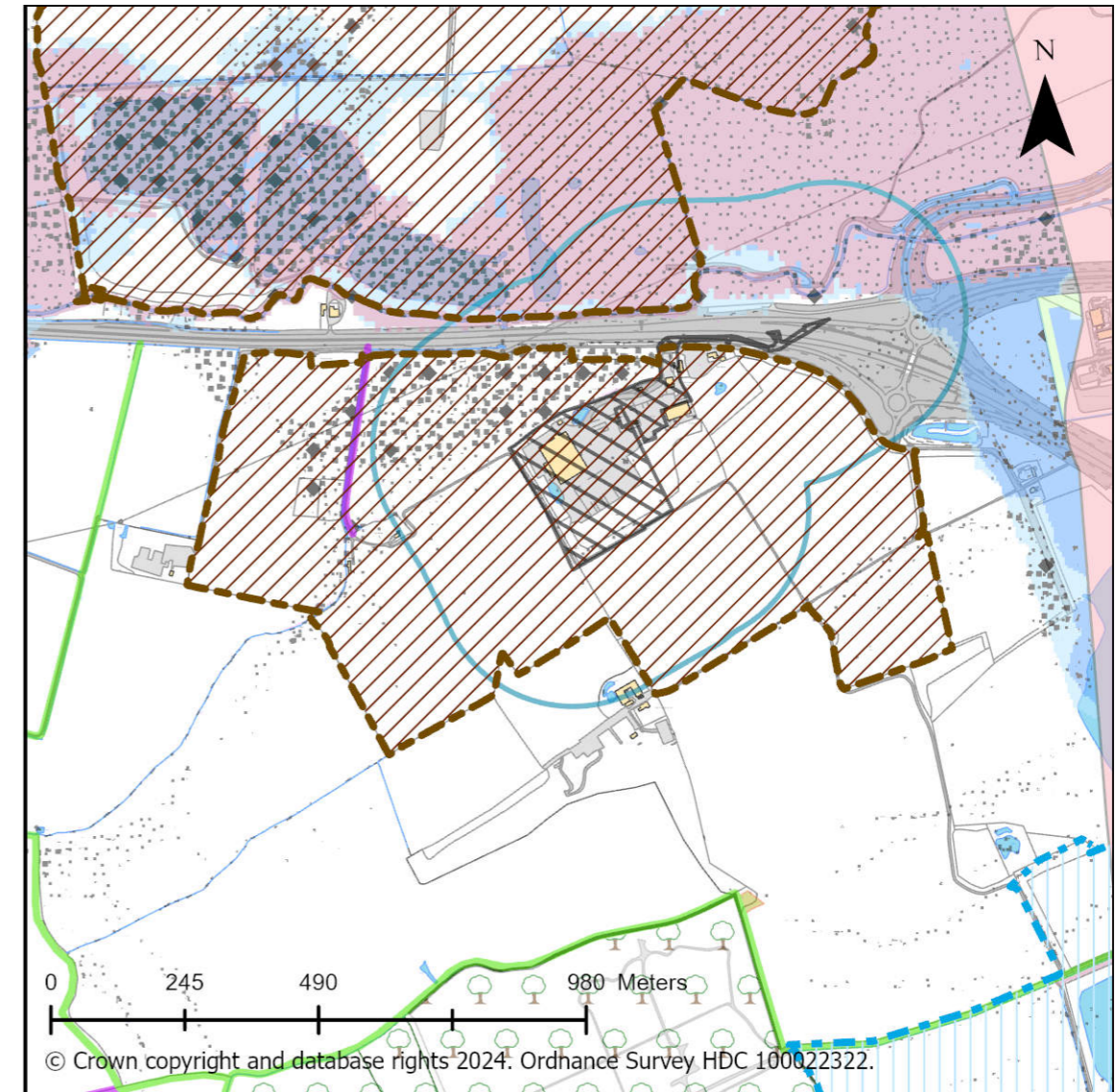
How was the site identified?	Call for Sites 2023 submissions: 1. site reference CfS:44 on behalf of Markham and George Ltd & Lenton Brothers Ltd 2. site reference CfS:140 on behalf of Lenton Brothers Ltd
Relevant planning history	Planning history related to Ellington Waste Transfer and Recycling Facility
Land type	Part greenfield/ part previously developed land
Current use of the site	Part agricultural, part Ellington Waste Transfer and Recycling Facility

Supporting information	<ul style="list-style-type: none"> <li>Supporting document prepared by Pegasus Group on behalf of Markham and George Ltd &amp; Lenton Brothers Ltd (June 2023)</li> <li>Supporting document prepared by Strutt &amp; Parker on behalf of Lenton Brothers Ltd (June 2023)</li> </ul>
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site includes an active waste recycling centre with much of the wider site falling within its 250m buffer. As not all all of the site falls within this area and more than 0.25ha of land remains that could accommodate built development, the site passes the fundamental constraints.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

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**Assessment of Site Potential**

**Context, constraints and potential suitability**

The site is located to the east of Ellington and to the west of Brampton and the Brampton Hut roundabout. The site is currently occupied by a Waste Recycling Centre; an energy from waste plant and farm. It is located immediately south of the A14.

The site is wholly within flood zone 1 but there is significant surface water flood risk across the site particularly focused along the centre of the northern edge of the site. The site is mostly classified as grade 3 agricultural land although its south eastern corner is classified as grade 2. The site rises from its lowest point along its northern edge adjoining the A14 reaching its highest point along the centre of its southern boundary, this is some 30m



<p>higher. The site is well defined by hedgerows and field boundaries but is fairly open particularly to the south as it is more well defined and confined to the north by the strategic road network. The site is located within the countryside with a public right of way found towards the western edge of the site.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. However, this will likely require further investigation considering the current use of the site. There are also pylons running over the north western part of the site. The site is bounded by the strategic road network to the north meaning there is an increased likelihood of air, light and noise pollution which should be mitigated against. There are no nature conservation or heritage designations on site. The site already benefits from access to the site to the north onto the A14/A141 interchange. This access is both used for agricultural purposes and to provide access and egress from Woodhatch Farm adjacent to the site, which is currently used by HGV's accessing Woodhatch Farm.</p> <p>The site is a mixture of greenfield and previously developed land, so its development will somewhat contribute to the reuse of previously developed land or regeneration if the existing waste recycling site was included in the development site. The majority of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site but as highlighted includes a waste management area.</p>	
<p><b>Availability</b></p> <p>The whole site is owned by two landowners: with the land ownership split 10ha and 61ha.</p> <p>The site promoter putting forward the whole of the site states that it is their intention to deliver the scheme directly by the landowner identifying that the site will be available between 2024 and 2028 and take between 3 to 5 years to complete. The site promoter is working on behalf of just one of the landowners who states that it is their intention to acquire an allocation status for the site and then sell it to a third party for obtaining planning permission and development. They agree that the site will be available between 2024 and 2028 and take about 4 years to complete.</p>	~
<p><b>Achievability</b></p> <p>The site promoter putting forward the whole site identifies that gas supply not immediately accessible, the public highway is accessible from the site boundary while the remaining utilities (mains water supply, electricity supply, and digital and telecommunications infrastructure) are available within the site. While the site promoter acting on behalf of the Lenton Brothers identifies that access to gas supply and digital and telecommunications infrastructure is unknown, the public highway is accessible from the site boundary, while mains water supply and electricity supply are available within the site.</p>	~

<p>The site promoter states that the existing facility will be either completely relocated or retained on site within the site boundary. It is unclear if there has been detailed feasibility work on this or whether it is compatible to locate it alongside the proposed employment and logistics development. No detailed odour assessment has been submitted to assess the impact of development on future users of the site. It is also unclear if the proposed development will impact the operational capacity of the recycling centre in the long term, and during its relocation whether there will be disruption in supply. Additionally, it is unclear if there has been consultation with Cambridgeshire County Council on the proposal.</p> <p>The site promoter has identified that there is currently a strip of non adopted land at the proposed access in the ownership of Highways England. They state that discussions are underway to resolve this matter. The site promoter also identifies high power cables run over the north western corner of the site meaning that this part of the site may only be suitable for solar panels and parking. Additionally the existing public right of way will need to be considered in proposals.</p>	
<p><b>Deliverability / developability</b></p> <p>The feasibility of relocating and or integrating the existing waste recycling plant within any future development of the wider site is uncertain. Additionally, there are several site constraints across the site to address namely overhead pylons, surface water flood risk, landscaping and masterplanning a appropriate mix of uses to consider as well a potential ransom strip. As highlighted within the availability section, there is some uncertainty on how to deliver the site, it appears this may depend on whether the waste recycling plant is included within future proposals or not. Due to this uncertainty and the lack of a planning application, the site is categorised a developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is partially greenfield land and partially previously developed land with a water recycling centre and energy plant within the site</li> <li>• Mostly classified as grade 3 agricultural land with some grade 2</li> <li>• Is within flood zone 1 but is somewhat constrained by surface water flood risk</li> <li>• Is approximately 300m from Brampton Wood SSSI and is nearby to the Great Ouse Valley Green Infrastructure Priority Area providing opportunities for some linkages</li> <li>• Is not constrained by heritage designations</li> </ul>
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- Is located south of the A14 near to the Brampton Hut roundabout providing excellent connections to the strategic road network
- The site is a strategic scale employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation and could support significant high density economic opportunities in the district
- Is at increased risk from air, light and noise pollution arising from its proximity to the strategic road network and has the potential to increase levels of pollution. The water recycling centre and energy plant on the site may also increase this
- Limited accessibility to public transport options
- Detached from a settlement located within the countryside providing an opportunity for a mini commercial employment centre but the impact on the landscape could be most significant to the south and west

In combination the outcomes of the LAA and SA indicate that the site:

- A critical factor is to determine through engagement with Cambridgeshire County Council whether developing the site could adversely impact the existing water recycling centre and if commercial uses can be successfully integrated with it. There are two options, one to develop the site leaving the water recycling centre where it is or relocate the water recycling centre to elsewhere in the site.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
To be determined following engagement with Cambridgeshire County Council.	TBC	TBC

**Updates after the Initial Assessment**

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## Brampton 17: Brampton Park Golf Club (South site)

<b>Site reference</b>	Brampton 17
<b>Site name</b>	Brampton Park Golf Club (South site)

Site address	Parish(es)	Site area (ha)
Brampton Park Golf Club (South site)	Brampton	5.86

### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	circa 150 homes	Available 2035 - 2039 Build out over 5 years

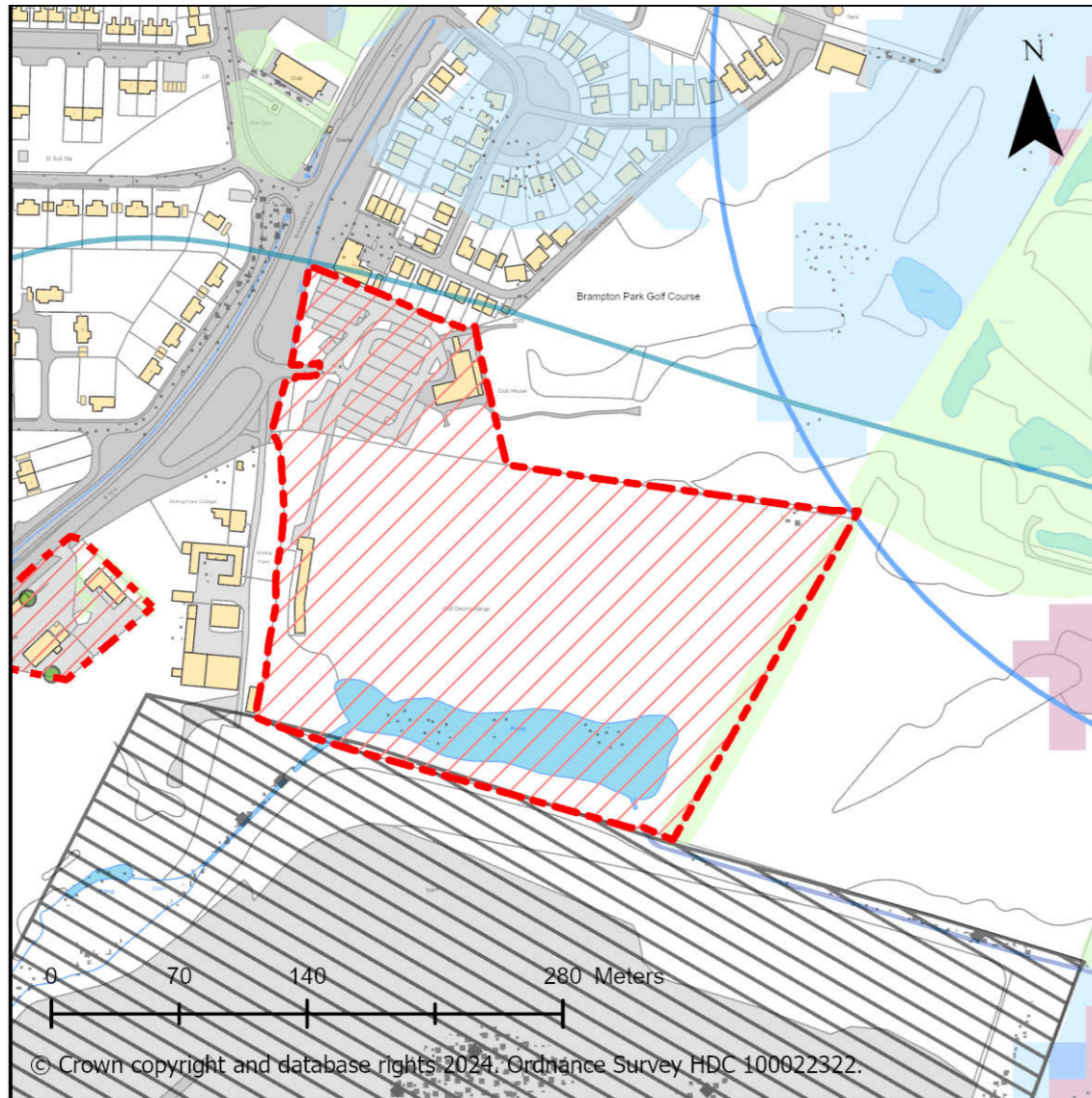
### Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-247
Relevant planning history	None relevant
Land type	Party greenfield/partly previously developed
Current use of the site	Golf course club house, car park and driving range
Supporting information	None submitted

### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	The site is within the consultation area for the Buckden Landfill Waste Management Area (WMA). No assessment has been made by the site promoter on the impact of the proposed development on the MWA and no odour assessment has been submitted.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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	demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is within the consultation area for the Buckden Landfill Waste Management Area (WMA).	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No because the site falls within 250m of a waste management area. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MWA. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and
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## Brampton 18: Brampton Park Golf Club (North site)

<b>Site reference</b>	Brampton 18
<b>Site name</b>	Brampton Park Golf Club (North site)

Site address	Parish(es)	Site area (ha)
Brampton Park Golf Club (North site)	Brampton	9.40

### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	circa 200 homes	Available 2035 - 2039 Build out over 7 years

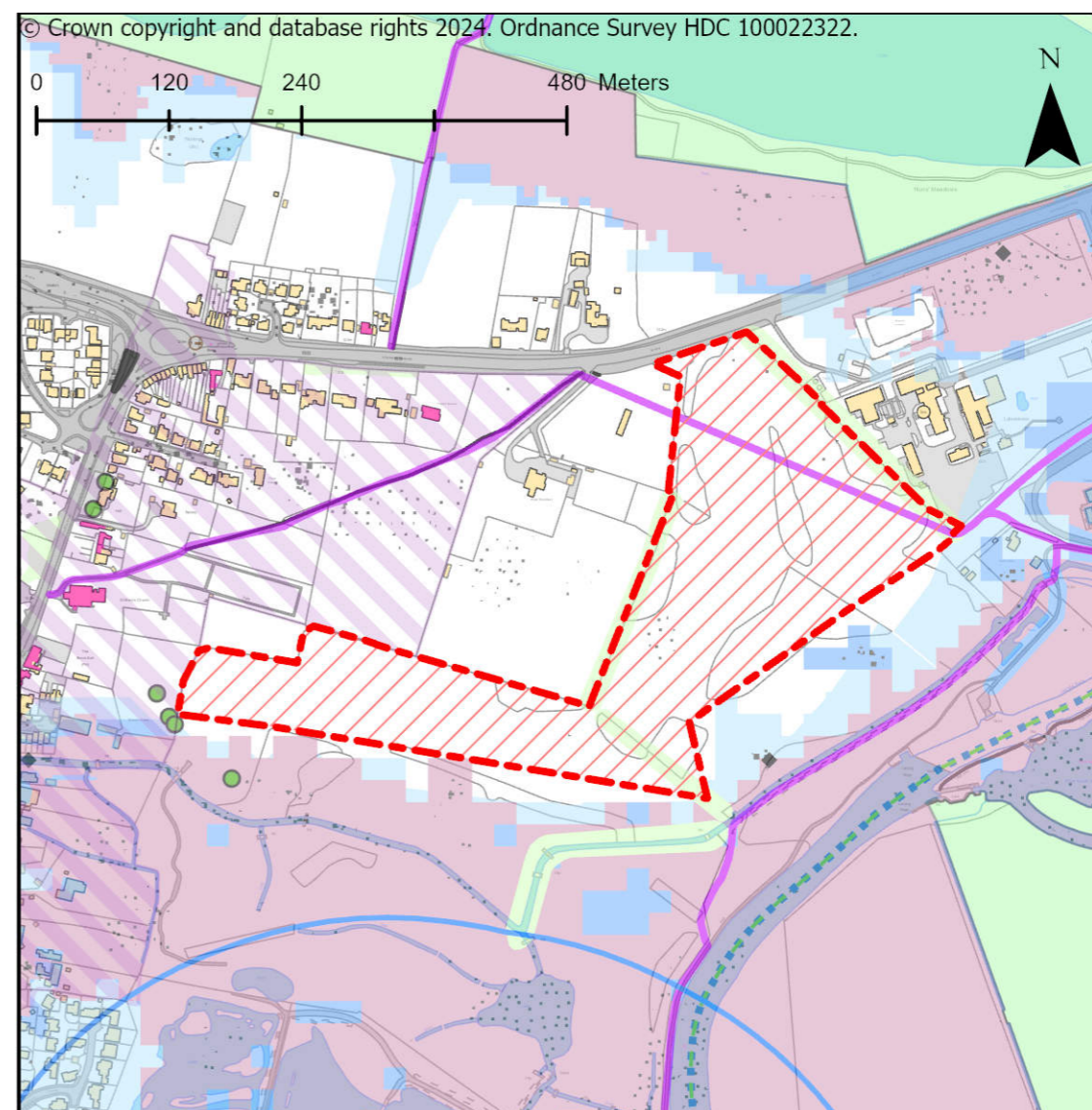
### Core information

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-248
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Golf course
Supporting information	None submitted

### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



### Assessment of Site Potential

<b>Suitability and constraints</b>	~
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<p>The site is located within flood zone 1 with areas of recorded risk from surface water. The majority of the site is classified as grade 3 agricultural land with only a small portion of its western most edge adjacent to St Mary's Church is classified as urban land. The site is broadly level and located on the western edge of Brampton consisting of land currently used as a golf course. Within the site, there are various trees, hedges and bunkers. The site's edges are clearly defined by hedgerows which enclose but it still affords views out across the wider landscape to the east and south. To the west vegetation is slightly denser where it adjoins residential gardens and a churchyard. To the north of the site is Thrapston Road, to the west is Brampton village and to the south and east the open countryside. A public right of way runs through the northern half of the site from Thrapston Road connecting to a series of other public rights of way paths to the east of the site which connect through to the Ouse Valley landscape.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets on site, although the site adjoins the conservation area on some of its western edges and is adjacent to listed buildings located along the western edge of Brampton so development could impact the setting of heritage assets. There are also no nature conservation designations on site, however the site is within the Great Ouse Valley Green Infrastructure Priority Area so development of the site will have a significant impact on the Great Ouse Valley landscape as well as the rural edge of Brampton and its relationship with the Ouse Valley. Access can be achieved from Thrapston Road.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single company with land control arrangements in place by legal agreement with multiple individuals/ companies. The development of the land is supported by the landowner which is subject to a shareholder vote. There is a restrictive covenant in place requiring 'no part of the property shall be used other than for agricultural purposes or for the extension of the existing golf course and the provision of a driving range...'. Also, Brampton Park Golf Club has security of tenure on the land until 2039 with rights to renew under the Landlord and Tenant Act 1954. The Golf Club has expressed their intention to seek an extension to their tenancy. The site promoter states that the early ending of the lease would be subject to private negotiation and agreement. The site promoter also states that it their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2035 and 2039 but as stated above the golf club has tenure of the land until 2039.</p>	
<p><b>Achievability</b></p>	

<p>The site promoter has identified that all main services are accessible from the site boundary. There are few major topographical challenges in developing the site, however the landscape impact of development would be very significant. The site also has a public right of way within the site which would need to be considered and integrated into any master plan for the site. The availability of the site is also uncertain with the site not likely being available before 2039 and also subject to negotiation between the landowner and the tenant (Brampton Park Golf Course) who may reach an agreement to extend the tenancy.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is greenfield and is currently in use as a golf course. The availability of the site for development is subject to the current use of the land coming to an end which is not expected until after 2039. The site forms part of the rural edge of Brampton and its development would encroach into the Great Ouse Valley Green Infrastructure Priority Area. Considering these factors the site is considered to be developable.</p>	

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land currently in use as a golf course</li> <li>• Consists of mostly grade 3 agricultural land with some urban land</li> <li>• In walking distance to services and facilities</li> <li>• Good accessibility to public transport options</li> <li>• Accessible to natural green space</li> <li>• It is within the Great Ouse Valley Green Infrastructure Priority Area</li> <li>• Located on the north eastern edge of the built form of Brampton village but has a much stronger relationship to the Great Ouse Valley</li> <li>• Adjacent to a conservation area which could be adversely impacted by proposals</li> <li>• There is a public right of way running across the northern part of the site connecting through to the village and out across the Ouse Valley landscape</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- Is not appropriate for development due to the likely very significant adverse impacts on the landscape as it would result in the erosion of the rural character of the area and encroachment into the Great Ouse Valley landscape.
- There is uncertainty on the availability of the site even once the lease ends in 2039 as it is the intention of the Golf Club to extend their tenancy of the land.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as it is inappropriate for development due to its very significant likely landscape impact. The availability of the site is also uncertain.	N/A	N/A

**Updates after the Initial Assessment**

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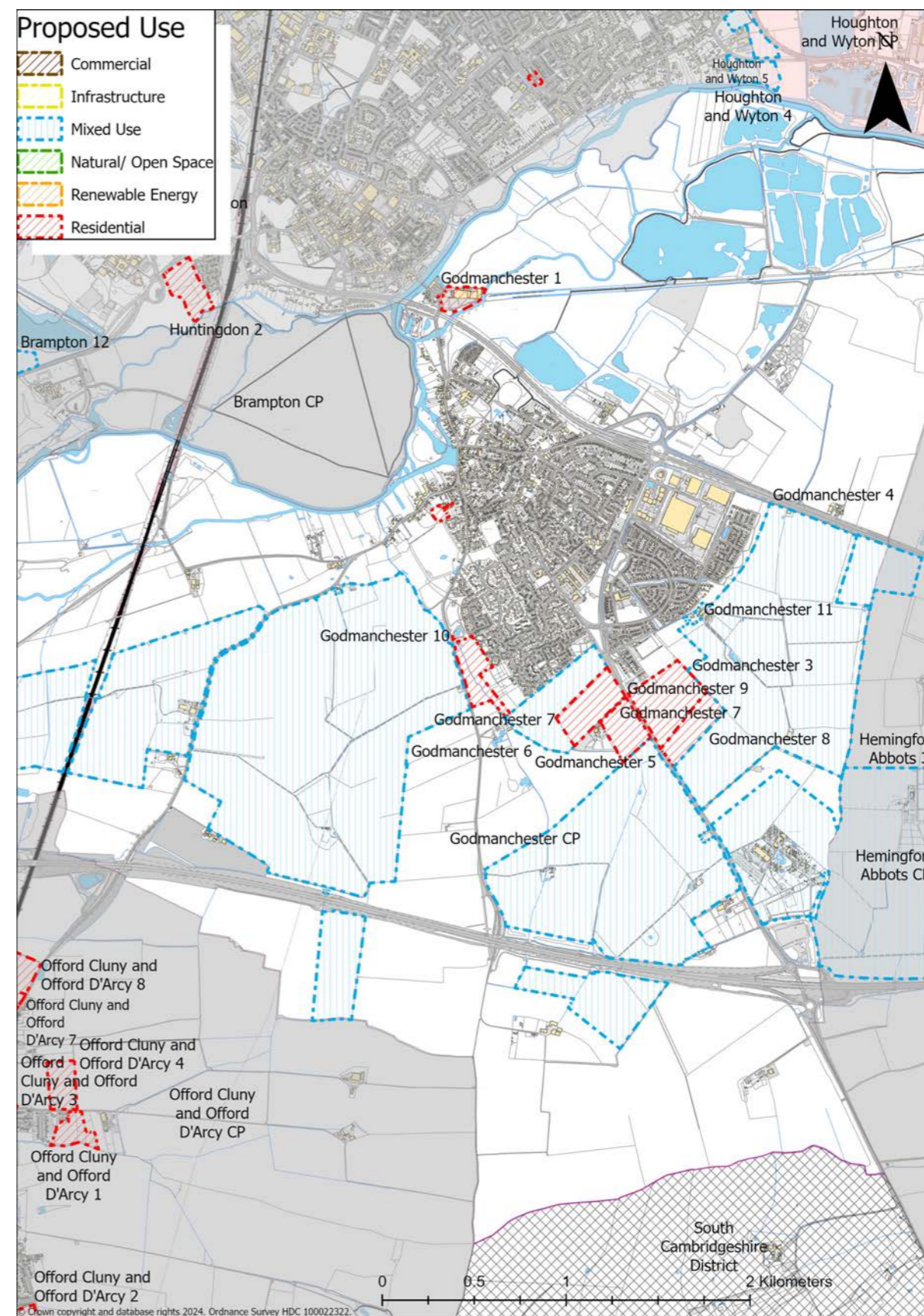


2 Godmanchester

2.1 A total of 12 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Godmanchester 1: Former RGE Engineering Site and HDC Car Park, The Avenue, Godmanchester
- Godmanchester 2: Corpus Christi Paddock, Godmanchester
- Godmanchester 3: Dexters Farm, Godmanchester
- Godmanchester 4: Emmanuel Knoll Village, Godmanchester
- Godmanchester 5: Land West of London Road and South of Stokes Drive, Godmanchester
- Godmanchester 6: Land to the South of Godmanchester including land at Corpus Christi Farm and Lower Debden Farm, Godmanchester
- Godmanchester 7: Land West of A1198 (North of Bleakley Farm), Godmanchester
- Godmanchester 8: Land East of A1198 - (East of Bleakley Farm), Godmanchester
- Godmanchester 9: Land adjacent to London Road (A1198), adjoining Bleakley Farm, Godmanchester
- Godmanchester 10: Land East of Silver Street, Godmanchester
- Godmanchester 11: Land to the south of the A1307, Godmanchester

2.2 Please note that 'Hemingford Abbots 3: The Lattenburys (land to the South of the A1307 and North of A14, and West of A1198)' also partially falls within Godmanchester parish, but it has been included under Hemingford Abbots as most of the site lies within that parish area.





2.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2



**Godmanchester 1: Former RGE Engineering Site and HDC Car Park, The Avenue, Godmanchester**

<b>Site reference</b>	Godmanchester 1
<b>Site name</b>	Former RGE Engineering site and HDC Car Park, The Avenue, Godmanchester

Site address	Parish(es)	Site area (ha)
Former RGE Engineering site and HDC Car Park, The Avenue, Godmanchester	Godmanchester	2.46

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	130 homes	Available from 2023 Build out over 3 - 5 years

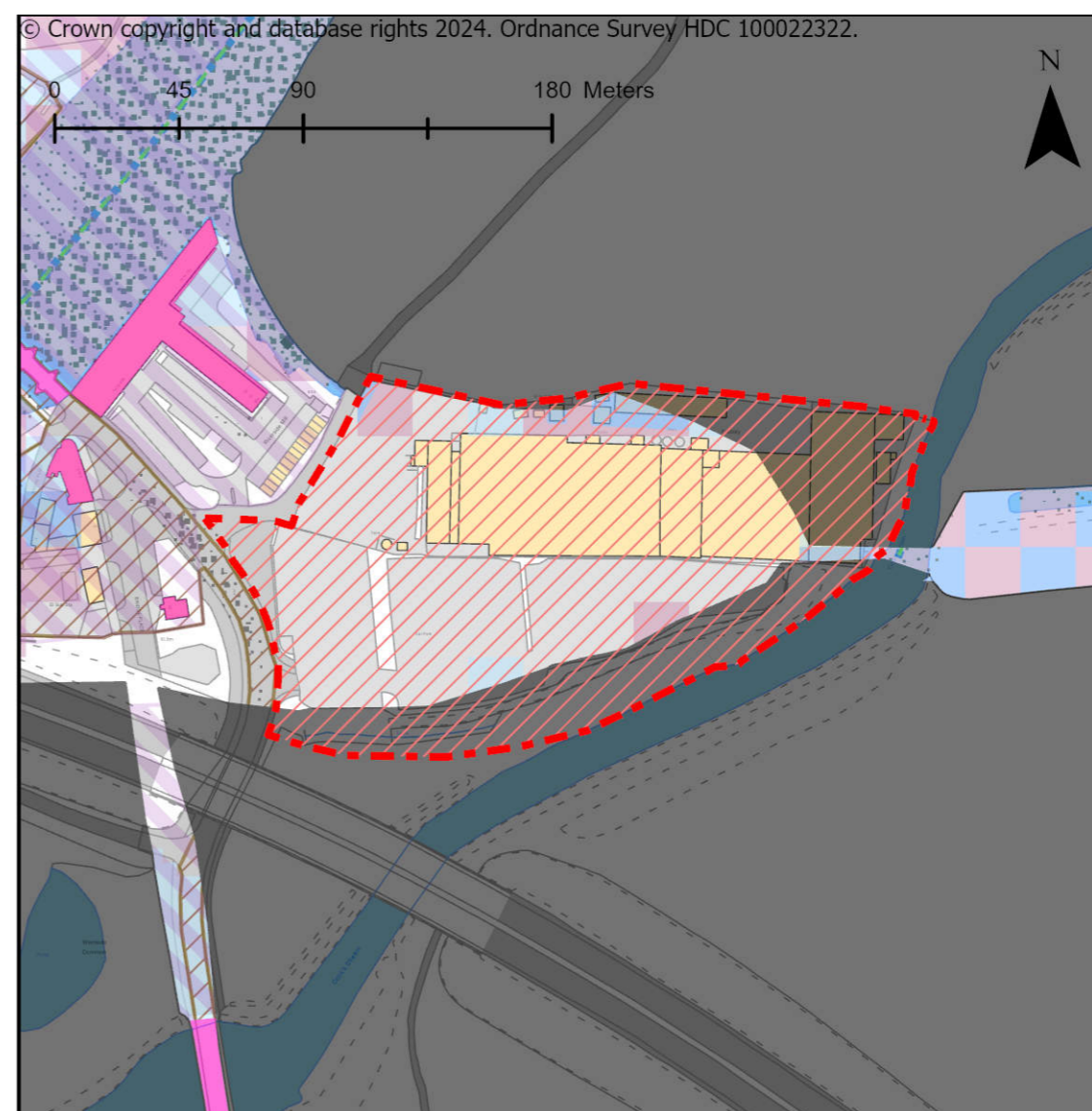
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - Cfs:275
Relevant planning history	HLP2023 allocation: reference HU 14 REGE Engineering, Godmanchester (Note: this is a slightly reduced site area from that allocated.)
Land type	Wholly previously developed land
Current use of the site	Part industrial and part car park
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately one sixth of the site is in flood zone 3b	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>Flood risk is a substantial constraint on this site with approximately one sixth being located within flood zone 3b functional floodplain and around a third of the total site being in flood zone 2 or higher.</p> <p>The site is wholly previously developed so there is no loss of agricultural land, having formerly been used for a flour mill and railway sidings..</p> <p>The land is flat and with industrial buildings covering the northern section and hard surfaced car parking covering the remainder. The northern boundary adjoins the extensive Westside Common and the southern and eastern sides being formed by Cooks Stream; both of these connect into the wider open landscape of the Great Ouse Valley. The south western boundary faces onto The Avenue (B1044) which connects Godmanchester to Huntingdon across the medieval bridge. The north western boundary faces the 4 and 5 storey Riverside Mill apartments and their associated car parking area; clear views can be obtained across the garaging and surface car parking to the Mill building. Limited views of the northern edge of the site can be obtained from Riverside Park in Huntingdon with a row of trees providing some screening. The eastern and southern boundaries have some boundary trees and hedging along Cooks Stream. Views directly south are limited by the bridge and embankment associated with the A1307; long distance views eastwards across Westside Common lead to Godmanchester nature reserve and former gravel pits along Cow Lane. There are, however, very limited public rights of way in the area with the nearest point being over 200 m to the east where a well screened footpath connects to the nature reserve. The site would be highly visible from the western boundary as it is slightly raised above the level of The Avenue but it would immediately connect into other established development at Riverside Mill. The proposed use would be compatible with the neighbouring residential development.</p> <p>The very south eastern edge of the site lies within a 250 m buffer zone of the collection of landfill sites around Cow Lane although it is beyond that distance of any active sites. The site is not affected by any oil pipelines or electricity power lines but a gas pipeline runs along the southern boundary. The site does not contain any heritage or nature conservation assets along it is close proximity to both Huntingdon and Godmanchester conservation areas. There are six trees with preservation orders along the north western site boundary.</p> <p>As the site is wholly previously developed and contains a range of buildings which are no longer in use redevelopment could contribute to regeneration of the site. The site is wholly within a sand and gravel mineral safeguarding area and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development. It is situated outside the 400 m buffer of any water recycling centre.</p>	~
<p><b>Availability</b></p>	+

<p>The site is in multiple ownership with a legal agreement for combined promotion and development. There are no known legal restrictions affecting the site. The southern part of the site is currently in use as a public car park; this use will either need to be ceased or reprovided elsewhere. The current site allocation is larger than this proposal with land to the south of that currently proposed potentially providing an alternative for some car parking provision. The site promoter suggests that the site is expected to be delivered by a housebuilder who is already working in partnership with them.</p>	
<p><b>Achievability</b></p> <p>Gas, water, electricity and telecommunications infrastructure are all available within the existing site. The site already has established highway access to The Avenue. There are no topographical challenges in terms of site delivery although avoid of areas of substantial flood risk and flood mitigation measures will impact on the capacity and layout of the site. The gas pipeline along the southern boundary will also form a constraint the layout of development as acknowledged by the site promoter. The site has direct access to the B1044 and currently includes a public car park giving good access to the public highway for both construction and future occupiers. The site promoter has indicated a preference for development of a higher number of homes than are currently allocated along with inclusion of some retail floorspace. Clearance of the existing RGE Engineering buildings will be necessary along with any decontamination that might be required given the previous use.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are substantial buildings to clear and car park hard surfacing to deal with to enable development. The site is sensitively located in terms of landscape given its position within the Great Ouse Valley landscape and proximity to Westside Common in particular. The site is wholly contained within the boundary of the current allocation and a housebuilder is involved in the scheme. Therefore, it is categorised as deliverable.</p>	+

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is mainly in flood zone 1 but nearly a third is in flood zone 3</li> <li>● Is wholly previously developed land with a range of buildings and hardstanding</li> <li>● Highly accessible to services, facilities and public transport</li> </ul>
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- Accessible to employment opportunities
  - Good access to open spaces
  - Development would provide the opportunity for redevelopment which would improve the appearance of the area
  - Located adjoining existing high density residential accommodation and open countryside
- In combination the outcomes of the LAA and SA indicate that the site:
- Would make effective use of the land and provide the opportunity to create new homes in a highly sustainable location
  - Has potential to provide built development of a scale that could be integrated into the existing place and community and enhance the character of the local area
  - Requires careful masterplanning and design to ensure integration and harmonisation with surrounding development and countryside

HDC's Delivery Calculations

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HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 2.46ha</p> <p>Removed 0.79ha as being outside flood zone 1 with 100 year climate change allowance which could be partially used for open space, landscaping and flood mitigation.</p> <p>This leaves 1.67ha of which 90% net developable area to allow for open space and landscaping.</p> <p>1.67ha x 90% = <b>1.5ha</b></p>	<p>Residential - market and/or affordable housing</p> <p>A combination of 50% of the net developable area at 85 dph reflecting the opportunity to maximise new homes in such a sustainable location and 50% at moderate density of 50 dph reflecting the need for sensitivity to the adjoining Westside Common.</p> <p>High density of 85 dph x 0.75ha = 64 homes and</p> <p>Moderate density of 50 dph x 0.75ha = 38 homes</p> <p>Total capacity for <b>102 homes</b></p>	<p>2024-2028</p> <p>The site is already allocated in the adopted Local Plan.</p> <p>Build out over 2 years</p>

Updates after the Initial Assessment

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**Godmanchester 2: Corpus Christi Paddock, Godmanchester**

<b>Site reference</b>	Godmanchester 2
<b>Site name</b>	Corpus Christi Paddock, Godmanchester

Site address	Parish(es)	Site area (ha)
Corpus Christi Paddock, off Old Court Hall, Godmanchester	Godmanchester	0.51

**Promoter's Intentions**

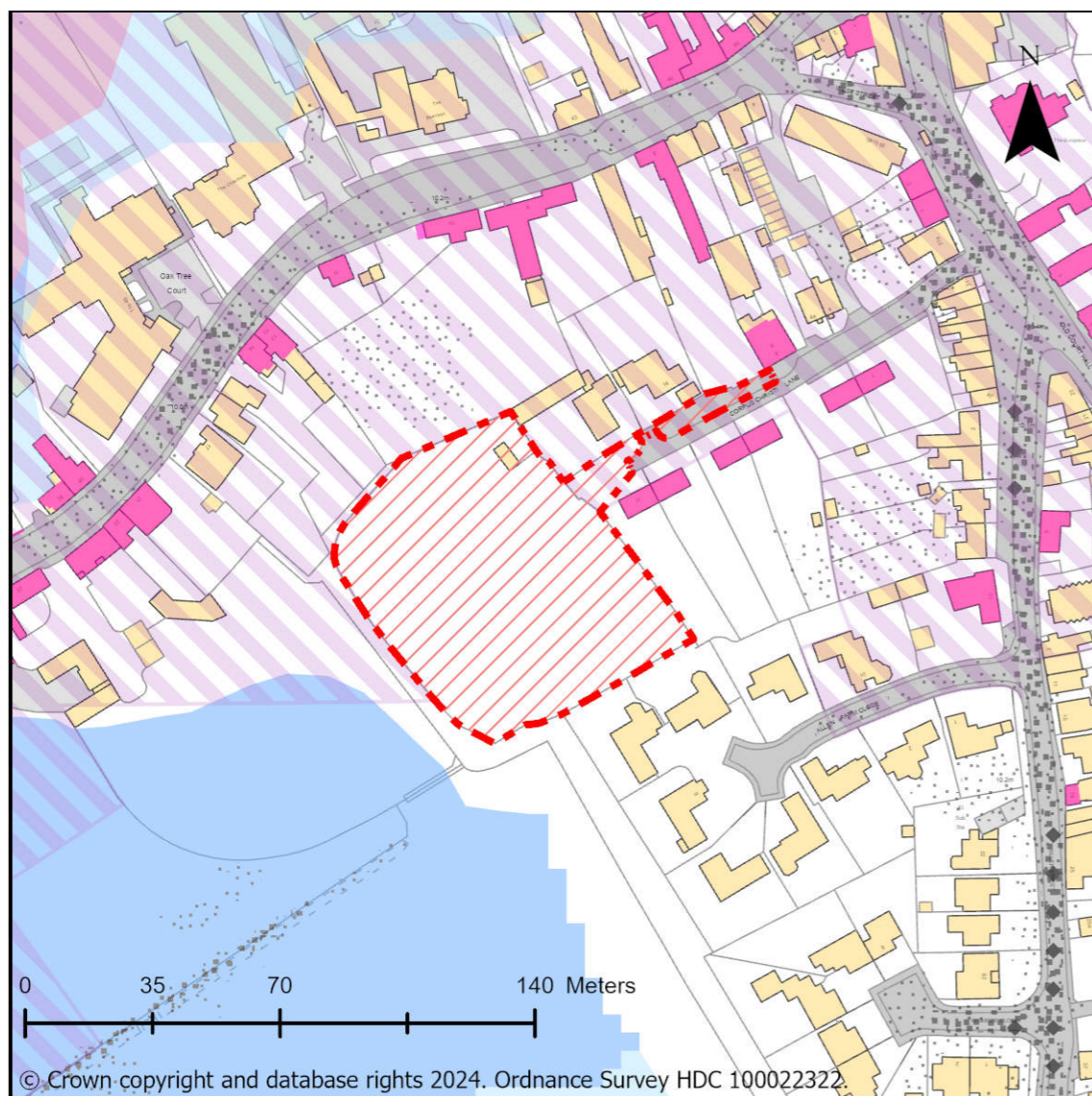
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Approximately 15 homes	Available 2023 Build out over 1 - 2 years

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:323
Relevant planning history	Application number: 15/01955/FUL Proposed development: Erection of 20 dwellings following demolition of 6 dwellings Outcome: Withdrawn February 2016 Previous applications for residential development in 1991, 1981 and 1975 all refused HELAA (December 2017): Corpus Christi Paddock (196)
Land type	Wholly greenfield land
Current use of the site	Agricultural land (paddock)
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

**Context, constraints and potential suitability**

The site is wholly in flood zone 1 with no surface water flood risk either. The land use type is classified as urban although it is actually in use as a paddock. The land is level with no substantial built structures. It is situated at the end of a cul-de-sac and is encompassed by rear gardens to properties on West Street, Corpus Christi Lane and Allen Farm Close. All boundaries are enclosed by trees and hedging strongly limiting any visibility between the site and surrounding uses other than in the south eastern corner and by the access gate from Corpus Christi Lane. The northern and western edges of the site adjoin extensive rear gardens to properties on West Street. The southern edge adjoins late 20th century homes and the eastern edge adjoins the side of rear gardens on Corpus Christi Lane. The



site cannot be seen from any public viewpoint other than the current access gate. The landscape impact of development would be limited provided the existing boundary trees and hedges were retained. There are no known pollution or contamination constraints affecting the site, nor any oil or gas pipelines or electricity powerlines.

While there are no heritage assets within the site it is highly sensitive in terms of heritage constraints. The northern half of the site is encompassed by the conservation area. The approach to the site adjoins 1-11 (odds) Corpus Christi Lane which is a group of six listed 20th century agricultural workers cottages for which the setting formed by the rural nature of Corpus Christi Lane and the adjoining paddock are highly relevant to the justification for their designation. There are no nature conservation designations within the site. Immediately south of the site is a tree subject to a tree preservation order.

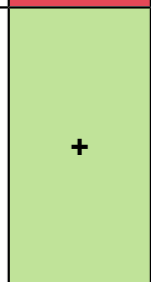
Highway access to the site is a substantial constraint due to the narrow nature of Corpus Christi Lane and the pinch point created by the listed property number 6-8. The exit from Corpus Christi Lane onto Old Court Hall is not segregated and so crosses a wide stretch of pavement. The limited visibility of the access point poses a risk to pedestrians which is a significant constraint to developing the site.

Development of the site would not contribute towards regeneration as it is wholly greenfield. It is situated within a sand and gravel mineral safeguarding area and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development.



**Availability**

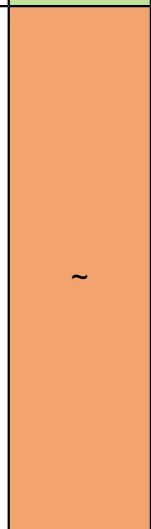
The site is in the control of an individual company which supports its promotion for development. There are no known legal restrictions affecting the site. The landowner anticipates that following allocation, planning permission would be acquired and the site sold to a third party for development.



**Achievability**

Gas, water, electricity, telecommunications and the public highway are all accessible from the site boundary. Access using Corpus Christi Lane and onto Old Court Hall are heavily constrained and may impede the achievability of the site either in its entirety or to the level sought by the site promoter. Alternatively, significant improvements to the junction arrangement will be required.

There are no utility infrastructure constraints affecting the site's achievability. The site is 1.5 kms from the railway and just over 2 kms from the A14 so noise constraints are unlikely to impact it. The site promoter has provided no indication of proposals for mitigating the impact of development on the adjoining heritage assets. The site promoter has repeatedly sought to achieve residential development on the site.



<b>Deliverability / developability</b>	
The site is highly constrained by surrounding heritage assets and access arrangements. Therefore it is categorised as physically developable subject to highway access being achievable.	-

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No due to the highly sensitive nature of the heritage constraints affecting the site and the cumulative challenges posed by securing a safe access both within Corpus Christi Lane itself by the pinch point and at the crossing of Old Court Hall.
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**Impact of the Sustainability Appraisal on the assessment**

The site did not progress to Sustainability Appraisal.
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Godmanchester 3: Dexters Farm, Godmanchester**

<b>Site reference</b>	Godmanchester 3
<b>Site name</b>	Dexter's Farm, Godmanchester

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Dexter's Farm, London Road, Godmanchester	Godmanchester	10.18

**Promoter's Intentions**

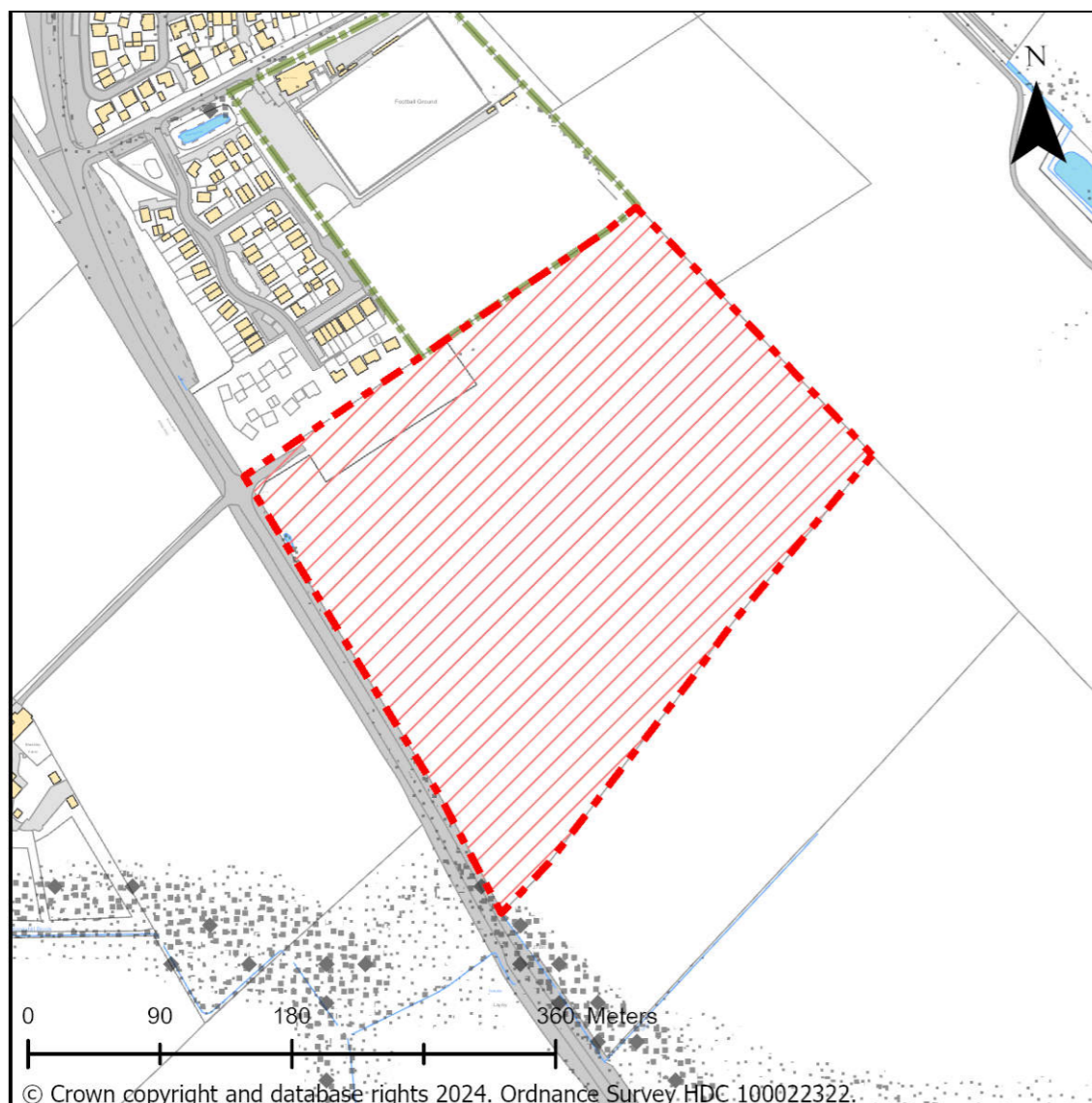
<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing Open space uses: Natural, green or open spaces for a variety of uses	230 homes 0.95 ha of open space uses	Available 2024 - 2028 Build out over around 4 years

**Core information**

How was the site identified?	Call for sites submission: site reference - CfS:87
Relevant planning history	HELAA (December 2017) - southern part of Dexter's Farm site 188
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Access and Highways Technical Note Concept Plan Preliminary Ecological Appraisal Vision Document

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1 and has very low risk of surface water flooding. It comprises wholly grade 2 agricultural land. The land slopes gently rising from the boundary with the A1198 up towards the eastern corner of the site. This increasing elevation is part of the wider open agricultural landscape which rises to the south east of the site to a high point directly north of Wood Green Animal Shelter. Land to the west of the site across the A1198 falls away gently towards Stoneyhill Brook. The northern boundary of the site adjoins Whitehill Gardens 21<sup>st</sup> century housing development and Godmanchester Rovers football club which includes a floodlit pitch. These have limited hedgerow screening and development of the site would be visible from both. The eastern and southern boundaries adjoin arable</p>	~
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<p>agricultural fields separated by hedgerows interspersed by some trees with the south western section being very open. The western boundary adjoins the A1198 from which it is separated by a ditch and hedgerow. The site is visible from the A1198 both from further south by Wood Green and in close proximity by the site boundary. Very limited long distance views can be obtained from Silver Street to the west but there are no public rights of way in the vicinity providing any other viewpoints. The site would be seen from the southern aspect in the wider context of modern residential development although it would have an impact on the wider landscape as development would extend the urban edge of Godmanchester in an isolated location if the site was to be brought forward on its own, although it is noted that the site promoter has suggested that it could form part of a larger scheme connecting through to the A1307.</p> <p>The site has no record of pollution or contamination constraints and there are no oil or gas pipelines or overhead power lines affecting the site. There are no known heritage assets affecting the site. The site has no designated nature conservation assets recorded and there are no tree preservation orders.</p> <p>The site is wholly greenfield so would not contribute to regeneration in any way. It is situated outside of any minerals safeguarding areas or any water recycling centre buffer zone.</p>	
<p><b>Availability</b></p> <p>The site is in single ownership and optioned by a housebuilder. There are no known legal restrictions affecting the site. There are no current uses requiring relocation. The site is promoted by the housebuilder who has an option on the land and intends to deliver the development themselves.</p>	+
<p><b>Achievability</b></p> <p>All utility services are accessible from the site boundary. Initial access for a first phase of 50-60 homes is proposed by the site promoter to be taken through Whitehill Gardens. To develop the whole site a the promoter suggests a new roundabout with the A1198 would be provided with a road link through this site and on to land around the east of Godmanchester and ultimately connecting to the A1307. The slope of the land does not pose significant challenge from a construction perspective but will necessitate careful landscaping buffers around western, southern and eastern boundaries of the site. No utility infrastructure is present to impact on achievability. The site adjoins the A1198 and at its nearest point is 1.2 kms from the A14 and with 680m of Wood Green animal shelter both of which may generate noise levels on occasion that could cause disturbance. The site promoter has provided a concept plan indicating their broad intentions of the site containing a first phase accessed off their Whitehill Gardens development and a second larger phase accessed from a new roundabout on the A1198 in conjunction with the Godmanchester 4</p>	~

- Emmanuel Knoll Village proposal. However, the latter is proposing an alternative roundabout and link road further south which would not be reliant upon this access point and may significantly impact its achievability.	
<b>Deliverability / developability</b>	
The site would extend the built form of Godmanchester significantly into the surrounding countryside if developed in isolation. Development as part of a collaborative scheme with Godmanchester 4 Emmanuel Knoll Village would require collaborative working and substantial new highway infrastructure. Therefore, the site is categorised as developable.	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• It is wholly greenfield land of grade 2 agricultural value</li> <li>• Flood zone 1 with very limited surface water flood risk</li> <li>• No nature conservation or heritage designations nearby</li> <li>• Services and facilities are within reasonable distances but accessibility is impeded by the lack of footpath connectivity along the A1198 along the southwestern section of Romans' Edge</li> <li>• Significant challenges in terms of impact on the wider landscape</li> <li>• Impact on the wider built form of Godmanchester through further isolated development to the south along the A1198</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Would not be appropriate for development in isolation due to its lack of connectivity into the wider built form of Godmanchester and impact on the landscape to the south and east</li> <li>• Could be appropriate if it were brought forward as an integrated element of a larger scheme to the south and east of Godmanchester forming a complete new neighbourhood</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 10.18ha.	N/A for the site in isolation	N/A for the site in isolation

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
In isolation the site is not considered appropriate for development and so no capacity calculation has been undertaken in this context.		
<p>Should the site be brought forward in combination with adjoining land to the east and south (Godmanchester 5 and Godmanchester 8) then the gross site area is 10.18ha</p> <p>60% net developable area to allow for landscape mitigation and integration with adjoining sites.</p> <p>10.18ha x 60% = <b>6.11ha</b></p>	<p>Residential market and/or affordable housing</p> <p>Low density of 35 dph due to the potential scale of a larger integrated scheme and reflecting similarity of density to Romans' Edge.</p> <p>Low density of 35 dph x 6.11 ha = <b>214 homes</b></p>	<p>Available post 2028</p> <p>Build out over 4-5 years</p>

**Updates after the Initial Assessment**

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**Godmanchester 4: Emmanuel Knoll Village, Godmanchester**

<b>Site reference</b>	Godmanchester 4
<b>Site name</b>	Emmanuel Knoll Village

Site address	Parish(es)	Site area (ha)
East of Romans' Edge, Godmanchester	Godmanchester	106

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable homes</li> <li>Specialist housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> <li>Retail</li> <li>Commercial leisure</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Link road between A1307 and A1198</li> <li>Solar energy park</li> <li>Primary school</li> </ul> Open spaces: <ul style="list-style-type: none"> <li>Public open space/ biodiversity enhancement</li> <li>Allotments</li> <li>Drainage attenuation</li> </ul>	800 - 1,200 homes  All commercial used to be confirmed  2 form entry primary school  Solar energy park 3.6 ha  Open space/ biodiversity enhancement 44.45 ha  Allotments 0.75 ha  Drainage attenuation 3.6 ha  Retained farmland and woodland 13 ha	Available 2024 - 2028  Build out over around 10 years

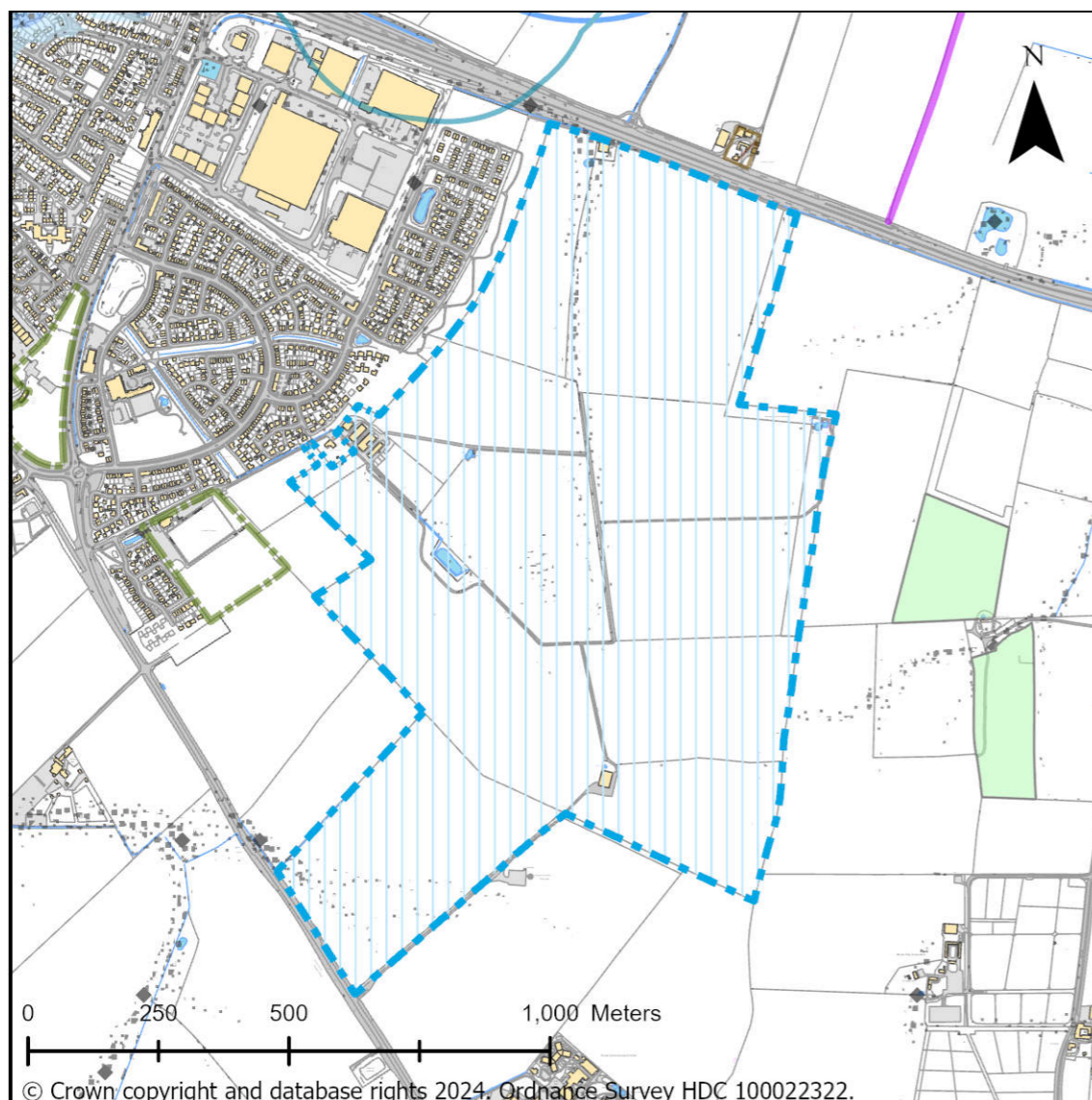
**Core information**

How was the site identified?	Call for sites 2023 submission : site reference - CfS:207
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Relevant planning history	HELAA (December 2017) part of East of Romans' Edge site (123)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Acoustics technical note</li> <li>Emmanuel Knoll Vision document</li> <li>Energy sustainability briefing note</li> <li>Heritage assessment</li> <li>Landscape technical paper</li> <li>Preliminary Ecological Appraisal with bird survey and bat activity reports</li> <li>Transport technical notes (6)</li> <li>Utilities guidance note</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



sits within the South East Claylands landscape character area and demonstrates typical characteristics of this through its gently undulating landform, long established hedgerows with frequent hedgerow trees, occasional blocks of woodland and heavy clay soils. The site sits on more elevated land than the established town of Godmanchester and forms a high point in the wider landscape which falls broadly in a north westerly direct to the low lying Ouse Valley. The north western boundary of the site adjoins the 21<sup>st</sup> century Romans' Edge residential development which currently forms the south eastern edge of Godmanchester with an open space landscaping belt separating the site from recently built housing. The northern boundary adjoins the A1307 dual carriageway (formerly the A14). This boundary is relatively open with more solid hedgerow and trees in the eastern part near Emmanuel Knoll Plantation and with a mixture of low hedging and open wooden fencing along the remainder, becoming more substantial towards Romans' Edge. Immediately beyond the boundary is the A1307. The slip road to the junction with the A1198 runs along around the western third of this section starting adjacent to an open sided agricultural barn situated within the site. The northern part of the eastern boundary is formed by Emmanuel Knoll Plantation which comprises a substantial tree belt of between 30 - 40 m wide screening the approach to the site from the east. The southern part of the eastern boundary is comprised of traditional field hedgerow giving more limited screening into the the higher southern part of the site from Moats Way. The southern boundary adjoins two arable fields with the eastern part comprising a 10 m tree belt and the western side being an open track to the Kings Bush wind turbine which is situated just south of the site boundary. The south western boundary partially adjoins the A1198 with a ditch and low hedge allowing clear views from the road into the rising land of the site. Further north along this boundary are a series of field boundaries with hedging and groups of hedgerow trees with the most northerly section adjoining sports and play facilities associated with Romans' Edge along with a residential bungalow which is outside the site boundary and a cluster of agricultural buildings inside the site. There are no public rights of way within or in the immediate vicinity of the site. However, views into the site can be obtained from the north not only from the A1307 but also further north from Eastside Common which includes several recreational paths. Parts of the site can be seen from the east along Moats Way along with views out from higher land within the site to the east and south. Views can be obtained into and out of the site from the A1198 and long distance glimpses of parts of the site can be had from the Pathfinder long distance footpath where it runs along Silver Street into the south western edge of Godmanchester. The site is highly visible from within Romans' Edge which was designed to contain built development below the 30 m contour line with land within the site rising just over 10 m above this. Given the scale of the site and its increasing elevation away from the current built up area development would be highly visible in the landscape. Careful use would need to be made of the existing hedgerows and trees with substantial planting reinforcements to help mitigate this impact. Placement of buildings within the site would also need to be carefully limited to reduce the landscape impact on more sensitive locations and external viewpoints. A particular constraint is the location of the site's boundary with the A1198 which is separated from the existing built form of Godmanchester by two open agricultural fields.

**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly in flood zone 1 with approximately 9% subject to surface water flood risk. Broadly the northern half of the site is grade 3 agricultural land and the southern half is grade 2. It is primarily arable but there is a central area of pasture. The scale of the site is large at around 50% of the current built up area of Godmanchester thus having potential to significantly alter the context of the current town.</p> <p>The land slopes overall from a high point just north of Wood Green Animal Shelter descending towards the northwest; along the northern boundary it also falls from Emmanuel Knoll plantation down towards the western edge by Cardinal Park business park. The site</p>	
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<p>A very small part of the north western corner of the site adjacent to Stirling Square falls within the 250 m buffer zone of the Cow Lane landfill site. There is no known pollution or contamination affecting the site. Information supplied by the site promoter indicates that a low high pressure gas main enters the site halfway along the northern boundary and crosses it to exit partway along Emmanuel Knoll Plantation. It is noted as having approximately a 12 m easement within which built development should not take place and that this may have implications for the proposed northern roundabout with the A1307. No oil pipelines are recorded as affecting the site.</p> <p>There are no designated heritage assets within the site. However, the central pasture field contains well preserved ridge and furrow patterns. The field pattern is also of historic interest remaining broadly unchanged since the 1880s Ordnance Survey maps. The site promoter acknowledges the contribution of both of these and suggests retaining them within the scheme to provide open space and established landscaping connections. Sub-surface archaeological remains may exist on site given that the south western and northern boundaries both broadly follow the lines of Roman roads and that prehistoric finds have been made nearby. Further investigation of archaeological potential would be required. No designated nature conservation areas exist within the site. However, information supplied by the site promoter indicates a moderate to high potential for the presence of great crested newts in the ponds and associated habitats on site. There is also a moderate likelihood of protected or notable bird species and a moderate to high likelihood of the site supporting roosting bats along with bats using hedgerows to forage and move between locations. Suitable habitat also exists on site for a range of mammals. Biodiversity net gain is now a mandatory requirement and the site offers plentiful opportunities to reinforce the natural habitats present. There are no tree preservation orders within the site.</p> <p>Achievability of the proposed access arrangements are a very significant constraint for this site. New roundabouts would be required with both the A1198 and the A1307 along with provision of a substantial link road proposed by the site promoter as being a suitable alternative for the A1198 facilitating downgrading of the A1198 between Romans' Edge and the rest of Godmanchester to allow for better integration. The proposed roundabout with the A1307 is located in very close proximity to the existing slip roads and may give rise to highway safety concerns and deliverability challenges.</p> <p>The site is wholly greenfield land so offers no regeneration potential as the limited number of agricultural buildings present are not classified as previously developed land under the national definition. The site is located outside of any mineral safeguarding areas and of any water recycling centre area.</p>	
<p><b>Availability</b></p>	+

<p>The land is within the control of a single company and has investor controlled arrangements with development supported. There are no known legal restrictions affecting the site. The land is currently in agricultural use but there is no use that would require relocating. The site promoter seeks to obtain allocation status for the site and then sell it onto a third party to obtain planning permission and develop.</p>	
<p><b>Achievability</b></p> <p>All utility services are accessible from the site boundary. The site promoter proposes substantial alterations to the local highway network which will affect both the physical achievability of the scheme and potentially its viability. A gas pipeline crosses part of the site with approximately a 12 m wide easement strip that cannot be built over; this is in close proximity to the proposed northern roundabout. The site promoter's evidence indicates that diversion of this would be costly and may impact on achievability of the proposed access arrangements. The primary challenge to achievability of the site is provision of the relief road which in some form is necessary to provide access to the land. This would require provision of major infrastructure including around 2kms of highway, a roundabout onto the A1307 dual carriageway and a further roundabout on the A1198. The viability of achieving this level of infrastructure provision with the scale of residential development proposed will need thorough investigation. Should delivery of the relief road prove to be achievable the achievability status of this site could change.</p> <p>The site has direct boundaries with the A1198 and the A1307 both of which will generate noise, particularly the latter, that may impact the developable area. Should access be achievable via either of these routes construction deliveries will have good accessibility. There is limited clarity over the site promoter's intentions as there is a significant range in the number of homes proposed and no certainty over the provision of employment, retail or leisure floorspace although greater clarity is provided on electricity generation, open space and community uses.</p> <p>The site contains significant slopes within the local context although these are all gentle; higher elements are visible in both long distance and local views and will impact on the developable portions of the site. A further constraint exists at the southern end of the site arising from the Kings Bush wind turbine which creates shadow flicker over a small portion of the site and again may impact on the developable area.</p>	-
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints to bringing the site forward. The greatest challenge is the feasibility of achieving the proposed access arrangements which substantially influences the deliverability of the site, particularly the proposed roundabout on the A1307 given its proximity to the sliproads for the junction with the A1198 (formerly A14 junction 24) and nature as a dual carriageway. This requires further investigation with</p>	~



Cambridgeshire County Council as the highway authority. If this constraint can be overcome and the relief road demonstrated to be achievable then the site may be considered developable.	
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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues in bringing forward this site:

- It is greenfield land comprising a mixture of grade 2 and grade 3 agricultural land
- It is within flood zone 1 and has little risk of surface water flooding
- Enhanced environmental standards are advocated including provision of an on-site solar park to meet about 40% of the demand of the site
- No impact on designated nature conservation but very limited opportunities to support existing strategic habitats
- No impact on designated heritage sites and proposed retention of an existing ridge and furrow field pattern
- The amount of development proposed does not represent efficient use of land
- The proposal would provide a continuation of the character established by Romans' Edge forming a further new neighbourhood east of the A1198
- It has negligible connection to the wider town of Godmanchester
- Provision of the southern roundabout for the link road would significantly impact on the rural approach to Godmanchester
- It would support provision of a wide range of housing but very little employment is promoted
- The site is within most threshold distances for public transport and services although safe footpath connections do not currently exist from the southern part of the site and routes would need to connect through Romans' Edge

In combination the outcomes of the LAA and SA indicate that the site:

- Would provide a very substantial extension to Godmanchester but does not make efficient use of land as currently proposed; on this basis a capacity calculation is provided below to give a comparable figure to other similar scale sites promoted across the district
- Would face substantial challenges in providing the relief road required for access

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>The gross site area is 106ha</p> <p>The concept masterplan promotes an exceptionally low net developable area based on the exclusion of:</p> <ul style="list-style-type: none"> <li>• 44.45ha public open space and biodiversity enhancements</li> <li>• 17.35ha existing plantation, allotments, retained farmland and drainage/attenuation</li> <li>• 16.65ha for relief and primary roads, primary school and solar energy park</li> </ul> <p>This leaves a balance of 27.55ha equivalent to 26% net developable area.</p> <p>A comparable assessment based on the methodology applied to other sites in the LAAs would apply a net developable area of 50% which site allows for exclusion of the 15% of land for the existing plantation, drainage/attenuation, relief and primary roads, and primary school and leaves 35% for other open space and biodiversity uses.</p> <p>This gives a net developable area of 106ha x 50% = <b>53ha</b>.</p>	<p>The net developable area is 53ha.</p> <p><b>All calculations are subject to the achievability of the proposed access arrangements.</b></p> <p>Mixed use development to include:</p> <p><b>Solar energy park of 7.1ha</b></p> <p><b>4.59 ha is deducted for a local centre including commercial and retail uses and employment uses representing 10% of the outstanding site area</b></p> <p><b>45.9ha residential development area</b> for a variety of market and affordable homes.</p> <p>Mixed densities to reflect the capacity of very large developments to accommodate a wide range of housing types, sizes and tenures.</p> <ul style="list-style-type: none"> <li>• 3% of land at very high density 145dph; 1.38ha x 145dph = 200 homes</li> <li>• 7% of land at high density 85dph; 3.21ha x 85dph = 273 homes</li> <li>• 25% of land at moderate density 50dph; 11.48ha x 50dph = 574 homes</li> </ul>	<p>This would represent an increase of some 55% in the number of homes in Godmanchester which is not considered proportionate to the existing town and would be detrimental to the character of the community and not represent sustainable development. Therefore, no delivery estimate is given.</p> <p>It is noted that the capacity calculated is significantly higher than the site promoter's stated aspirations but it is based on a consistent methodological approach to allow comparability between all site assessments.</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	<ul style="list-style-type: none"> <li>• 55% of land at low density 35dph; 22.95ha x 35dph = 803 homes</li> <li>• 10% of land at very low density 25dph; 4.59ha x 25dph = 115 homes</li> </ul> <p><b>1,965 total homes</b></p>	

Updates after the Initial Assessment

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**Godmanchester 5: Land West of London Road and South of Stokes Drive, Godmanchester**

<b>Site reference</b>	Godmanchester 5	
<b>Site name</b>	Land west of London Road and south of Stokes Drive	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
West of London Road and south of Stokes Drive, Godmanchester	Godmanchester	12.3

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Acknowledgement of requirement for additional cemetery land but preference expressed for provision of a financial contribution to provision elsewhere Open space: Natural, green and open spaces	300 homes (affordable housing led at 60%) 4.07 ha of natural, green and open spaces	Available 2023 Build out over around 6 years

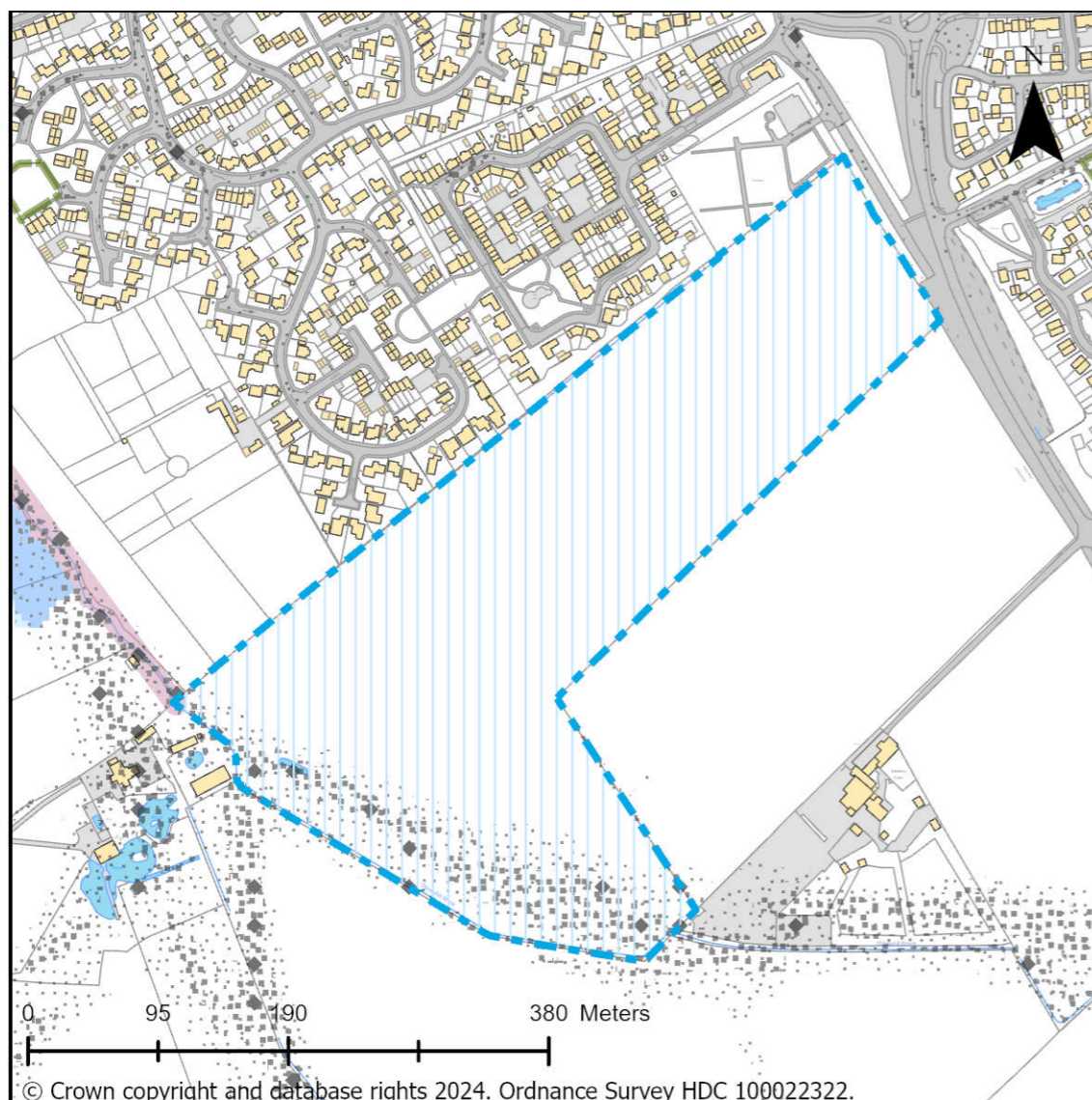
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:139
Relevant planning history	HELAA (December 2017): South of Stokes Drive and Bluegae, Godmanchester (152)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Land areas plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	0.05%	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





them from the site. Most of the northern boundary of the site adjoins late 20th/21<sup>st</sup> century homes at Bluegate and Stokes Drive which have rear gardens and hedging adjoining the site, with the Godmanchester cemetery at the north eastern end. The eastern boundary fronts onto the old London Road which is now a closed off track serving as pedestrian access to the crossing over the A1198 to Godmanchester Rovers football ground. This is edged by a tall hedgerow interspersed by trees. The southern and south eastern boundaries adjoin an arable field with a self storage unit to the east of the corner of the site in a former farmyard. The western boundary comprises low hedging with a few trees with an arable field and a waterfowl sanctuary beyond it.

The site is visible from the A1198 close up near the junction with Bearscroft Lane and from further south at the access to Bleakley Farm and the self-storage units where the site forms part of the countryside setting of Godmanchester. Development would have a notable landscape impact from this direction. It can also be seen in very local views from the Old London Road footpath on the eastern frontage. Longer distance views can be had from Silver Street and the Pathfinder long distance footpath although many of these are partially screened by hedgerows and trees restricting the landscape impact from the west.

There are no recorded pollution or contamination constraints impacting on the site and no gas or oil pipelines or electricity powerline routes crossing the site. No heritage assets are located within or immediately adjacent to the site. There are no nature conservation assets on the site but a waterfowl sanctuary operates on land immediately adjoining to the west.

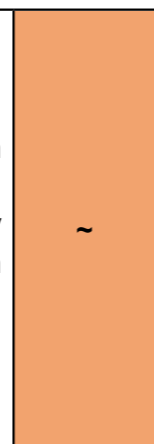
The site has a direct frontage onto the old London Road which is currently a deadend track providing a path to a crossing of the A1198 to Bearscroft Lane. This would need substantial upgrading which would impact on the immediate character and provision of a footpath connecting to the existing one to the cemetery.

The site would not contribute to reuse of previously developed land or regeneration. It is not constrained by any minerals safeguarding areas or any water recycling centre.

**Assessment of Site Potential**

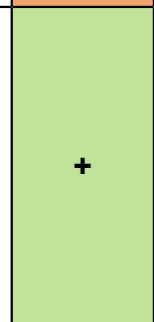
**Context, constraints and potential suitability**

The site is 99.95% in flood zone 1 with just the tiny remaining portion in flood zone 3b. Around 10% of the site is at risk of surface water flooding relating to Stoneyhill Brook which adjoins the south western boundary. The site is almost entirely grade 2 agricultural land with a very small portion of grade 3 land in the western corner. The land falls away gradually from the eastern edge of the site by the A1198 to the west, with this slope continuing down to Stoneyhill Brook which forms the western boundary of the site. Land to the south also rises gently as part of the wider landform relating to the Wood Green ridge. There are no buildings within the site but a small cluster of storage units adjoin the southern tip. The north western section of the boundary adjoins paddocks with a low hedgerow separating



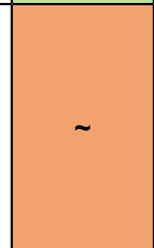
**Availability**

The site is in single individual/ company ownership who support its development and it is optioned for development. There are no known legal restrictions affecting the site. The aspiration is to obtain an allocation, then planning permission prior to development by a house builder. The site promoter suggests an initial phase of around 200 homes followed by a second phase further west for the remaining 100 homes.



**Achievability**

The site promoter has stated that all utility services are accessible from the site boundary. Access would need to be taken from the old London Road which would require upgrading to accommodate the proposed scale of growth. The site does not present any particular topographical challenges although although land slopes gently down to Stoneyhill



<p>Brook along the south western boundary. There are no oil, gas or electricity infrastructure impediments to delivering development on the site. The A14 bypass is situated about 1.2 kms from the main part of the site where the developer proposes to build. The site promoter has provided an indicative masterplan including an illustrative layout of the development they are aspiring to provide and are promoting an affordable housing led scheme.</p>	
<p><b>Deliverability / developability</b></p> <p>The scale of the site is beyond that likely to be supported by the current Local Plan rural exceptions policy and the Godmanchester Neighbourhood Plan policy GMC13, so allocation status would be necessary to support it. Therefore, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• It is greenfield grade 2 agricultural land</li> <li>• Flood zone 1 but surface water prevails along Stoneyhill Brook</li> <li>• No impact on designated nature conservation or heritage assets</li> <li>• No opportunities for integration with adjoining residential areas to aid connectivity to the established community</li> <li>• Proposed relatively dense development would impact on long distance views and the adjoining open countryside</li> <li>• Good accessibility to primary education, social, sporting, local retail facilities and employment</li> <li>• Reasonable public transport connectivity</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Has potential for development but this would require careful masterplanning to maximise opportunities for integration into the existing community</li> <li>• Would need to mitigate the impact of development on Stoneyhill Brook and the adjoining countryside</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 12.3ha</p> <p>55% net developable area to allow for flood attenuation, open space and landscaping and retention of the open form of the western part of the site in alignment with Pinder Close.</p> <p>12.3ha x 55% = <b>6.77ha</b></p>	<p>Residential - market and/or affordable homes</p> <p>Extension to adjoining cemetery depending on demonstration of long term need (0.5ha allowance deducted until a figure is known).</p> <p>Low density of 35dph anticipated due to the edge of settlement location.</p> <p>Capacity = 6.27ha x 35dph = <b>220 homes</b></p>	<p>Post 2028</p> <p>Build out over 4-5 years</p>

**Updates after the Initial Assessment**

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**Godmanchester 6: Land to the South of Godmanchester including land at Corpus Christi Farm and Lower Debden Farm, Godmanchester**

<b>Site reference</b>	Godmanchester 6
<b>Site name</b>	Land to the south of Godmanchester including land at Corpus Christi Farm and Lower Debden Farm

Site address	Parish(es)	Site area (ha)
Corpus Christi Farm, Offord Road, Godmanchester, and Lower Debden Farm, Silver Street, Godmanchester	Godmanchester	406

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Specialist housing</li> <li>Nursing and care homes</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> <li>Retail</li> <li>Commercial leisure</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Community uses including schools, community centre and/or places of worship</li> <li>Possible renewable energy</li> </ul> Open space uses:	Approximately 8,120 homes  The capacity of other uses are listed by the site promoter as unknown and subject to masterplanning.	Available 2023  Build out across 30 years or more

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
<ul style="list-style-type: none"> <li>Play and sport areas</li> <li>Biodiversity net gain</li> </ul>		

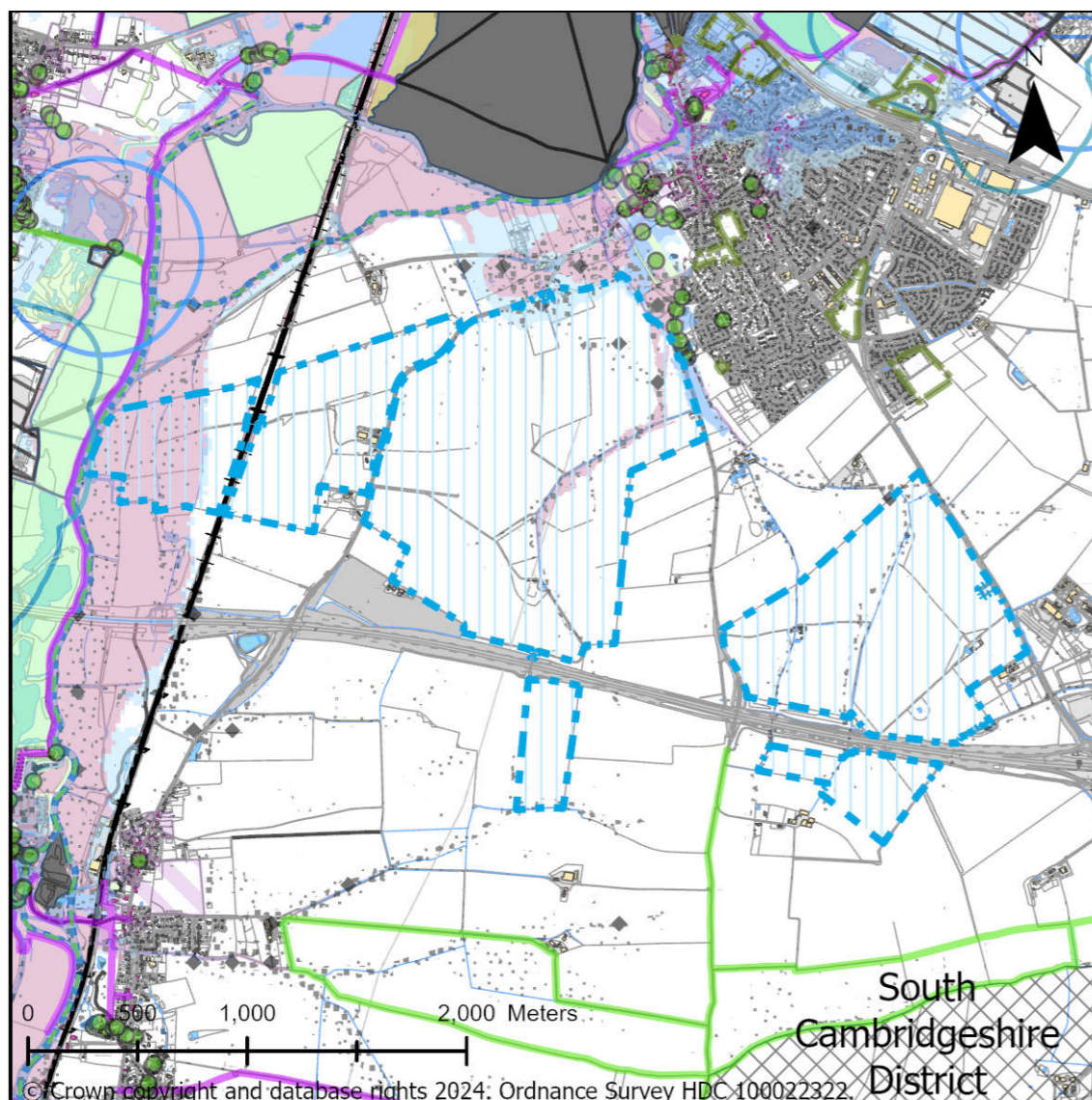
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:376
Relevant planning history	None
Land type	Part previously developed and part greenfield land
Current use of the site	Agricultural land
Supporting information	None supplied

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 6% is flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

**Context, constraints and potential suitability**

This is a large, multi-parcel site the majority of which sits south and west of Godmanchester but which also includes one parcel of land separated from the rest of the site by the East Coast mainline railway and two parcels of land separated by the A14. It is significantly larger than the existing town. Development at this scale would fundamentally alter the context of the existing town.

90% of the site is situated within flood zone 1. Other areas, predominantly close to the River Great Ouse and its floodplain are at higher risk, with around 8% of the site being within flood zone 3 (mostly 3b) and therefore at highest risk preventing built development

within this part of the site unless for water compatible uses. Channels of surface water flood risk also exist with these expecting to cover around 5% of the site once predicted climate change risk is also taken into account. The great majority of the site is grade 2 agricultural land; however, there are small pockets of grade 3 in the northern section of Corpus Christi Farm and west of the East Coast mainline railway which then deteriorates to grade 4 as the land approaches the River Great Ouse.

The landform of the site broadly follows that of the Ouse Valley. The northern and western parts are lowest where they relate closely to the river and floodplain meadows. The highest land is found in the vicinity of Offord Hill Farm and Debden Farm broadly aligned with the A14 route. The eastern edge of the site peaks in the southernmost part opposite Wood Green Animal Shelter and then descends gently towards Godmanchester which can be clearly seen in the wider landscape context from the A1198. The westernmost parcel of land relates solely to the Ouse Valley lying between the river and the East Coast mainline railway. The large western section relating primarily to Corpus Christi Farm and Wyboston Farm is mostly in arable use with large fields separated by hedgerows and a few groups of trees; this area is bisected by the B1043 and contains the farmhouse and related agricultural buildings of Corpus Christi Farm. The separate southernmost parcel of land in the western group comprises a single arable field situated to the south of the A14 accessed by a field track which includes a bridge over the A14. This parcel of land slopes downwards to the south and has no visual connection with the main element of the site as the A14 landscaping bunds separate it from the landscape to the north. The large eastern section contains primarily agricultural buildings associated with Corpus Christi Farm, Lower Debden Farm and Debden Farm. The boundary with the A14 separates the land from the wider countryside to the south which rises initially and then falls away to the south from a high point near Debden Top Farm. Field sizes are again generally large with three small wooded areas, mainly near Stoneyhill Brook. A further two contiguous parcels of land lie to the south of the A14. The landform of these rises to a high point by Debden Top Farm buildings and although the landscaping bund paralleling the A14 limit views into this portion of the site from the A14 it is highly visible in the landscape from Silver Street where it bridges the A14 and several public rights of way to the south and west. The landscape impact of the development would be substantial, not least because of its scale, but also because of the level of visibility in a variety of local and long distance views from areas surrounding many parts of the site. This would include visual impacts on both the Pathfinder long distance footpath and the Ouse Valley Way.

No oil or gas pipelines or their buffer zones cross the site and there are no overhead power lines within it.

The site adjoins both the western and southern boundaries of Godmanchester but is not a contiguous parcel of land which would result in variation to its impacts across the wider area. The scale of the proposals would increase the current housing numbers in Godmanchester by around 2.3 times and hence completely change the character of the existing settlement.

<p>No heritage assets have been identified within the site although given that the eastern edge of the site adjoins the Roman Ermine Street route archaeological finds may be present and would need further investigation. There are no nationally designated nature conservation assets within the site although the westernmost parcel of land is wholly situated within the Ouse Valley strategic green infrastructure area.</p> <p>Achievability of highway access would need thorough investigation with Cambridgeshire County Council and National Highways. It is noted that the site promoter suggests that the site is well located for access to Cambridge along the A14; however, this is not the case as junction 23 with the A1198 is a limited access junction only facilitating travel to and from the west.</p> <p>The site is greenfield other than a very few houses within it so would not contribute to regeneration. The northern and western parts of the site fall within the minerals safeguarding area for sand and gravel resources. It is not constrained by any water recycling centre areas.</p>	
<p><b>Availability</b></p> <p>The site is in individual control with the landowner supporting its promotion for development. There are no known legal restrictions affecting the site. The site promoters also advocate consideration of a holistic review by the Council of the opportunity for wider strategic development to include land situated between the two main parcels put forward which they do not control.</p> <p>The site promoter aspires to secure an allocation for the land and obtain planning permission then work jointly with a developer to bring the scheme forward.</p>	~
<p><b>Achievability</b></p> <p>Other than provision of highway access from the site boundary the site promoter states that the accessibility of other utility services is unknown. Given that there is a scattering of existing properties across some of the site parcels it may be expected that electricity and telecommunications infrastructure at the least are available nearby.</p> <p>The site comprises nine parcels of land with limited interconnectivity with the most prominent omission being land either side of Silver Street. The absence of this severely inhibits opportunities to achieve a masterplan for cohesive sustainable development. Other parcels are separated by the East Coast mainline railway and by the A14 which reinforce this challenge.</p> <p>Major infrastructure provision would be required to support development of the proposed scale. Substantial parcels only have access onto the B1043 which would require traffic to pass through Godmanchester to reach the A1307 to go towards Cambridge and connect to the new A14 eastbound or to link to the A1198 to access the A14 westbound. To reach</p>	-

<p>the A1 development on these western parts of the site would need to go through Offord Cluny and Buckden adding to existing congestion at the Offord level crossing. Other parcels, particularly those south of the A14 only have to single lane road/ farm tracks that would require substantial upgrading to facilitate development of the proposed scale. Other infrastructure provision would require utility services, primary and secondary education.</p> <p>There is very little clarity from the site promoter on their development intentions beyond a suggested capacity of 8,120 homes; all other uses are put forward as subject to masterplanning.</p>	
<p><b>Deliverability / developability</b></p> <p>The proposed development has significant achievability challenges and would have wide ranging impacts on other settlements including Godmanchester, the Offords and Buckden. There are no apparent prospects of these constraints being overcome so the site is considered not to be developable at present.</p>	-

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Although the site is not considered to be suitable, achievable or developable a sustainability appraisal is completed to provide more detailed analysis and evidence to reinforce this assessment due to the potential for the site to influence the overall development strategy for Huntingdonshire should it be brought forward.</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• It is greenfield land and the majority is T grade 2 agricultural land; however, there are small pockets of grade 3 agricultural land</li> <li>• The non-contiguous nature of the land parcels would make them dependent upon inclusion of additional land potentially increasing the capacity of the scheme further</li> <li>• Attractively located for the housing market but development would not contribute to regeneration or reducing deprivation</li> <li>• Substantial harm would be caused to the character of the local landscape</li> <li>• The scale of development would overwhelm the character of the partially adjoining small town of Godmanchester and alter the balance of the historic relationship between Godmanchester and Huntingdon</li> </ul>
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- Employment would need to be included but lack of direct access onto the A14 eastbound to Cambridge may detrimentally impact on the site's attractiveness to the market
  - Traffic travelling east would need to route through Godmanchester via the A1198 further impeding the ability to integrate the recent development of Romans' Edge into the main built up part of the town
- In combination the outcomes of the LAA and SA indicate that the site:
- Does not have potential for development of the scale and nature proposed due to its impacts on Godmanchester and the character of the surrounding landscape, its challenges in terms of integration and the impact of traffic particularly that heading eastbound

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is considered inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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### Godmanchester 7: Land West of A1198 (North of Bleakley Farm), Godmanchester

Note: This site has been submitted twice for the same uses, once by one of the landowners directly and the other by a site promoter acting on behalf of the landowners:

- CfS:285 for residential uses by the landowner directly.
- CfS:369 for residential development by a planning agent on behalf of the landowners.

Each submission has been assessed within this site assessment to avoid duplication.

<b>Site reference</b>	Godmanchester 7
<b>Site name</b>	Land West of A1198 (North of Bleakley Farm), Godmanchester

Site address	Parish(es)	Site area (ha)
Land north of Bleakley Farm, West of A1198 (Note: south of site Godmanchester 5)	Godmanchester	7.05

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Submission CfS:285 - Residential: Market and/or affordable homes Biodiversity net gain	Submission CfS:285 - 138 homes 1ha biodiversity net gain	Available 2024-2028 Build out over 3 to 5 years
Submission CfS:369 - Residential: Market and/or affordable homes Custom and self-build plots Open space and drainage	Submission CfS:369 includes this as one parcel of four comprising a combined scheme of sites Godmanchester 7, 8, 9 and 10 for a urban expansion of - 503 homes and 26 plots	Available 2028-2034 Build our over 8-10 years

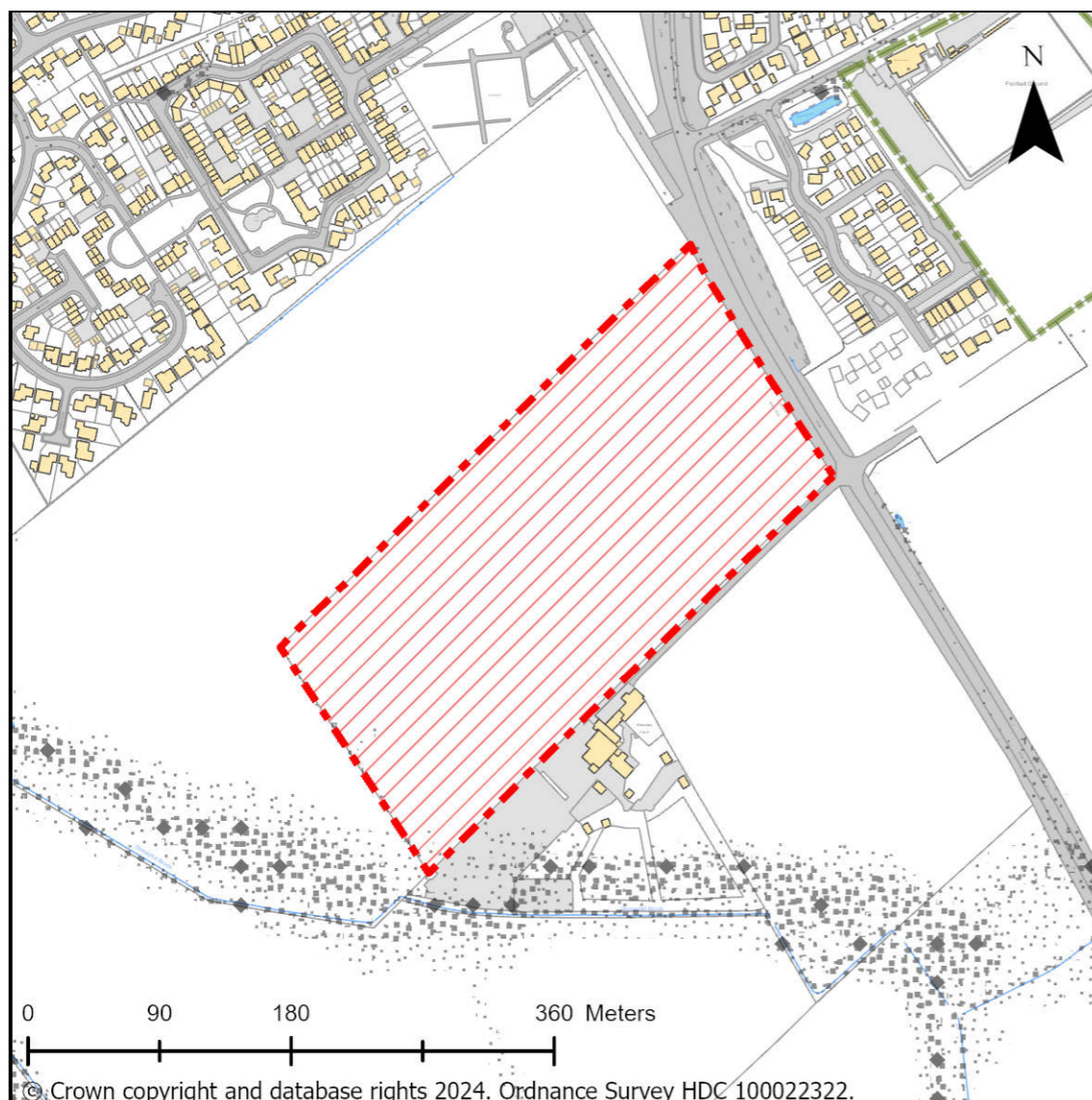
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Biodiversity net gain	5.12ha open spaces and drainage 2.2ha biodiversity net gain	

#### Core information

How was the site identified?	Call for sites 2023: site reference - CfS:285 and CfS: 369
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Urban expansion plan

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

Call for Sites Reference Number:	285	369
<b>Context, constraints and potential suitability</b>		
The site is wholly in flood zone 1 and there is minimal risk of surface water flooding remaining at less than 2% even with the climate change allowance included. The site is entirely classified as grade 2 agricultural land. The south eastern site boundary is very open to the adjoining countryside and to the Bleakley Farm complex which includes residential and commercial properties. The south western and north western boundaries comprise mostly low level hedgerows which provide very limited screening. The north eastern boundary adjoining the A1198 comprises a line of deciduous trees which screen the site part of the year. Much of the site is surrounded by arable agricultural land (also	-	-

put forward for development) with a small area of existing development at Bleakley Farm and Whitehill Gardens housing development east of the site across the A1198. Substantial planting would be needed to reduce the impact of any development from the south as the site is prominent from this direction due to the rising landform and from the north due to visibility from housing on the current southern edge of Godmanchester. The landscape impact of development of this site individually would be high due to its isolation from current development. Prior completion of development on the intervening land (Godmanchester 5) would be necessary to effectively integrate it into the town, hence the site is unsuitable for development on its own. Immediately to the south is a very small group of residential properties and a self-storage business which should not be incompatible with residential use as it is not accessible overnight.

The proposed urban extension comprising 4 parcels of land of Godmanchester 7, 8, 9 and 10 are not contiguous with only Godmanchester 10 actually adjoining the existing built up area and with Stoneyhill Brook running through the central length of the site. Sites Godmanchester 7 and 8 are both wholly dependent on development of intervening land outside the site promoter's control to deliver integration with the existing built up area.

There is no known contamination on site and no oil or gas pipelines running through the site. There are no electricity lines crossing the site. No heritage assets affect the site. Nor are there any nature conservation designations or tree preservation orders posing constraints. The land has a boundary to the highway on the A1198 but does not include the existing access road to Bleakley Farm. So access arrangements would need to be clarified with Cambridgeshire County Council.

The site is greenfield land so would not contribute to the reuse of previously developed land. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.

**Availability**

The site is in single family control with an agent appointed. There are no known known legal restrictions affecting the site. The site is currently in agricultural use so there are no uses to be relocated. CfS:285 was submitted directly by the landowner and estimates availability from 2024 with a smaller number of homes than the submission made by the agent (CfS:369) which incorporated the land into a larger scheme with an availability date given of from 2029.

**Achievability**

The site promoters indicate that electricity supply is available from the site boundary and highway access can be obtained. The availability of all other services is unknown. There are no significant topographical challenges to developing the site. There are no oil or gas

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<p>buffer zones or overhead power lines affecting the site. The site immediately adjoins the A1198. No major infrastructure would be required, and no demolition is necessary to facilitate development.</p> <p>There is some lack of clarity over the scale of development intentions between the two site submissions with the agent's proposal forming part of a larger scheme and the landowners' scheme being a freestanding proposal which does not integrate into the current built up area of Godmanchester.</p> <p>The site is put forward by an agent as one element of an urban extension comprising four parcels of land only two of which are contiguous. Inclusion of two additional fields that are in other ownerships is also suggested. These would be essential as they form the intervening land between the scheme and the existing built up area of Godmanchester which would be necessary both to effectively integrate any scheme into the town and for it to form a cohesive development. Achievability of the proposed urban extension scheme would be wholly dependent on collaborative working with the other sites which are Godmanchester 3 and 5. Achievability of this site alone would depend on prior completion of Godmanchester 5.</p>		
<p><b>Deliverability / developability</b></p> <p>The site is in a sensitive location in terms of landscape impact and also context in relation to existing development as it is currently wholly detached from Godmanchester and would be reliant upon the development of intervening land to integrate it. Thus, as a freestanding site it is not considered to be developable. However, allocation status as part of a larger scheme involving land outside the control of the site promoter could make the potential urban extension scheme developable.</p>	-	~

<ul style="list-style-type: none"> <li>• It is greenfield grade 2 agricultural land</li> <li>• It is within reasonable distance of local employment and retail facilities</li> <li>• The potential urban extension as a whole would have capacity to integrate open and natural greenspace</li> <li>• There are no recorded nature conservation or heritage assets in the area</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is unsuitable for development on its own</li> <li>• The necessary intervening land to integrate the site into Godmanchester is not in the site promoter's control and has integration challenges of its own</li> <li>• The potential urban extension land comprises 4 parcels of land only two of which adjoin; to include this site within a cohesive development 5 of the parcels would be required collectively posing significant design and achievability challenges</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation is not provided as the site could not be developed as a freestanding site and successful promotion of the collective parcels for an urban extension would be dependent upon prior development of Godmanchester 3 and 5 to facilitate integration.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>The site would not merit progression through to SA on its own but given its potential to form part of a comprehensive scheme with other sites it is put through.</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• It is separated from the existing built up area of Godmanchester and so wholly dependent on intervening land for integration</li> <li>• The necessary intervening land is not one of the 4 parcels submitted by the agent for consideration as a potential urban extension</li> </ul>
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**Godmanchester 8: Land East of A1198 - (East of Bleakley Farm), Godmanchester**

<b>Site reference</b>	Godmanchester 8
<b>Site name</b>	Land East of A1198 (East of Bleakley Farm), Godmanchester

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
East of Bleakley Farm, East of A1198 London Road, Godmanchester	Godmanchester	5.37

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing Custom and self-build housing Open space uses	The site promoter has only submitted a single set of capacity figures for a combined scheme of sites Godmanchester 7, 8, 9 and 10.  503 homes  26 plots  5.12ha green spaces  2.2ha biodiversity net gain	Available 2029-2034  Build out 3-4 years as a standalone development; 8-10 years as part of wider strategic residential led development

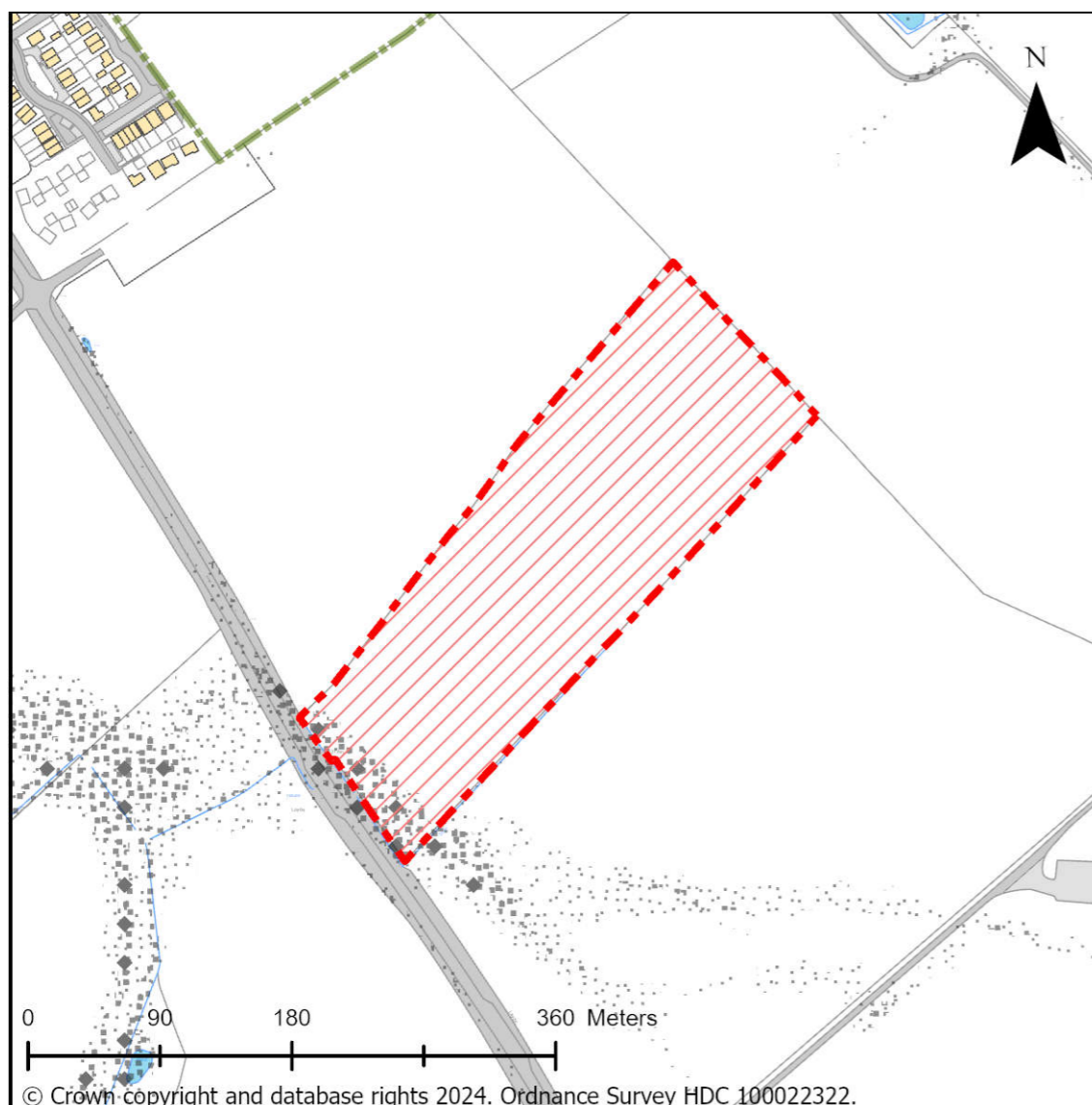
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference CfS:370
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Urban extension plan

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

Context, constraints and potential suitability
The site is wholly in flood zone 1 but has some surface water flood risk along the frontage with the A1198. The site is entirely classified as grade 2 agricultural land. The site slopes upwards from the A1198 towards the NE with the land forming part the Wood Green Ridge in combination with Godmanchester sites 3 and 4. There are no built structures within it.

<p>While there are some trees on the western and northern boundaries the majority are open or comprise low hedgerows. The site comprises arable agricultural land and clearly relates to the open countryside as there are no buildings adjoining the site on any boundary with all adjoining land also being arable farmland. The site is clearly visible from the A1198 but there are no public footpaths in the vicinity. It is it comprises rising land to the south of Godmanchester and development would be partially visible from Whitehill Gardens and Godmanchester Rovers football ground. The landscape impact of development would be significant on the rural approach to Godmanchester. The site is separated from the existing built up area by Godmanchester 3 and would not be suitable for development in isolation.</p> <p>The proposed urban extension comprising 4 parcels of land of Godmanchester 7, 8, 9 and 10 are not contiguous with only Godmanchester 10 actually adjoining the existing built up area and with Stoneyhill Brook running through the central length of the site. Sites Godmanchester 7 and 8 are both wholly dependent on development of intervening land outside the site promoter's control to deliver integration with the existing built up area</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no electricity lines crossing the site. No heritage assets affect the site. No nature conservation assets affect the site and there are no tree preservation orders. The site adjoins the public highway on the A1198 and access maybe achievable from here.</p> <p>The site is greenfield land so would not contribute to the reuse of previously developed land. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.</p>	
<p><b>Availability</b></p> <p>The site is in individual control with the landowner supporting its development. There are no known legal restrictions affecting the site. It is put forward for allocation then sale and development by a third party giving an expected start date from 2029 onwards.</p>	+
<p><b>Achievability</b></p> <p>The site promoter advises that an electricity supply is available from the site boundary, as is access to the public highway. Accessibility to all other services is unknown. The presence of a small drainage ditch and associated flood risk on the highway frontage forms a minor challenge to development of the site.</p> <p>The site is put forward as one element of an urban extension comprising four parcels of land only two of which are contiguous. Inclusion of two additional fields that are in other ownerships is also suggested. These would be essential as they form the intervening land between the scheme and the existing built up area of Godmanchester which would be necessary both to effectively integrate any scheme into the town and for it to form a cohesive development. Achievability would be wholly dependent on collaborative working with the other sites which are Godmanchester 3 and 5.</p>	~

Achievability of the site as a freestanding scheme would be wholly dependent upon the prior completion of Godmanchester 3.	
<b>Deliverability / developability</b>	
The site is in a sensitive location in terms of landscape impact and also context in relation to existing development as it is currently wholly detached from Godmanchester and would be reliant upon the development of intervening land to integrate it. This would, by itself, lead to an incongruous form of development to the south of Godmanchester which could only be overcome by comprehensive development of all six parcels of land.	

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	The site would not merit progression through to SA on its own but given its potential to form part of a comprehensive scheme with other sites it is put through.
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield grade 2 agricultural land located in flood zone.</li> <li>• It is separated from the existing built up area of Godmanchester and so wholly dependent on intervening land for integration.</li> <li>• The necessary intervening land is not one of the 4 parcels submitted by the agent for consideration as a potential urban extension and development of just these two parcels of land would result in an unbalanced form of development extending south from the town along the eastern side of the A1198.</li> <li>• Its location adjoining the adjoining open countryside would give rise to impacts on long distance views.</li> <li>• Has poor accessibility to primary education, social and local retail facilities and employment.</li> <li>• Also has poor public transport and active travel connectivity.</li> <li>• Would not impact on nature conservation or known heritage designations.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is unsuitable for development on its own</li> <li>• The necessary intervening land to integrate the site into Godmanchester is not in the site promoter's control</li> <li>• The potential urban extension land comprises 4 parcels of land only two of which adjoin with the southeasternmost one (Godmanchester 8) again being dependent upon delivery of intervening</li> </ul>
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land necessitating 6 sites in total collectively posing significant design and achievability challenges

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation is not provided as the site could not be developed as a freestanding site and successful promotion of the collective parcels for an urban extension would be dependent upon prior development of additional sites to facilitate integration.	N/A	N/A

**Updates after the Initial Assessment**



**Godmanchester 9: Land adjacent to London Road (A1198), adjoining Bleakley Farm, Godmanchester**

<b>Site reference</b>	Godmanchester 9
<b>Site name</b>	Land adjacent to London Road (A1198), adjoining Bleakley Farm, Godmanchester

Site address	Parish(es)	Site area (ha)
West of A1198 (London Road), Adjoining Bleakley Farm	Godmanchester	4.91

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self-build housing Open space uses	The site promoter has only submitted a single set of capacity figures for a combined scheme of sites Godmanchester 7, 8, 9 and 10.  503 homes  26 plots  5.12ha green spaces  2.2ha biodiversity net gain	Available 2029-2034  Build out 3-4 years as a standalone development; 8-10 years as part of wider strategic residential led development

**Core information**

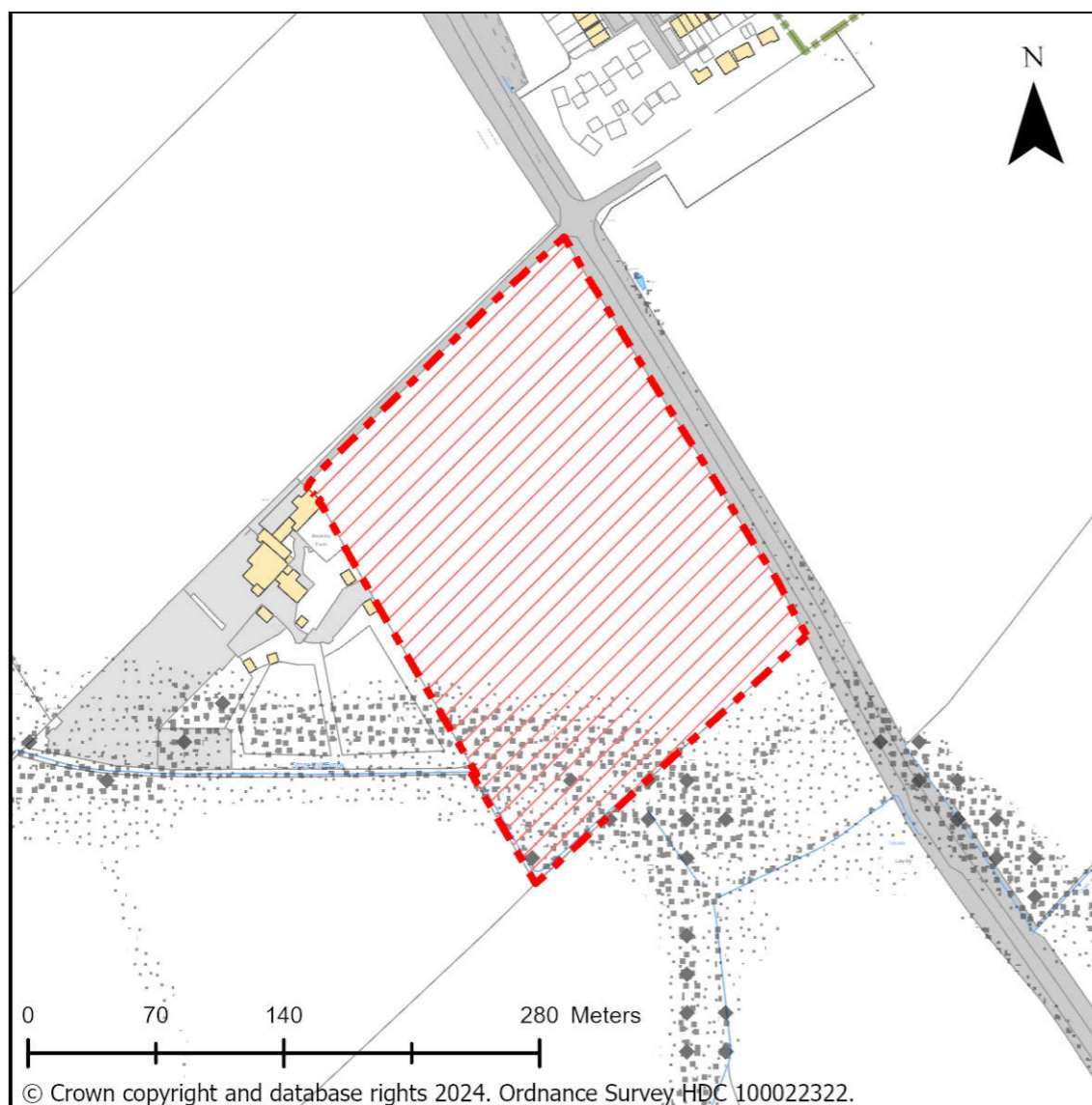
How was the site identified?	Call for sites submission 2023: site reference - CfS: 371
Relevant planning history	None
Land type	Wholly greenfield land

Current use of the site	Agricultural land
Supporting information	Urban extension plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

Context, constraints and potential suitability	
The site is wholly in flood zone 1 for fluvial flooding but around 11% of it is at risk of surface water flooding. The site is entirely classified as grade 2 agricultural land. The site is predominantly surrounded by countryside being situated some 350m south of the nearest part of the existing built up area of Godmanchester on the western side of the A1198,	-

<p>although it is just under 100m from new development at Whitehill Gardens to the east of the A1198 but this is well screened by a long established mature tree belt so has no intervisibility. The western corner adjoins the Bleakley Farm complex which includes residential and commercial properties. The north eastern and south western boundaries comprise mostly low level hedgerows with occasional trees which provide limited screening including to the A1198 which adjoins the eastern side of the site. The north western and south eastern boundaries are very open leaving the site highly exposed to view, particularly from the south.</p> <p>Substantial planting would be needed to reduce the impact of any development from the south as the site is visible from the A1198 and along the north western edge to mitigate disturbance from vehicles accessing the self-storage units at Bleakley Farm. The landscape impact of development of this site individually would be high due to its isolation from current development. Prior completion of development on the intervening land (Godmanchester 5 and 7) would be necessary to effectively integrate it into the town, hence the site is unsuitable for development on its own.</p> <p>The site forms the southernmost element of a proposed urban extension comprising 4 parcels of land of Godmanchester 7, 8, 9 and 10. These are not contiguous with Godmanchester 10 being the only site actually adjoining the existing built up area and with Stoneyhill Brook running through the central length of this. Sites Godmanchester 7 and 9 are both wholly dependent on development of the intervening land outside the site promoter's control (Godmanchester 3) to deliver integration with the existing built up area.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no electricity lines crossing the site. No heritage assets affect the site. Nor are there any nature conservation designations or tree preservation orders posing constraints. The land has a boundary to the highway on the A1198 but does not include the existing access road to Bleakley Farm. So access arrangements would need to be clarified with Cambridgeshire County Council.</p> <p>The site is greenfield land so would not contribute to the reuse of previously developed land. The site is outside of any mineral safeguarding area and beyond the buffer zone of the water recycling centre.</p>	
<p><b>Availability</b></p> <p>The site is in individual control with the landowner supporting its development. There are no known legal restrictions affecting the site. It is put forward for allocation then sale and development by a third party giving an expected start date from 2029 onwards.</p>	+
<p><b>Achievability</b></p>	~

<p>The site promoter advises that an electricity supply is available from the site boundary, as is access to the public highway. Accessibility to all other services is unknown. The presence of Stoneyhill Brook and its associated flood risk presents some challenge to development of the southern part of the site.</p> <p>The site is put forward as one element of an urban extension comprising four parcels of land only two of which are contiguous. Inclusion of two additional fields that are in other ownerships is also suggested. These would be essential as they form the intervening land between the scheme and the existing built up area of Godmanchester which would be necessary both to effectively integrate any scheme into the town and for it to form a cohesive development. Achievability would be wholly dependent on collaborative working with the other sites which are Godmanchester 3 and 5.</p> <p>Achievability of the site as a freestanding scheme would be wholly dependent upon the prior completion of Godmanchester 5.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is in a sensitive location in terms of landscape impact and also context in relation to existing development as it is currently wholly detached from Godmanchester and would be reliant upon the development of intervening land to integrate it. This would, by itself, lead to an incongruous form of development to the south of Godmanchester which could only be overcome by comprehensive development of all six parcels of land.</p>	

<ul style="list-style-type: none"> <li>• The potential urban extension as a whole would have capacity to integrate open and natural greenspace</li> <li>• There are no recorded nature conservation or heritage assets in the area</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is unsuitable for development on its own</li> <li>• The necessary intervening land to integrate the site into Godmanchester is not all in the site promoter's control and has integration challenges of its own</li> <li>• The potential urban extension land comprises 4 parcels of land only two of which adjoin with the southeasternmost one (Godmanchester 8) again being dependent upon delivery of intervening land necessitating 6 sites in total collectively posing significant design and achievability challenges</li> <li>• The potential urban extension land comprises 4 parcels of land only two of which adjoin; to include this site within a cohesive development 5 of the parcels would be required collectively posing significant design and achievability challenges</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation is not provided as the site could not be developed as a freestanding site and successful promotion of the collective parcels for an urban extension would be dependent upon prior development of Godmanchester 3 and 5 to facilitate integration.	N/A	N/A

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>The site would not merit progression through to SA on its own but given its potential to form part of a comprehensive scheme with other sites it is put through.</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• It is separated from the existing built up area of Godmanchester and so wholly dependent on two parcels of intervening land for integration</li> <li>• The necessary intervening land which adjoins Godmanchester is not one of the 4 parcels submitted by the agent for consideration as a potential urban extension</li> <li>• It is greenfield grade 2 agricultural land</li> <li>• Development would have a significant detrimental impact on the local landscape character</li> <li>• It is within reasonable distance of local employment and retail facilities</li> </ul>
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**Updates after the Initial Assessment**

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**Godmanchester 10: Land East of Silver Street, Godmanchester**

<b>Site reference</b>	Godmanchester 10
<b>Site name</b>	Land East of Silver Street, Godmanchester

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
East of Silver Street, Godmanchester	Godmanchester	5.12

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Public open space: Natural, green and open space Flooding safeguarding	5.12 ha  (Included as part of larger urban extension supporting Godmanchester 7, 8 and 9 for combined scheme of 503 homes 26 plots 5.12ha green spaces 2.2ha biodiversity net gain)	Available 2029- 2034  Delivery across 3 -4 years as a standalone site; 8 -10 years as part of wider strategic residential led development

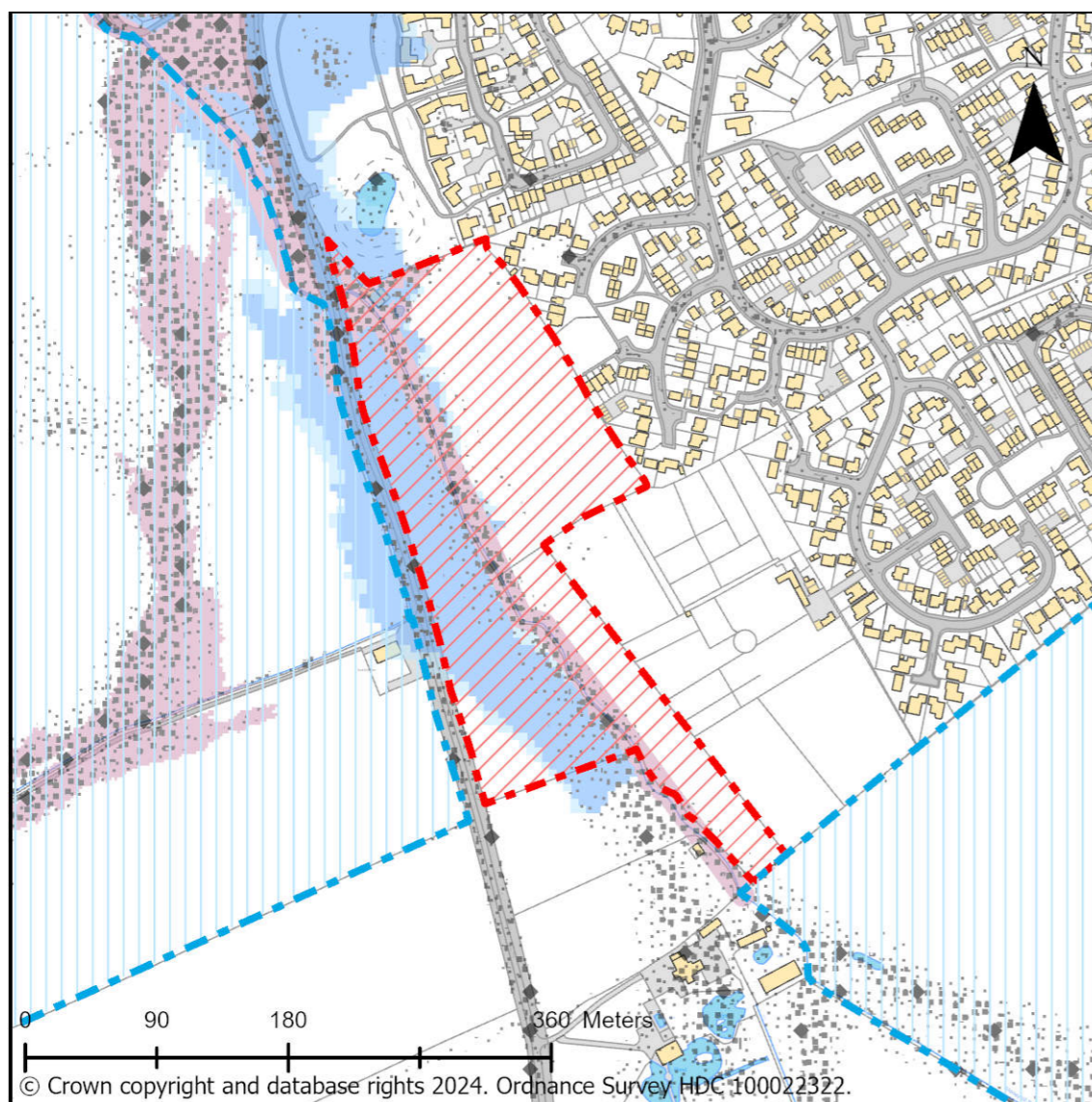
**Core information**

How was the site identified?	Call for Sites submission: site reference - CfS:372
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Urban extension plan

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	14.5% of the site is within flood zone 3b (0.74ha)	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homesP	Yes	Pass



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**Assessment of Site Potential**

Context, constraints and potential suitability
<p>The site lies on the south western edge of Godmanchester with Stoneyhill Brook running through its length; and some 42% of the site lies within flood zone 3 of which 14.5% is classified as 3b functional floodplain. Around 25% is at high or medium risk of surface water flooding. The land is wholly classified as agricultural grade 3 and is greenfield</p>

<p>pastureland with a small cluster of derelict brick agricultural sheds in the north western corner. The land rises very gently towards the south with the drop into the Stoneyhill Brook channel just east of the central field boundary forming the primary feature of the site. A hedgerow with intermittent trees runs most of the length of the Brook fading out towards the southern end. The northern part of the site comprises two fields situated between Silver Street and homes on Cob Place and Fishers Way. The Silver Street boundary comprises consistent hedgerow with occasional trees. The northern boundary adjoins open space and a balancing pond and is separated by substantial trees. The eastern boundary comprises a mixture of garden fences and hedgerow. The southern field is adjoined by paddocks on both sides with trees and hedgerows providing some screening from the wider landscape. The site relates well to the wider landscape of Stoneyhill Brook as a tributary to the Rover Great Ouse to the north. The site is intermittently visible from Silver Street which serves as part of the Pathfinder long distance walk. Whilst visible in places the proposed use as open space and biodiversity net gain is unlikely to detrimentally impact on views from the surrounding uses.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no heritage designations on site and it is remote from the conservation area. There are no nature conservation assets within the site; the southern tip is close to an independent Waterfowl Sanctuary. There are three protected trees in the northern tip of the site close to the more recently established public open space. A gate separates the northern end of the site from Silver Street near the derelict buildings with a narrow grass strip having served as an access point.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single company who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire an allocation then sell it to a third party for development giving an expected start date from 2029 onwards.</p>	~
<p><b>Achievability</b></p> <p>The site promoter has advised that the public highway is accessible from the site boundary as is an electricity supply. Availability of all other services is unknown. There are no topographic challenges inhibiting the proposed uses. The current field access is very close to one of the protected trees and may be unsuitable for more intensive use. The proposed open space, biodiversity net gain and nature reserve uses could be supported on the site in isolation from the larger urban extension of which the site forms the northernmost of the</p>	~

4 parcels of land. However, no clear indication has been provided of the landowner/ site promoter's intentions to bring this forward as a freestanding site rather than as a supporting element of the larger proposal so its achievability is uncertain.	
<p><b>Deliverability / developability</b></p> <p>Whilst the site is sensitively located in the local landscape making it unsuitable for any form of built development the proposed open spaces uses may be appropriate in this context and the site is classified as developable.</p>	

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• It has good potential for the proposed open space and biodiversity net gain use</li> <li>• It offers some opportunities for consolidation with the open space created west of Comden Drive and along Silver Street and for provision of habitat linkages between open countryside and Portholme.</li> <li>• It could reinforce the rural character of Silver Street and Stoneyhill Brook</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Could be appropriate for use for open space and biodiversity net gain but that built development would be inappropriate due to the impact on the character of the local area.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
5.12ha gross area	Open space and biodiversity net gain	Site area wholly suitable for proposed use but not in conjunction with the wider urban extension involving additional sites. Delivery as a freestanding scheme may not be achievable but could be from 2024.

**Updates after the Initial Assessment**

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**Godmanchester 11: Land to the South of the A1307, Godmanchester**

<b>Site reference</b>	Godmanchester 11
<b>Site name</b>	Land to the South of the A1307, Godmanchester

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land to the South of the A1307, Godmanchester	Godmanchester, Hemingford Abbots	11.1

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/ or affordable housing	275 homes	Available 2024 - 2028
Commercial: Employment	50,000 sqm of employment or logistics/ distribution	Build out across 5 - 10 years
Logistics/ distribution	1 ha for biodiversity net gain	Site promoter anticipates the land could be brought forward in conjunction with adjoining land to the west (Godmanchester 4)
Open space: Biodiversity net gain Flooding safeguarding	1 ha for surface water flooding safeguarding	

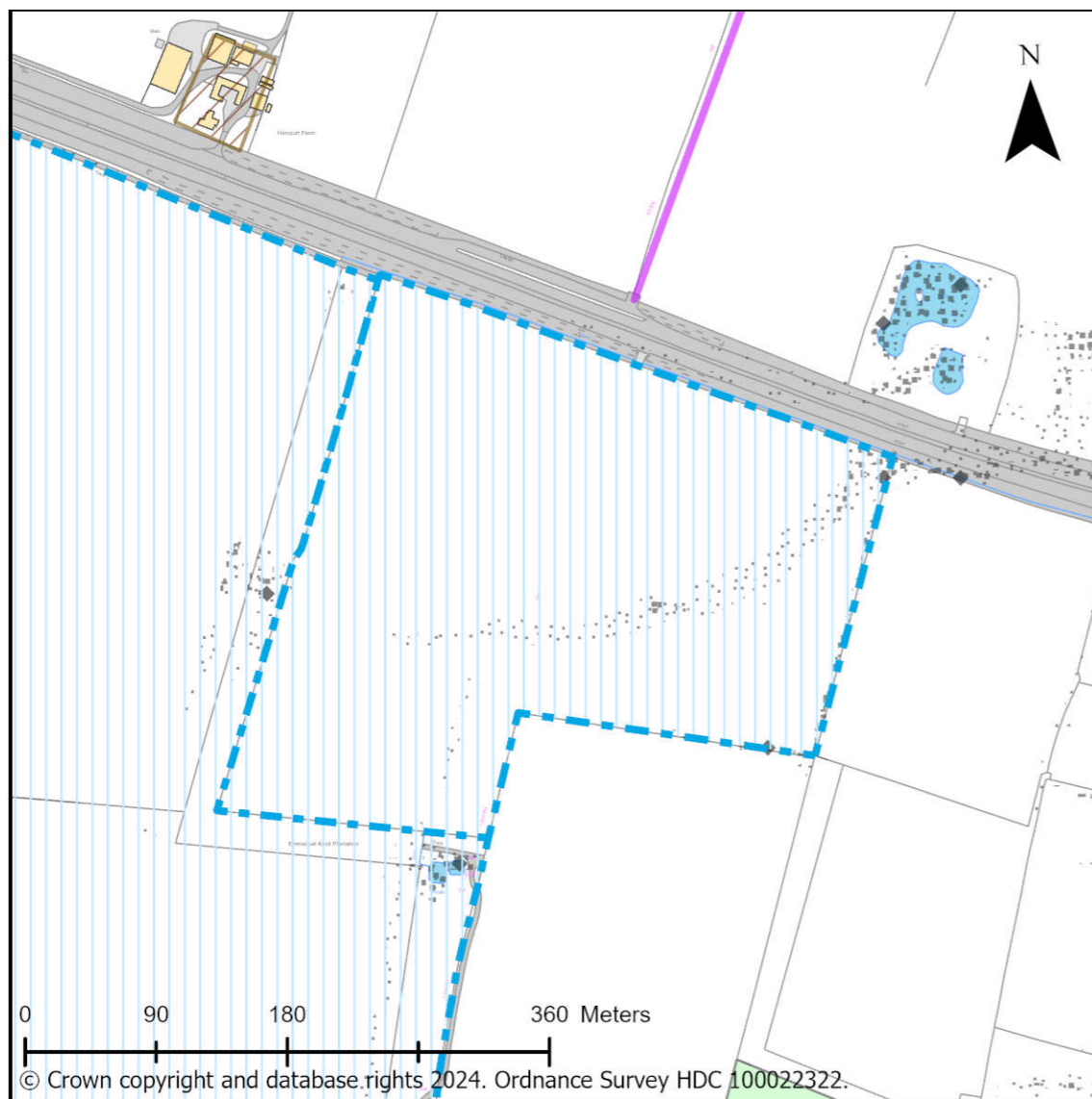
**Core information**

How was the site identified?	Call for Sites submission: site reference - CfS:325
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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the clear view over the rising land from the A1307 largely contained by Emmanuel Knoll Plantation. There are no built structures within the site. The eastern and south eastern boundaries comprise low hedgerows with the trees of Emmanuel Knoll Plantation forming the south western and western boundaries. The northern boundary fronting on to the A1307 includes a shallow ditch and low scrub and bushes. There is only minimal visibility from any rights of way or other routes. Other than on the northern edge the site is surrounded by arable farmland. Development would have a significant impact on the appearance of the site from the main public vantage point of the A1307 from which views currently continue over the adjoining rising countryside other than where the plantation separates the site from the land to the west. Development of the site alone would be unsuitable given its isolated context; however, the site promoter's proposal is for the land to be integrated with that to the west for a comprehensive scheme. The long established Emmanuel Knoll Plantation currently forms a significant barrier to achieving this. This is a broadleaved woodland identified by the Wildlife Trust BCN as a potential ancient woodland.

No oil or gas pipelines or buffer zones are indicated as affecting the site although a gas pipeline is acknowledged as being present on the adjoining site with a buffer zone continuing along the section of Emmanuel Knoll Plantation that forms the south western boundary of this land so this will require further investigation. No heritage assets or nature conservation designations affect the site and there are no tree preservation orders within it. Highway access will need to be further investigated with Cambridgeshire County Council. The site currently has two field access points onto the westbound carriageway of the A1307 and would be dependent upon collaboration with a larger scheme to the west to achieve access for development.

The site contains no previously developed land and so would not contribute to regeneration. The site is outside of any mineral safeguarding area and is also outside the buffer zone from any water recycling centre.

**Availability**

The site is in family ownership with the landowners supporting the proposed development. There are no known legal restrictions affecting the site. The current use would cease if the site were to be developed so no relocation is required. The site promoter envisages that the land could be brought forward as part of a wider urban expansion scheme being promoted on land to the west of the site but the delivery method is currently unknown.

**Achievability**

The land bounds the A1307 to the north with two existing field accesses although these would require substantial upgrading with access arrangements likely to require a new roundabout onto the A1307 as part of the wider proposed urban extension scheme which may or may not fall within the area of this site. An electricity supply is known to be available from the site boundary but accessibility to water, gas and digital and telecommunications

**Assessment of Site Potential**

**Context, constraints and potential suitability**

The site is wholly within flood zone 1 and has minimal surface water flood risk. A band of low risk curves through the site with a very small amount of land at medium and high risk of surface water flooding. It comprises grade 3 agricultural land in arable use. The land rises steadily from the north eastern corner to the south west away from the A1307 with

<p>infrastructure are all unknown. No oil or gas pipelines or buffer zones are indicated as affecting the site although a gas pipeline is acknowledged as being present on the adjoining site with a buffer zone continuing along the section of Emmanuel Knoll Plantation that forms the south western boundary of this land. Major infrastructure provision is likely to be required as part of the wider scheme to facilitate access and support the scale of development. The development intentions for the land as an individual site are limited beyond the suggested scale of development as the site promoter envisages the land being brought forward in conjunction with the larger site to the west rather than independently. However, this would necessitate removal of part of Emmanuel Knoll Plantation to facilitate any physical or visual connection.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are no structures on site to clear but there are significant constraints to developing the site as it cannot be integrated into the wider site to the west upon which its development depends. The site is therefore categorised as not developable.</p>	-

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No because the site cannot be integrated into the wider scheme upon which its delivery would depend without causing substantial landscape and biodiversity harm through removal of significant sections of Emmanuel Knoll Plantation.</p>
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**Impact of the Sustainability Appraisal on the assessment**

The site did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**



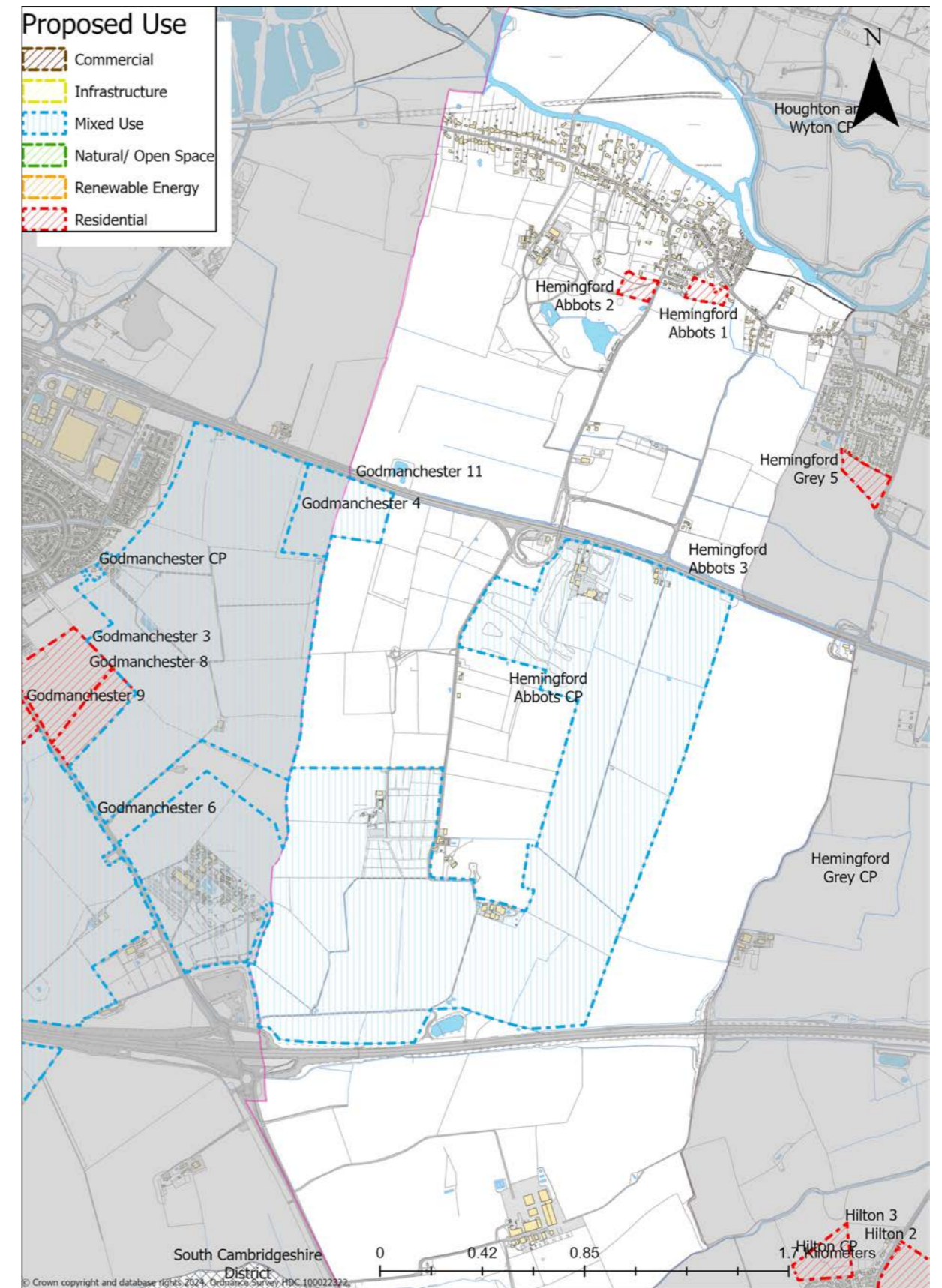
## 3 Hemingford Abbots

Huntingdonshire District Council | Central Huntingdonshire Land Availability Assessment

### 3 Hemingford Abbots

3.1 A total of 3 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hemingford Abbots 1: Royal Oak Gardens, High Street, Hemingford Abbots
- Hemingford Abbots 2: Land West of Rideaway, Hemingford Abbots
- Hemingford Abbots 3: The Lattenburys (land to the South of the A1307 and North of A14, and West of A1198) - this site also partially falls within Godmanchester parish.



3.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas



### 3 Hemingford Abbots

#### Hemingford Abbots 1: Royal Oak Gardens, High Street, Hemingford Abbots

<b>Site reference</b>	Hemingford Abbots 1
<b>Site name</b>	Royal Oak Gardens

Site address	Parish(es)	Site area (ha)
Royal Oak Corner High Street Hemingford Abbots Huntingdon PE28 9AE	Hemingford Abbots	1.17

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing Market and/or affordable housing	8 homes / 8 plots	Available 2024 - 2028 Build out over 2 years

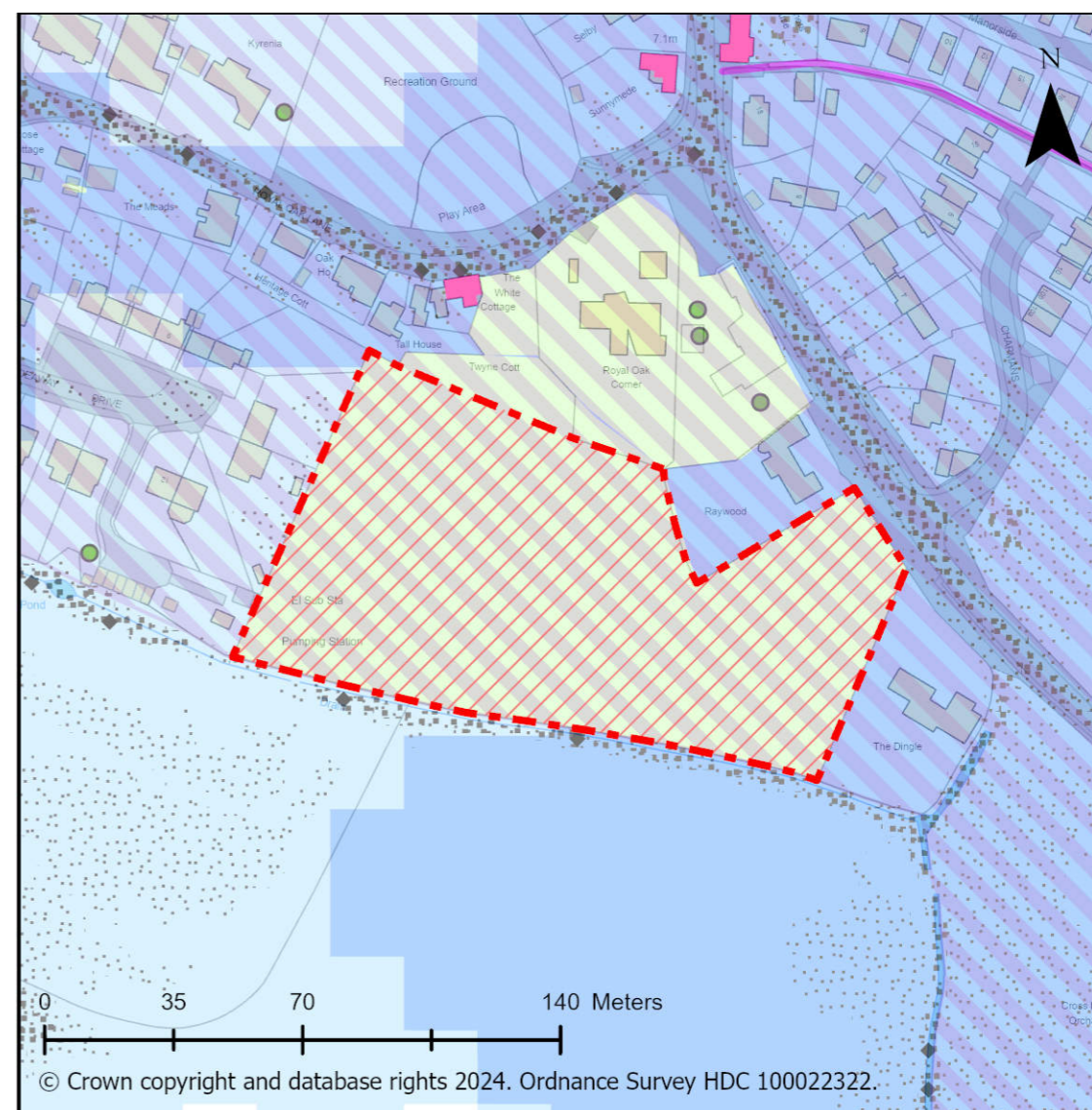
#### Core information

How was the site identified?	Call for sites 2023 submission: site reference – CFS:2
Relevant planning history	<ul style="list-style-type: none"> <li>18/01296/FUL - Erection of 4 bedroom two storey dwelling with attic room. Withdrawn</li> <li>18/02203/FUL - Erection of 4 bedroom two storey dwelling with attic room. Refused</li> </ul>
Land type	Garden land
Current use of the site	Garden land
Supporting information	None submitted

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>Approximately 23% of the western part of site is within FZ2 and the rest of the site is within FZ3a due the proximity of the River Great Ouse to Hemingford Abbots. The site is at a low risk of flooding from surface water. It is wholly classified as grade 3 agricultural land. The site is flat and has a similar topography to the surrounding land. It is covered with matured trees and has no built structures. It adjoins residential buildings to the north, east and west and is exposed to the open countryside on the southern boundary. It has mature trees and hedging along its boundaries providing screening.</p> <p>There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. The site is within the Hemingfords conservation area and does not contain no listed buildings or other known heritage assets though it adjoins a listed building (The White Cottage). There are no designated nature conservation assets within the site. The entire site is a Tree Preservation Order Area (TPO 10.90). The site can be accessed from the High Street; highway access from the the A1307.</p> <p>The site is wholly greenfield land and offers no opportunities to contribute to regeneration. It is does not lie within a mineral safeguarding area and is beyond 400m from a water recycling centre.</p>	-
<p><b>Availability</b></p> <p>The site is in multiple ownership but is controlled by an individual/company. The development of the site is supported by all landowners. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The landowner suggests the land is available now and seeks to obtain an allocation before delivering it directly.</p>	+
<p><b>Achievability</b></p> <p>Electricity, gas, water and digital and telecommunications infrastructure are all accessible from the site boundary. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can be accessed from the High Street and is situated 1.07 km north of the A1307. There are no built structures on the site that require clearance. The site promoter seeks residential development of either 8 homes or 8 plots for custom and self build housing. The entire site is covered with matured trees and there is a Tree Preservation Order on all trees on the site. As such, an aboricultural impact assessment or an ecological assessment will not be enough to mitigate the impact of the proposed development on the existing trees as there is no vacant portion of the site that can accommodate any housing development without harming the trees. The site being within a conservation area and it's proximity to a listed building (The White Cottage) to the north means that any future development will need to be sensitive to its impact on the character</p>	-

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<p>and appearance of the conservation area and the setting of the listed building. Also, as a large proportion of the site is within FZ3a and there is a residual risk of flooding at the site in the event of a breach of the River Great Ouse, development of the site faces flooding constraints.</p>	-
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are no structures on site to clear but there are significant constraints on site than cannot be mitigated. Flood risk, impact on heritage assets and impact on existing protected trees are key development considerations that makes the deliverability of the site impossible. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as not developable.</p>	-

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No because the entire site is covered with mature trees with Tree Preservation Order and is constrained by flooding.</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The site did not progress to Sustainability Appraisal.</p>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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### 3 Hemingford Abbots

#### Hemingford Abbots 2: Land West of Rideaway, Hemingford Abbots

<b>Site reference</b>	Hemingford Abbots 2
<b>Site name</b>	Land West of Rideaway, Hemingford Abbots

Site address	Parish(es)	Site area (ha)
Land West of Rideaway, Hemingford Abbots	Hemingford Abbots	1.30

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	9 homes	Available 2024 - 2028 Build out over 2 years

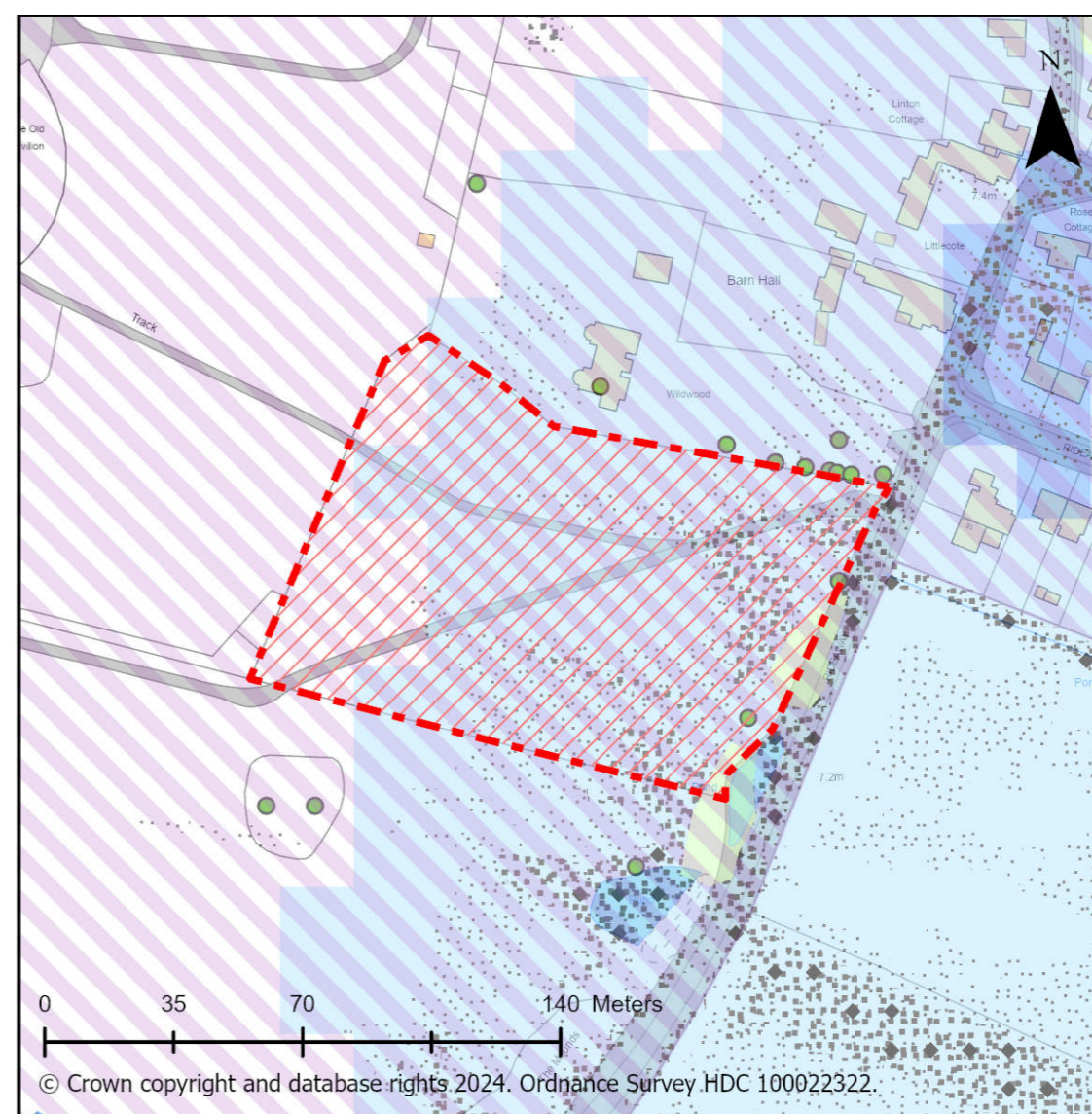
#### Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:252
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Supporting Statement (Ref: P23-0902) (June 2023)</li> </ul>

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



#### Assessment of Site Potential

<b>Context, constraints and potential suitability</b>	~
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<p>Approximately 18% of the western part of site is within FZ1 and the rest of the site is within FZ2. A large proportion the entire site is at a low risk of flooding from surface water with about 1.6% of the eastern portion of the site having a high risk of flooding from surface water. The site is immediately south of the southernmost extent of Hemingford Abbots and it is wholly classified as a grade 3 agricultural land. It is made up of an entirely flat uniformed land and has a similar topography to the surrounding land. It comprises a few trees and hedges along its northern and eastern which provides limited screening from the adjoining residential building. The northern boundary of the site is made up of the curtilage of Wildwood. Although the proposed use of site is fairly compatible with the neighbouring uses, the western and southern boundaries have little to no trees which exposes the site to the open countryside. Two track roads run through the site from the western and northern corridors and links Hemingford Park Hall and the Old Pavilion to Rideaway road which adjoins the site to the east. The site was previously used as a means of access during construction works at Hemingford Park Hall which sits to the west.</p> <p>There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. The site is within the Hemingfords conservation area but does not contain any listed building or other known heritage assets though it is in close proximity to The Old Pavilion which is a listed building. There are no designated nature conservation assets within the site. The site can be accessed from the Rideaway; highway access from the A1307.</p> <p>The site is wholly greenfield land and offers no opportunities to contribute to regeneration. It does not lie within a mineral safeguarding area and is beyond 400m from a water recycling centre.</p>	
<p><b>Availability</b></p> <p>The site is in single ownership who support its development and are in partnership with a developer/ housebuilder to bring the site forward. There are no known legal restrictions affecting the site and there are no current uses to be relocated. The land promoter suggests the land is available now and seeks to obtain an allocation before delivering it .</p>	+
<p><b>Achievability</b></p> <p>All main services are accessible from the site boundary apart from gas supply and digital and telecommunications infrastructure which is unknown. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can be accessed from the Rideaway Street and is situated 1.03 kms north of the A1307. There are no built structures on the site that require clearance. The site promoter seeks residential uses of 9 homes. Landscaping will be required to mitigate the impact of the site on the countryside.</p>	~

<p>Also, the site being within a conservation area and its proximity to a listed building (The Old Pavilion) to the west means that any future development will need to be sensitive to its impact on the character and appearance of the CA and the setting of the listed building.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are no structures on site to clear but there are significant constraints on site to mitigate. Landscaping and the impact on the CA and heritage assets are key development considerations within a future masterplanning of the site. It is intended to acquire an allocation status for the site and delivered by house builder after planning permission is obtained. As such, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Has very limited accessibility to local services, employment and public transport</li> <li>• Good connectivity to the strategic road network</li> <li>• Small scale development could be integrated into the existing place and community</li> <li>• Would have potential impact on the conservation area and the setting of a listed building</li> <li>• Approximately 82% of the site is at risk of fluvial flooding with climate change at 1 in 100</li> <li>• The site is exposed to the adjoining countryside.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for built development</li> <li>• Could not support place-making and sustainable lifestyle</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Capacity calculation not undertaken as site is inappropriate for development.</p>	<p>N/A</p>	<p>N/A</p>

**Updates after the Initial Assessment**

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### 3 Hemingford Abbots

#### Hemingford Abbots 3: The Lattenburys (land to the South of the A1307 and North of A14, and West of A1198)

<b>Site reference</b>	Hemingford Abbots 3	
<b>Site name</b>	The Lattenburys	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land to the south of the A1307 and north of A14, and west of A1198	Hemingford Abbots and Godmanchester	243.00

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> </ul> Infrastructure Open Space Uses	<ul style="list-style-type: none"> <li>3,400 homes</li> <li>60,000 sqm of employment uses</li> <li>Secondary school</li> <li>Primary school (x2)</li> <li>GP facilities and wider community health</li> <li>Community halls</li> <li>Multi-faith centre</li> <li>Community library</li> <li>Natural, green or open spaces for a variety of uses e.g. woodland creation, parks, sports and recreation grounds, allotments</li> </ul>	Available 2024 - 2028  Build out over 15 - 20 years

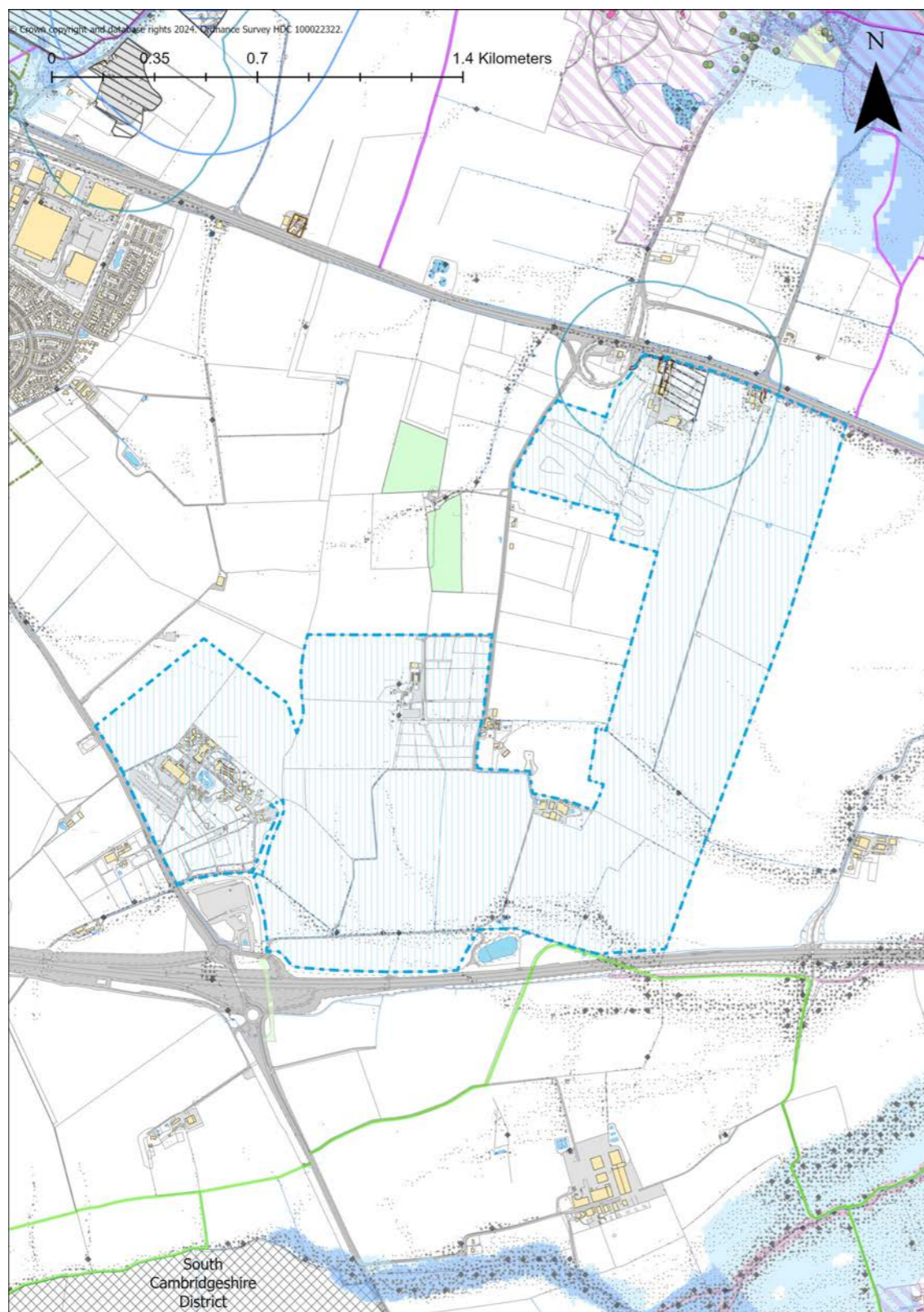
#### Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:247
Relevant planning history	<ul style="list-style-type: none"> <li>15/01563/FUL - Change of Use of golf course to National Centre for Great War (NCGW), revised access arrangements, provision of</li> </ul>

	car park and coach park, erection of buildings for museum (replica training camp), erection of fishing lake/balancing pond and internal watercourse, excavation for replica trenches, erection of earth bunds, laying of track for narrow gauge railway, creation of memorial garden, erection of trenches for use as film set. Refused <ul style="list-style-type: none"> <li>Other applications are not relevant.</li> </ul>
Land type	Part previously developed land and part greenfield land
Current use of the site	<ul style="list-style-type: none"> <li>Agricultural land</li> <li>Commercial</li> </ul>
Supporting information	<ul style="list-style-type: none"> <li>Call for sites statement (June 2023)</li> <li>The Lattenburys Vision and prospectus (June 2023)</li> </ul>

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 0.13% of the site is within FZ3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	22.50 ha (9.25% of site) is within a mineral development area	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



### Assessment of Site Potential

#### Context, constraints and potential suitability

The site is almost entirely within flood zone 1 with just 0.33ha in flood zone 3b. Nearly 13% experiences high or medium risk of surface water flooding primarily in three bands running east-west, first near the northern edge of the site, then directly east of Littlebury Farm buildings and finally near the southern edge of the site. The majority of the site is greenfield which wholly comprises grade 2 agricultural land. Towards the south western edge the site also includes Wood Green pets charity which is proposed to be retained. There are a small number of buildings within the site comprising farms with associated residential and agricultural properties, a small waste management area off Rideaway and Moats Way equestrian centre.

The site comprises rising land reaching its highest point in the south west near Wood Green pets charity linked to a ridge rising to the west through the centre of the site. Land falls away from this both to the north east towards the A1307 and the south east towards the A14 making the site highly visible from both major highways and from villages to the north. The site is largely cut off from the surrounding area to the north and south by major highways with the lower lying Hemingfords situated beyond to the north and further lower lying agricultural land to the south. The site boundaries are complex. The northern boundary adjoins the A1307 with the Rideaway junction providing access to and from the westbound carriageway of the A1307. Established trees and hedgerows adjoin the northern boundary providing limited local level screening. The eastern boundary comprises low level field hedgerows. The southern boundary mostly adjoins the A14 skirting around a balancing pond for which the access track cuts through the south western part of the site. The site is very open to view from the A14 on the eastern stretch of this boundary but A14 is largely embanked along the western stretch of the southern boundary obscuring views in to the site; tree planting is being established along much of this length. The south western corner of the site omits the former A14 construction compound adjoining the junction with the A1198 which is largely screened by trees, but then heads west such that the western boundary of the site mostly adjoins the A1198. Wood Green pets charity forms part of the site and presently has a very open frontage to the A1198 with paddocks forming a setting to car parking and buildings beyond which are largely screened by well established trees. The remainder of the site boundaries are predominantly field boundaries with a mixture of low hedgerows and open field margins with Moats Way forming small sections of boundary, aganlargely edged with hedgerows. Moats Way is a public right of way giving visibility into the centre of the site. A public footpath also runs the length of Mere Way to the east of the site with open views towards the eastern portion of the site and across its rising landform. Visibility from Godmanchester is impeded by landform, trees and hedges, however, there is some visibility of the site from Hemingford Abbots. Given the scale of the proposal landscape impact will be significant but much is contained by major highways and tree belts with the greatest visibility being from the east.



<p>There are no active or historic landfill sites in the area although a small waste management area is located at New Farm in the north of the site which may give rise to pollution issues that would need to be addressed. The adjoining A14 may give rise to noise and air pollution issues due to the volume and nature of traffic. Three wind turbines are within or very close to the site boundaries and the visual and noise impacts of these will constrain any future development layout. There is a medium pressure gas main crossing the northern section of the site from east to west which would require a buffer zone from development. The site promoter has also acknowledged that high and low voltage overhead and underground electricity cables lie within and adjacent to the site. There is just one designated heritage asset within the site, the grade II listed Rectory Farm fronting onto the A1307. Similarly there are no designated nature conservation assets within the site.</p> <p>The site contains very small pockets of previously developed land, the current uses of some of these are intended to be retained by the site promoter hence, overall the developable portion of the site would be almost entirely greenfield and so not contribute to reuse of previously developed land. The waste management area at New Farm has a buffer zone around it within which Cambridgeshire County Council would need to be consulted about any development although the site promoter's concept plan appears to remove this use. The north eastern tip of the site falls within a sand and gravel safeguarding area and again advice would need to be sought from Cambridgeshire County Council.</p>	
<p><b>Availability</b></p> <p>The site is currently in multiple ownerships with a mixture of family control and control by a developer company. The development is supported by all landowners. There are no known legal restrictions affecting the site. The primary current use to be incorporated into the proposed development scheme is Wood Green pets charity and potentially the equestrian centre. The site promoter's intention is for the proposal to be delivered by a master developer.</p>	+
<p><b>Achievability</b></p> <p>All utility services are available either within the site already or from the site boundary. The site has boundaries with the A1307 and the A1198 with existing accesses to both and is close to the limited access junction of the A1198 and A14. There is also access to the north via Rideaway. The site promoter proposes a new roundabout onto the A1307 to the east of the existing grade separated Rideaway junction along with a new roundabout on the A1198. The site promoter proposes promotion of a sustainable travel hierarchy linking into public footpaths and promoting enhancement and establishment of active travel and public transport routes. Engagement with Cambridgeshire County Council will be necessary to demonstrate the feasibility of the access proposals. The A1307 provides a connection to Huntingdon railway station. The site has a distinct topography based around the central ridge which would necessitate careful design to minimise impact on the wider landscape. The known gas pipeline across the north of the site would require a buffer zone from built</p>	

<p>development impacting on the layout of development in this area. Infrastructure proposals from the site promoter include a secondary school, two primary schools and other community facilities along with the two roundabouts necessary to support access to the level of growth proposed. The site promoter has provided a clear vision document supporting their proposal with illustrative layouts indicating the scale, mix and layout of their development proposals.</p>	
<p><b>Deliverability / developability</b></p> <p>The site promoter has a masterplan for the site and has stated their intention to progress technical studies alongside the Local Plan process. The masterplan indicates development of two villages connected by a country park and travel corridors delivered over a 15-20 year period. No details have been provided yet of the intended delivery methods and rate. The scheme would require allocation and therefore is categorised as developable.</p>	

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• It is predominantly greenfield with very small pockets of previously developed land and some existing uses to be retained</li> <li>• It is at minimal risk of fluvial flooding although surface water flood risk would need management</li> <li>• The landform contains a clear ridge of higher land typical of the area which could contribute to establishing the sense of place of any future development</li> <li>• The proposed scheme has strong environmental credentials aimed at minimising impacts on climate change and promoting resilience to future impacts</li> <li>• It is well located in terms of proximity to services and facilities in both Huntingdon and St Ives</li> <li>• The proposed mix of uses includes housing, community facilities, employment and a country park</li> <li>• The site is bounded on three sides by existing highways providing a level of separation from the wider countryside particularly to the north and south.</li> <li>• It has potential to link into the Ouse Valley green infrastructure priority area and promote additional habitat connectivity</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for mixed use development of a new community in a sustainable location</li> <li>• Is promoted with strong environmental credentials which would need to be incorporated into a strong masterplan and design code to ensure effective delivery</li> </ul>
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- Has access to all main utilities but consultation will also be required with utilities and other infrastructure providers to ensure the development has adequate infrastructure to serve it
- Would require additional junctions onto the A1307 and A1198 for which engagement with Cambridgeshire County Council would be necessary to ensure their deliverability
- Detailed masterplanning would be essential to minimise the impact of any development on the ridge of higher land in the centre of the site on the wider surrounding landscape

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>The gross site area is 243.00 ha.</p> <p>Given the scale of the site the starting point for calculating the net developable area is 50% of the land area which gives 121.5 ha.</p> <p>Further specific exclusions are:</p> <p>10ha for a secondary school and up to three primary schools and 9.96ha for retention of Wood Green pets charity.</p> <p>The net developable area for built development is (243.0 ha x 50%) = 121.5 - 10 = <b>101.54 ha</b></p>	<p><b>121.5 ha for open space, country park, sports facilities, biodiversity and other planting and sustainable drainage.</b></p> <p><b>10 ha for a secondary school and up to three primary schools</b></p> <p><b>9.96 ha for Wood Green pets charity</b></p> <p><b>The net developable area for other built development is 101.54 ha.</b></p> <p><b>6.1 ha for local centre</b> (this includes retail/ leisure/ community/ coworking space uses) (slight uplift to reflect the split nature of the proposed villages)</p> <p><b>9.72 ha for employment uses</b> (slight uplift to reflect the site promoter's aspirations)</p>	<p>Available post 2028 subject to allocation</p> <p>Build out over 15 years</p>

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HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	<p><b>85.72 ha residential development area</b> for a variety of market and affordable homes.</p> <p>Mixed densities to reflect a range of densities reflective of large developments:</p> <ul style="list-style-type: none"> <li>• 3% of land at very high density 145dph. 2.6ha x 145dph = 377 homes</li> <li>• 7% of land at high density 85dph. 6.0ha x 85dph = 510 homes</li> <li>• 25% of land at moderate density 50dph. 21.4ha x 50dph = 1,070 homes</li> <li>• 55% of land at low density 35dph. 47.2ha x 35dph = 1,652 homes</li> <li>• 10% of land at very low density 25dph. 8.6ha x 25dph = 215 homes</li> </ul> <p><b>3,824 total homes</b></p>	

**Updates after the Initial Assessment**

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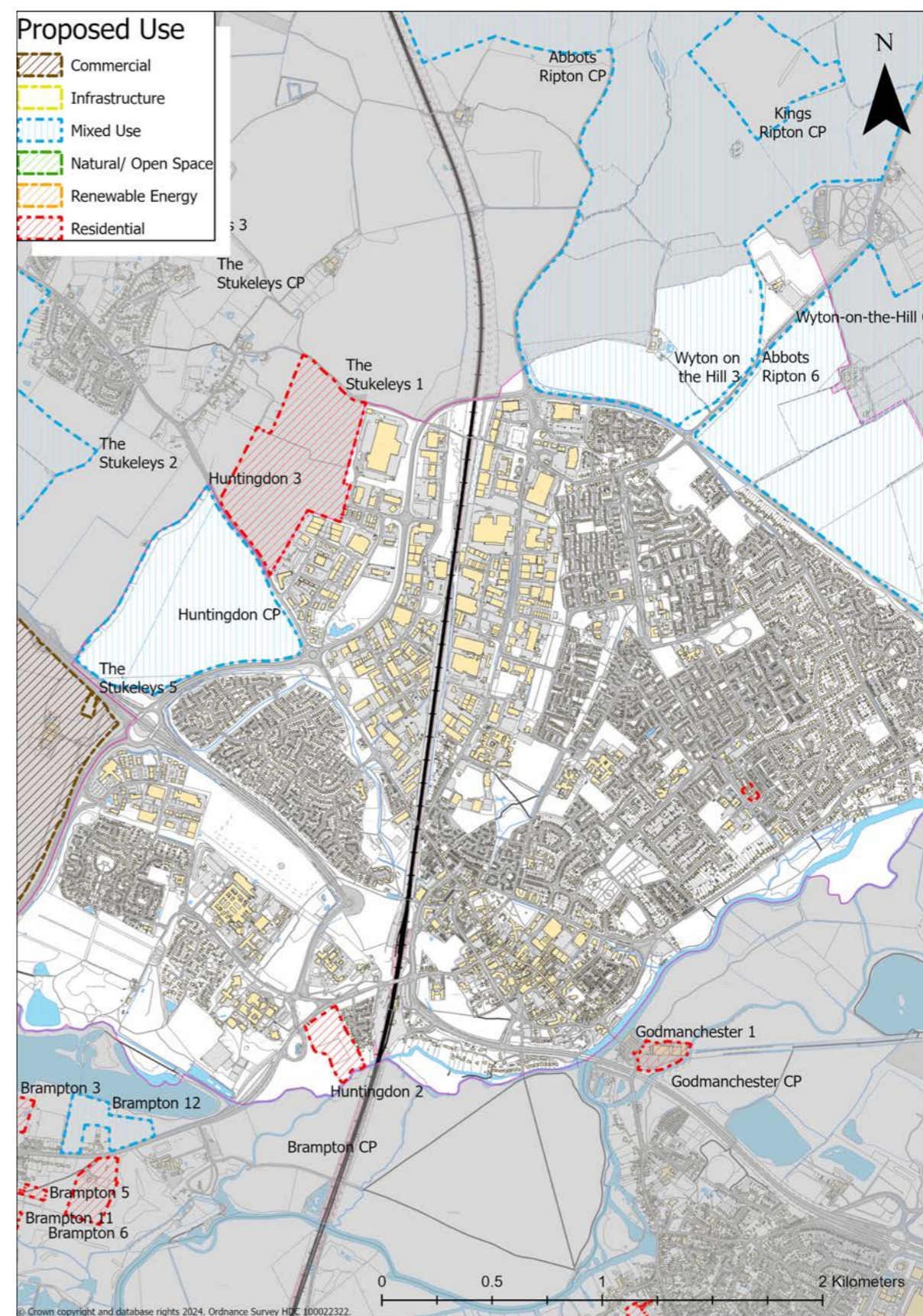
## 4 Huntingdon

4.1 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Huntingdon 1: Amber Centre, 36 Mayfield Road, Huntingdon
- Huntingdon 2: Land West of Scholars Avenue, Huntingdon
- Huntingdon 3: Land South of Ermine Street (adjoining Huntingdon)

4.2 Please note the following sites partially fall within Huntingdon parish:

- Abbots Ripton 6: Sapley Park Garden Village also partially falls within Huntingdon parish as well as Kings Ripton and The Stukeleys parishes, but it has been included under Abbots Ripton as most of the site lies within that parish area so the site assessment has been included within Abbots Ripton parish of the North Central Huntingdonshire LAA document.
- Houghton and Wyton 4: Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton) - note that this site crosses over Huntingdon and Houghton and Wyton parishes and is predominately within Houghton and Wyton parish so the site assessment has been included within Houghton and Wyton parish of the Eastern Huntingdonshire LAA document.
- Houghton and Wyton 5: Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)- note that this site crosses over Huntingdon and Houghton and Wyton parishes and is predominately within Houghton and Wyton parish so the site assessment has been included within Houghton and Wyton parish of the Eastern Huntingdonshire LAA document.
- Wyton on the Hill 3: Lodge Farm, North of A141, Huntingdon (Wyton on the Hill) - note that this site crosses over Wyton-on-the-Hill and Huntingdon parishes and is predominately within Wyton-on-the-Hill parish so the site assessment has been included within Wyton-on-the-Hill parish of the Eastern Huntingdonshire LAA document.





4.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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**Legend**

- Commercial sites
- Infrastructure sites
- Mixed Use sites
- Natural/ Open Space sites
- Renewable Energy sites
- Residential sites

**Policy**

- Local Green Spaces
- Common Land
- Registered Village Greens
- Great Fen Project Area
- Great Fen Landscape & Visual Setting

**Minerals and Waste**

- MAA - Mineral Allocation Area
- MDA - Mineral Development Area
- WMA - Waste Management Area
- TIA - Transport Infrastructure Area
- WRA - Water Recycling Area
- MAA\_MDA\_WMA\_TIA consultation areas
- WRA consultation area

**Heritage**

- Listed Buildings
- Scheduled Monuments
- Conservation Areas
- Registered Parks & Gardens

**2023 SFRA**

- RoFSW\_Extent\_1in30\_HDC
- RoFSW\_Extent\_1in100\_HDC
- RoFSW\_Extent\_1in1000\_HDC
- Flood Zone 3b
- Flood Zone 3a
- Flood Zone 2

**Hazards and Infrastructure**

- Air Quality Management Area
- Contaminated Land
- Overhead Line Towers
- Overhead Line Routes
- Gas Pipeline
- Gas Pipeline Buffer
- Pipeline (Oil)
- Pipeline (Oil) Buffer
- A428 Notification Area

**Nature**

- Tree Presevation Order Points
- County Wildlife Lines
- Bridleway
- Byway
- Footpath
- Restricted Byway
- Ancient Woodland
- Special Area of Conservation (SAC)
- Cambs Wildlife Sites Rivers
- Cambs Wildlife Sites Areas
- Special Protection Area
- National Nature Reserve (NNR)
- Site of Special Scientific Interest (SSSI)
- Ramsar
- Tree Preservation Order Areas



## 4 Huntingdon

### Huntingdon 1: Amber Centre, 36 Mayfield Road, Huntingdon

<b>Site reference</b>	Huntingdon 1	
<b>Site name</b>	Amber Centre, 36 Mayfield Road, Huntingdon	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Amber Centre, 36 Mayfield Road, Huntingdon	Huntingdon	0.35

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	TBC	Available 2024 - 2028 Built out rate TBC

#### Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:347
Relevant planning history	None relevant
Land type	Wholly previously developed
Current use of the site	Community uses
Supporting information	None submitted

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



#### Assessment of Site Potential

<b>Context, constraints and potential suitability</b>	+
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<p>The site is wholly within flood zone 1, there is some surface water flood risk within the site. The site is wholly classified as urban and is previously developed consisting of an expansive single storey building used for community uses. The site is fairly level and open with very limited boundary markers. The building is set back from the pavement with a strip of greenspace encircling the building adding to the sense of openness. The site is located within a residential area with housing to the north, east and south and Hartford Junior School to the west.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations or heritage designations on site. Access is possible via Mayfield Road where there is an existing access.</p> <p>The site is previously developed land, so its redevelopment will contribute to reuse of previously developed land or regeneration. The site is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is owned and controlled by a single organisation who supports its redevelopment. There are no known legal restrictions impacting the site. The Call for Sites submission details that the previous use for the building ceased 1 year ago and that Cambridgeshire County Council Education have considered the property but have no need for the facility meaning that an alternative use for the site is being explored. It is intended to acquire an allocation status for the site and then sell it to a third party for obtaining planning permission and development. The landowner suggests the land will be available between 2024 and 2028, it is unsure how long the site will take to redevelop.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There is an expansive building to clear, which will if it is only single storey covers a large footprint of the site. The site has an existing access and redevelopment for residential uses would compliment surrounding uses, although there should be careful consideration on how to successfully integrate the site and enhance the character of the area. There is a known risk from surface water flooding within the site, as such sustainable drainage and appropriate landscaping will need to be incorporated into any design proposals.</p>	+
<p><b>Deliverability / developability</b></p>	~

This is a redevelopment opportunity within an existing urban area. There have been several redevelopment schemes within the surrounding area over the last 20 years. It is intended to acquire an allocation status for the site and then sell it to a third party for obtaining planning permission and development. The site promoter states the site will be available between 2024 and 2028, therefore, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly previously developed land formerly within community and educational uses but these have now ceased
- Is within flood zone 1 but there is some surface water flood risk
- In walking distance to town services and facilities, primary education and employment opportunities
- Very good accessibility to public transport options
- Accessible to natural green space
- Located within the built form of Huntingdon, its redevelopment could enhance the character of the immediate area and provide a further minor regeneration opportunity within the Oxmoor Estate
- Can be integrated into the existing place and community

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could be integrated into the existing place and community and enhance the character of the local area
- Requires careful masterplanning and design to ensure integration and harmonisation with surrounding development
- Provide development on a previously developed site that is less than 1ha in size
- Should ensure that proper investigation is made to assess whether any other community or educational use could be opened on the site, if there is insufficient this may further justify an alternative use on the site

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.35ha  95% net developable area to allow for some sustainable drainage to mitigate against surface water flood risk.  0.35 ha x standard proportion of 95% = <b>0.33 ha</b>	Residential - market and/or affordable homes  Low density of 35 dph anticipated due to the site's location within an existing residential estate within a town.  Low density of 35 dph = 0.33 ha x 35 dph = <b>12 homes</b>	Available 2024 - 2028  Site promoter seeks an allocation status for the site so delivery from 2028  Built out rate 1 year

Updates after the Initial Assessment

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### Huntingdon 2: Land West of Scholars Avenue, Huntingdon

<b>Site reference</b>	Huntingdon 2
<b>Site name</b>	Land West of Scholars Avenue, Huntingdon

Site address	Parish(es)	Site area (ha)
Land West of Scholars Avenue, Huntingdon	Huntingdon	4.68

#### Promoter's Intentions

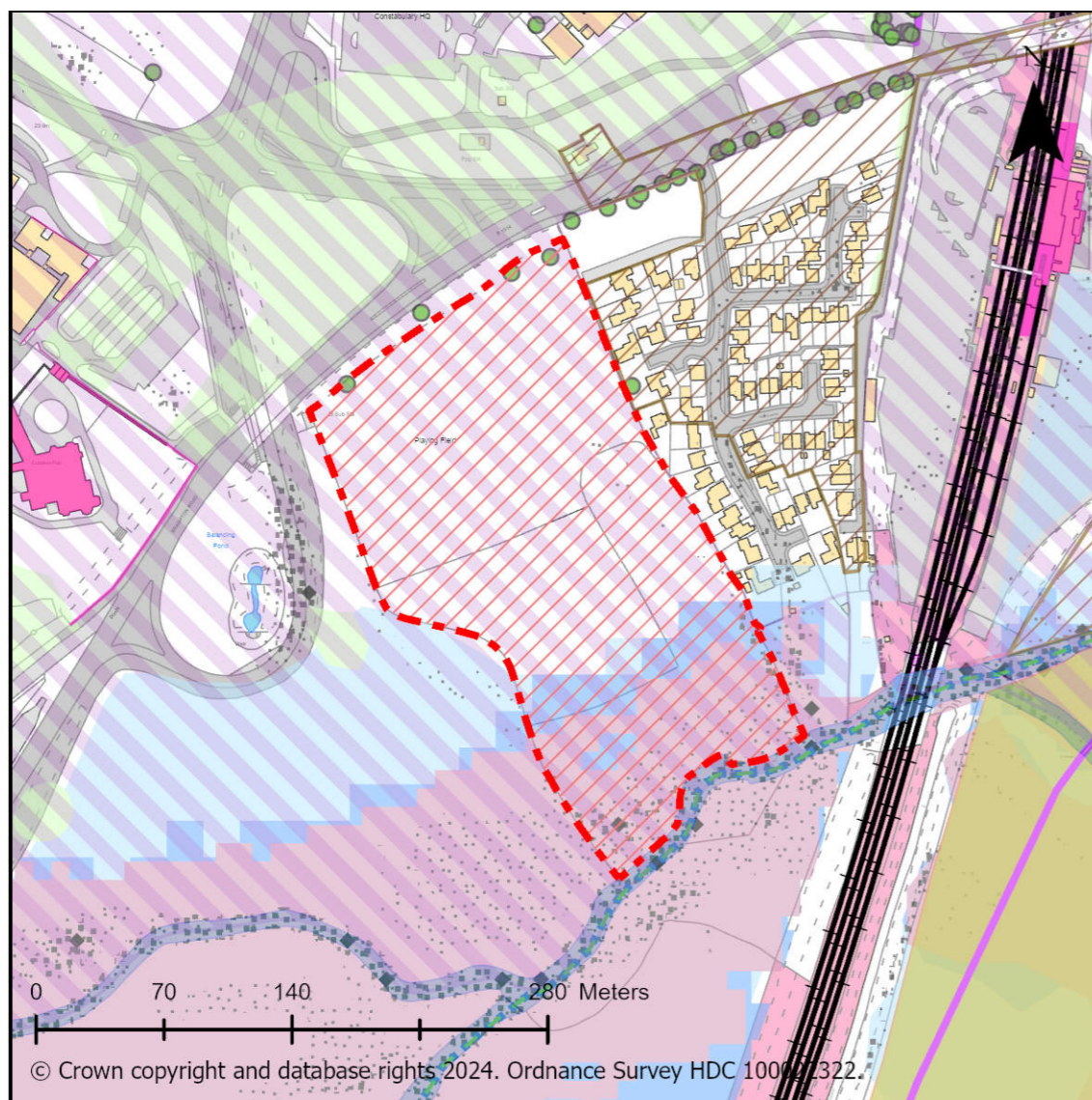
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Space Uses: Natural, green or open space uses	53 homes  6.51 hectares of public open space, including a MUGA and grassed pitch	Available 2024 - 2028  Build out over 2 - 3 years

#### Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:344
Relevant planning history	<ul style="list-style-type: none"> <li>None relevant</li> <li>This site was assessed although with a differing boundary in the HELAA 2017 (South of Brampton Road, West of Scholars Avenue, Huntingdon, site reference 080) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Playing fields
Supporting information	<ul style="list-style-type: none"> <li>Concept Plan (drawing number: JOXXX_010) (June 2023)</li> </ul>

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	A small portion of the southern part of the site is within flood zone 3b, but the majority of the site is within flood zone 1	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is mostly within flood zone 1 but the southern third of the site is at higher risk of flooding from Alconbury Brook with some of it falling within flood zone 3b. There is also increased risk from surface water flooding in the southern part of the site. The site is wholly classified as non-agricultural and is currently used as playing fields and open space. The site has a strong boundary to the north where a tree line visually separates the sites from Brampton Road, some of these trees are protected by a Tree Preservation Order. The land level also slopes downwards from the road. The site is enclosed along some of its western edge where it is closest to the A1307. Vegetation also provides a physical separation from the site to properties off Scholars Avenue to the east. The northern half</p>	~
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<p>of the site consists of playing fields so grass levels are kept low and the site's character is very open. The southern half of the site is much more natural in appearance and feel where there is trees and hedgerows throughout the site. The site is fairly level and open with very limited boundary markers. The site is bounded by residential development to the east, by Brampton Road to the north and by open countryside to the south and west.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. To the east immediately adjoining the site is an Air Quality Management Area. There are no nature conservation designations on site, it is however located within a conservation area. Also, to the north west is the grade I listed Hinchingsbrooke House. There is currently no vehicular access to the site, it is accessible on foot via a footpath off Scholars Avenue. The submitted concept plan indicates that a vehicular access may be achieved from Scholars Avenue.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is owned and controlled by a single organisation who supports its redevelopment. There are no known legal restrictions impacting the site. It is intended to acquire planning permission then sell it to a third party for development. The landowner suggests the land will be available between 2024 and 2028 and take 2 - 3 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. The achievability of vehicular access is unclear at this stage. The submitted concept plan shows that it is proposed to build on where existing playing fields are and provide playing fields and also a MUGA further south. The site is at greater risk from flooding to the south so sustainable drainage will be required.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no structures to clear but the site is located in a sensitive location in terms of flood risk and landscape impact due to it being located along the gateway into Huntingdon along Brampton Road. Additionally, successful integration with the adjoining residential estate and appropriate vehicular access are key considerations in any future design proposal. It is intended to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024 and 2028 and work is underway on compiling relevant supporting documents including a heritage</p>	~

statement and ecological appraisal. A concept plan has been prepared. As these are still to be undertaken and no planning application has yet been submitted, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land with playing fields
- Is largely within flood zone 1 but the southern part of the site is at higher risk form flooding
- In walking distance to town services and facilities, primary education and employment opportunities
- Very good accessibility to public transport options
- Accessible to natural green space
- Located on the edge of the built form of Huntingdon, adjoining existing residential development
- At risk form increased levels of air, light and noise pollution arising from its proximity to Brampton Road
- Is likely to have a significant adverse impact on the setting of the grade I listed Hinchingsbrooke House due to the prominence of the site in longer distance views

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to likely significant impact on the setting of designated heritage assets
- Would result in the relocation of playing fields to a location at higher risk from flooding
- The achievability of vehicular access to the site is also a key constraint

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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**Huntingdon 3: Land South of Ermine Street (adjoining Huntingdon)**

<b>Site reference</b>	Huntingdon 3
<b>Site name</b>	Land South of Ermine Street (adjoining Huntingdon)

Site address	Parish(es)	Site area (ha)
Land South of Ermine Street (adjoining Huntingdon)	Huntingdon	50.21

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Retail</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Supporting infrastructure</li> </ul> Open Space Uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> </ul>	circa 1,000 homes  circa 1,000sqm of retail floorspace  Up to 205sqm community floorspace, 2FE primary school with 3FE core (for future expansion)  21ha of natural, green or open space	Available 2023  Build out over 8 - 10 years

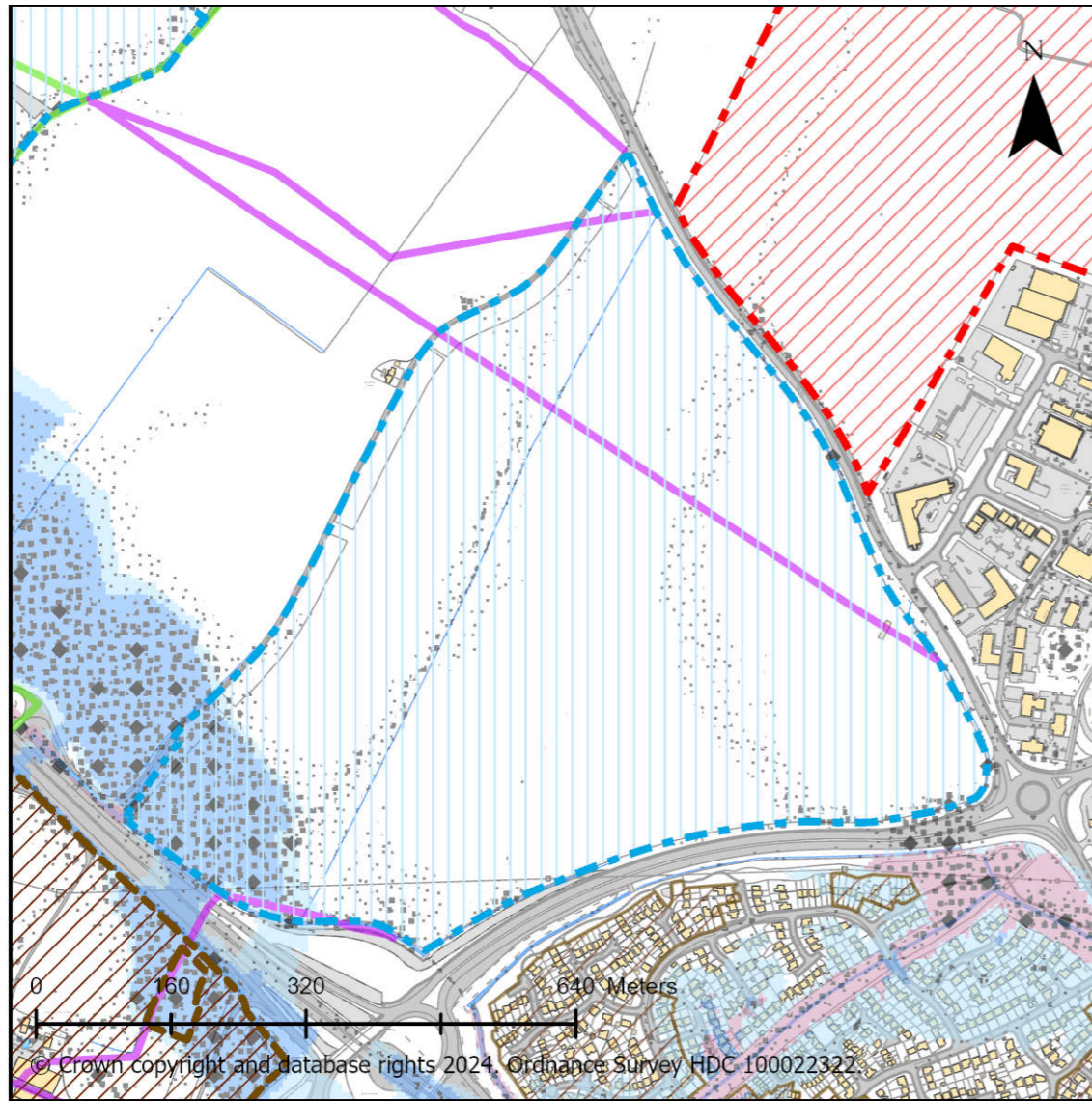
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:236
Relevant planning history	<ul style="list-style-type: none"> <li>The site was assessed in the HELAA 2017 (South of Ermine Street), it was subsequently allocated as part of a larger land area in the Huntingdonshire Local Plan to 2036 under site allocation HU1 (Ermine Street, Huntingdon) for a mixed use development.</li> <li>18/01918/OUT for a mixed use development comprising: up to 1,000 dwellings, Primary School including early years provision, Up to 205sqm community floorspace, Up to 1,000sqm retail floorspace (Class A1), Food and drink uses (Classes</li> </ul>

	A3-A4), Open space and play areas, Landscaping, Pedestrian and cycle links, Associated drainage and engineering works and, highway connections including primary and secondary vehicle access from Ermine Street and the A141 (Outline Planning Application for phased development with all matters reserved except means of access onto the local highway network). This was approved subject to the signing of a S106 at Development Management Committee in November 2023.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Indicative masterplan (drawing number: B.0375_06 REV: ZC) (March 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The land is situated between the A14, Spittals interchange and Ermine Business Park. Currently the land is being used for agricultural purposes. The majority of the land is in zone 1, although a portion on the western edge is in flood zones 2 and 3a. Surface water flood risk is also greater along the western edge of the site, there is also an increased risk running through the centre of the site from Ermine Street to the A141. The site is almost all classified as grade 3 agricultural land apart from its northern most corner closest to Ermine Street which is classified as grade 2. Land levels within the site undulate, with the highest point being the northern most corner of the site along Ermine Street at around 28m. The lowest is along the site's western edge near to the Spittals Interchange. As such</p>	+
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the site slopes from the north down. The topology of the land makes it highly visible in the local landscape and can be seen from several long distance viewpoints. Physically, the site is bordered by the A141 to the southeast, the A1307 to the southwest and Ermine Street to the northeast, with another footpath running along the northern side of Ermine Street. The site slopes from the northeast to the southwest, with the low point sitting close to the A1307. There is established vegetation along its boundaries, with the exception of the northeast boundary with Ermine Street, which is more sparsely vegetated and open to views across the entirety of the site. There are several public rights of way that run through the site, one runs within the site from the eastern corner to the north west, with a further footpath running east-west across the northern corner and another running east-west along the southern corner, crossing the former A14. To the east is the Ermine Business Park, to the south is the A141 and Stukeley Meadows, to the west is the A1307 and to the north is open countryside which separates the site from Great Stukeley.

There is no known contamination on site and no oil or gas pipelines running through the site. To the south is an Air Quality Management Area. There are no nature conservation or heritage designations on site. The indicative masterplan submitted alongside the call for site submission shows that access is proposed off from Ermine Street to the east and off from the A141 to the south.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is not situated in an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.

**Availability**

The site is controlled by a single owner who supports its development and the site has been optioned with an outline planning application submitted on behalf of two developers. The site has been actively promoted through previous local plans. There are no known legal restrictions impacting the site. An outline application (18/01918/OUT) is pending consideration with the Council and was approved subject to the signing of a S106 legal agreement. It is intended to deliver the site via a housebuilder. The site promoter states that the site is available now and that following reserved matters applications, the site could be delivered over 8 to 10 years.

**Achievability**

The site promoter has identified that all access and services are accessible from the site boundary. The indicative masterplan submitted shows that the areas at increased risk of flooding will be where open space and recreational facilities will be located. Additionally, it shows that existing public rights of way will either be retained or diverted. Also, the indicative masterplan shows that access is proposed off from Ermine Street to the east and off from the A141 to the south. These proposed accesses have been subject to a road safety audit with the County Council who has considered the design in principle and consider

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<p>that the arrangements are suitably safe subject to further detailed design work. Development at this scale will generate a significant level of additional traffic which has been assessed as part of the outline application. A Transport Assessment has been undertaken and indicates that sufficient capacity can be created within the network through intervention to support the development. Furthermore, the Combined Authority are working on a realigned A141 which will cut through part of the site. Technical specialists responsible for the delivery of the realigned A141 have provided plans of a corridor and while further detailed work on the road scheme will be required, the outline application has safeguarded land for a realigned A141 while also being able to accommodate the proposed development. While detailed matters will largely be addressed in subsequent reserved matters applications, constraints have been assessed and technical studies undertaken or conditioned as appropriate, therefore the development is achievable.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no structures on site to clear. The site is already an allocation in the Huntingdonshire Local Plan to 2036 and it has subsequently been granted outline permission for a mixed use development consisting of 1,000 homes subject to the signing of a S106 legal agreement. As this has yet to be signed and permissioned formally granted and considering the scale of development it is likely that several reserved matters will come forward for the site over several years. Considering this, the site is categorised as developable.</p>	

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is greenfield land</li> <li>• Is largely within flood zone 1 but the western edge is at some higher risk from flooding</li> <li>• Limited accessibility to services and facilities but is of a scale that can provide its own services and facilities as well as primary education</li> <li>• Good accessibility to public transport options</li> <li>• Very good accessibility to employment opportunities</li> <li>• Accessible to natural green space but is of a scale that could provide a substantial amount of greenspace within the site</li> <li>• Located on the north-western edge of the built form of Huntingdon separated by the A141, this may give rise to increased levels of air, light and noise pollution</li> </ul>
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<ul style="list-style-type: none"> <li>• Is of a scale to be comprehensively masterplanned to provide a sustainable mix of uses, housing types, sizes and tenures alongside landscaping to mitigate its landscape impact</li> <li>• Public rights of way will either need to be diverted or integrated within the development</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is appropriate for built development that can be comprehensively masterplanned that supports sustainable placemaking principles</li> <li>• The outline planning application has been able to safeguard land for a realigned A141 while also being able to accommodate the proposed development</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>The gross site area of 50.21ha</p> <p>52.2% net developable area allowed following the exclusion of land as proposed in the submitted masterplan for:</p> <ul style="list-style-type: none"> <li>• 3ha for primary school</li> <li>• 21ha for green infrastructure, sustainable drainage and accommodation of flood zones</li> <li>• Safeguarded land for the A141 realigned route</li> </ul> <p>50.21ha x 52.2% = <b>25.21 ha</b></p>	<p>The net developable area is 25.21ha.</p> <p><b>1ha is deducted for a local centre</b> (this includes retail and leisure uses), this leaves 24.21ha.</p> <p><b>2.5ha is deducted for additional commercial and employment uses</b> representing 10% of the outstanding site area.</p> <p><b>22.71ha residential development area</b> for a variety of market and affordable homes.</p> <p>Mixed densities to reflect a range of densities reflective of large developments.</p> <ul style="list-style-type: none"> <li>• 3% of land at very high density 145dph. 0.68ha x 145dph = 99 homes</li> <li>• 7% of land at high density 85dph. 1.6ha x 85dph = 135 homes</li> </ul>	<p>Available now</p> <p>Build out over 8 - 10 years</p>



HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	<ul style="list-style-type: none"> <li>• 25% of land at moderate density 50dph. 5.7ha x 50dph = 284 homes</li> <li>• 55% of land at low density 35dph. 12.5ha x 35dph = 437 homes</li> <li>• 10% of land at very low density 25dph. 2.3ha x 10dph = 57 homes</li> </ul> <p><b>1,012 total homes</b></p>	

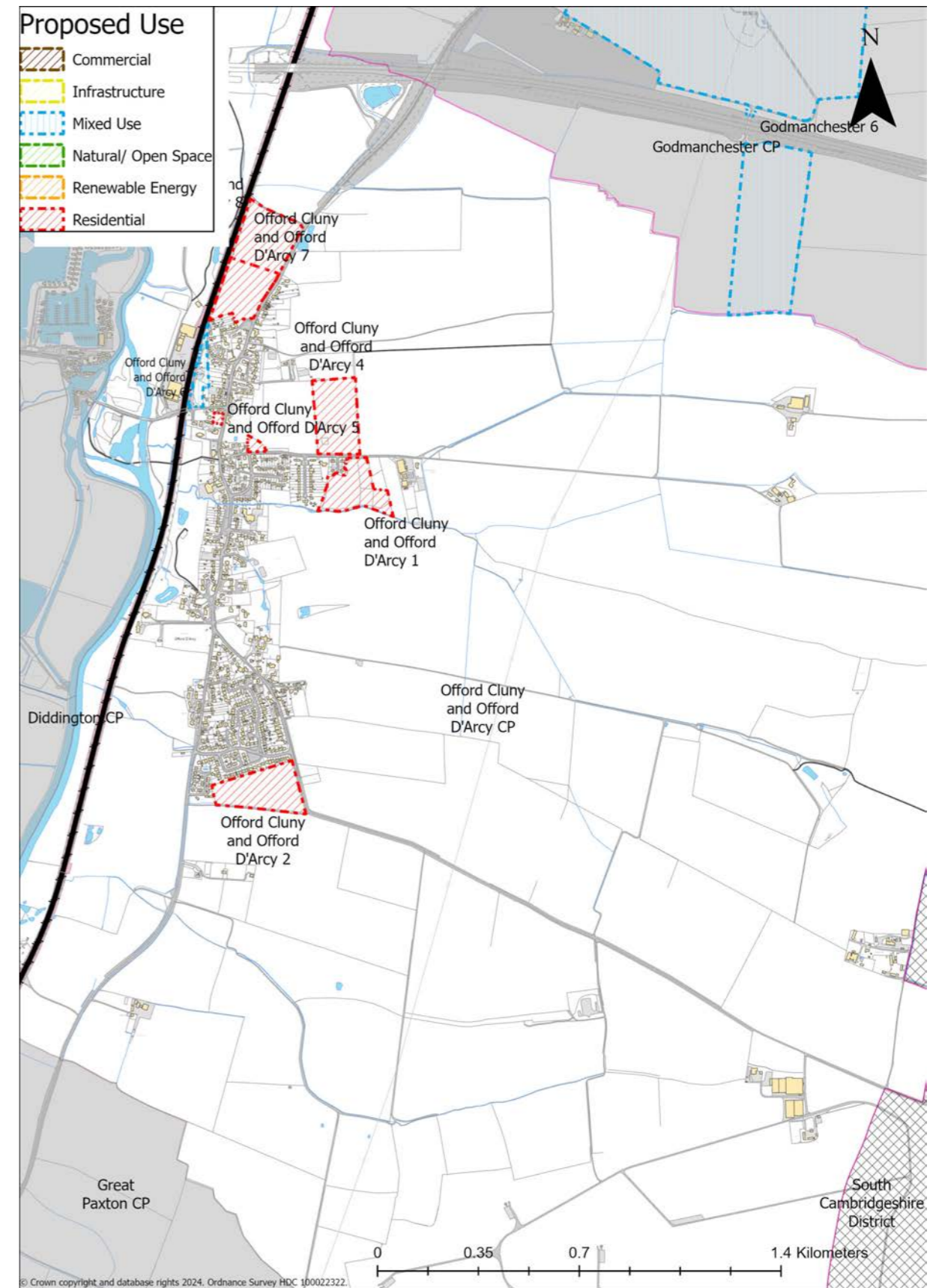
Updates after the Initial Assessment

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## 5 Offord Cluny and Offord D'Arcy

5.1 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Offord Cluny and Offord D'Arcy 1: Land South of New Road, Offord Cluny
- Offord Cluny and Offord D'Arcy 2: Land to the West of Graveley Road, Offord D'Arcy
- Offord Cluny and Offord D'Arcy 3: Land adjacent to Manor Court, Offord Cluny
- Offord Cluny and Offord D'Arcy 4: Field opposite The Glebe, New Road, Offord Cluny
- Offord Cluny and Offord D'Arcy 5: Land Opposite Manor House, High Street, Offord Cluny
- Offord Cluny and Offord D'Arcy 6: Land North of Station Lane, Offord Cluny
- Offord Cluny and Offord D'Arcy 7: Land West of High Street and North of Dunstall Close (smaller site), Offord Cluny
- Offord Cluny and Offord D'Arcy 8: Land West of High Street and North of Dunstall Close (larger site), Offord Cluny



5.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas



**Offord Cluny and Offord D'Arcy 1: Land South of New Road, Offord Cluny**

<b>Site reference</b>	Offord Cluny and Offord D'Arcy 1
<b>Site name</b>	Land South of New Road, Offord Cluny

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land South of New Road, Offord Cluny	Offord Cluny and Offord D'Arcy	2.94ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing Custom and self-build housing Open Space: Natural, green and open space Flooding safeguarding	Up to 35 dwellings, including affordable homes and possible provision of custom and self building housing depending on market requirements.  2.3 ha of proposed open space, which includes biodiversity net gain opportunities and land to safeguard against surface water flooding	Available 2024 - 2028  Build out 1-2 years

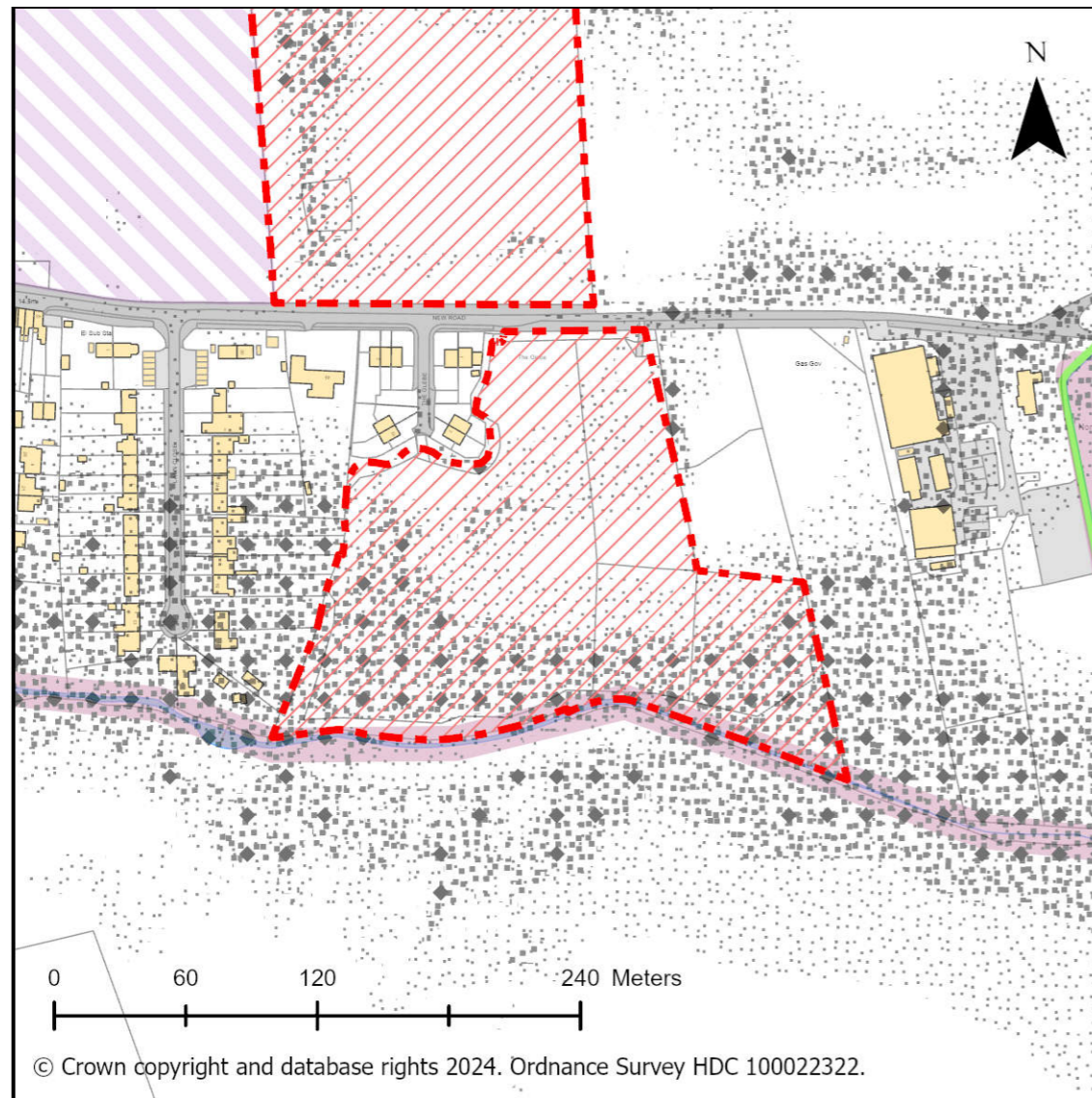
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS: 74
Relevant planning history	No relevant planning applications.  HELAA (December 2017): South of New Road, Offord Cluny (225)
Land type	Wholly greenfield land
Current use of the site	Equestrian paddock land

Supporting information	Access Appraisal Concept Plan Drainage Strategy Technical Note Ecological Impact Assessment Facilities Plan Site Location Plan Site Promotion Document
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**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	0.15ha in flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

**Context, constraints and potential suitability**

The majority of the site is in flood zone 1 with associated with drainage on the southern boundary, risk of flooding from surface water is present across the site. The site is wholly grade 2 agricultural land. The land is flat in keeping with the surrounding area, with mature tree and hedgerow bounding the northern edge and continuing more sparsely to the south and east. To the north is open countryside. The site is bounded to the west by a small residential site (the Glebe) and equestrian related units to the east. The landscape impact of development on the site would be limited due to the existing trees and hedges on the boundaries which would need to be predominantly retained.

~

A narrow single track road provides access to the site. The site is removed from the main residential development of the settlement and more related to the countryside.

There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.

**Availability**

The site owned by a single individual / company and development supported by the landowners. The land is optioned. There are no known legal restrictions. The land is anticipated to be available from 2024 - 2028, the site would be delivered by house builder with an anticipated build out rate of 1 to 2 years.

+

**Achievability**

Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. Site access is via a narrow single track which is currently not conducive to residential development and would require remediation. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. There are no other known constraints.

The evidence submitted on behalf of the landowner suggest safe access can be provided to the site with low traffic generation expected. 85.68% Biodiversity net gain is proposed including the retention addition of hedgerow and bird and bat boxes. Residential development is proposed to the north of the site with the southern half retained and greenfield with a circular walk. A drainage strategy has also been submitted.

~

**Deliverability / developability**

There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. Safe access would be required to the site during and post construction. The proposed development is contrary to current adopted planning policy so allocation status would be required. The site is categorised as developable.

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is constrained by fluvial flood risk on 5% of the site, the greatest restriction is surface water flood risk which affects the southern half of the site.
- The site is grade 2 agricultural land, is wholly greenfield and in use as an equestrian paddock.
- Landscape impact would be minimal if trees and hedgerow are retained and no heritage designations are affected
- The site is close to local services and facilities and small scale employment opportunities.
- Its relationship with the countryside and the nearby conservation area could pose challenges to the comprehensive integration of the site with the village and nearby residential development.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing place and community
- Would need to provide safe and suitable means of access by motorised vehicle and active travel.
- Would need to address any impact on the conservation area, countryside and trees and hedgerows
- Would need to address fluvial and surface water flood risk which could potentially limit development.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2.94ha 50% net developable area to mitigate against surface water flood risk in the south of the site. 2.947ha x 50% = <b>1.47ha</b>	The net developable area is 1.47ha Residential - market and/or affordable homes and custom and self-build housing. Very low density of 25 dph anticipated due to the edge of settlement location and location within smaller sustainable settlement.	Available post 2028 Build out 1-2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Capacity = 1.47ha x 25 dph = <b>37 homes</b>	

**Updates after the Initial Assessment**

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**Offord Cluny and Offord D'Arcy 2: Land to the West of Graveley Road, Offord D'Arcy**

<b>Site reference</b>	Offord Cluny and Offord D'Arcy 2	
<b>Site name</b>	Land to the west of Graveley Road, Offord D'Arcy	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land to the west of Graveley Road, Offord D'Arcy	Offord Cluny and Offord D'Arcy	Approximately 4.05ha

**Promoter's Intentions**

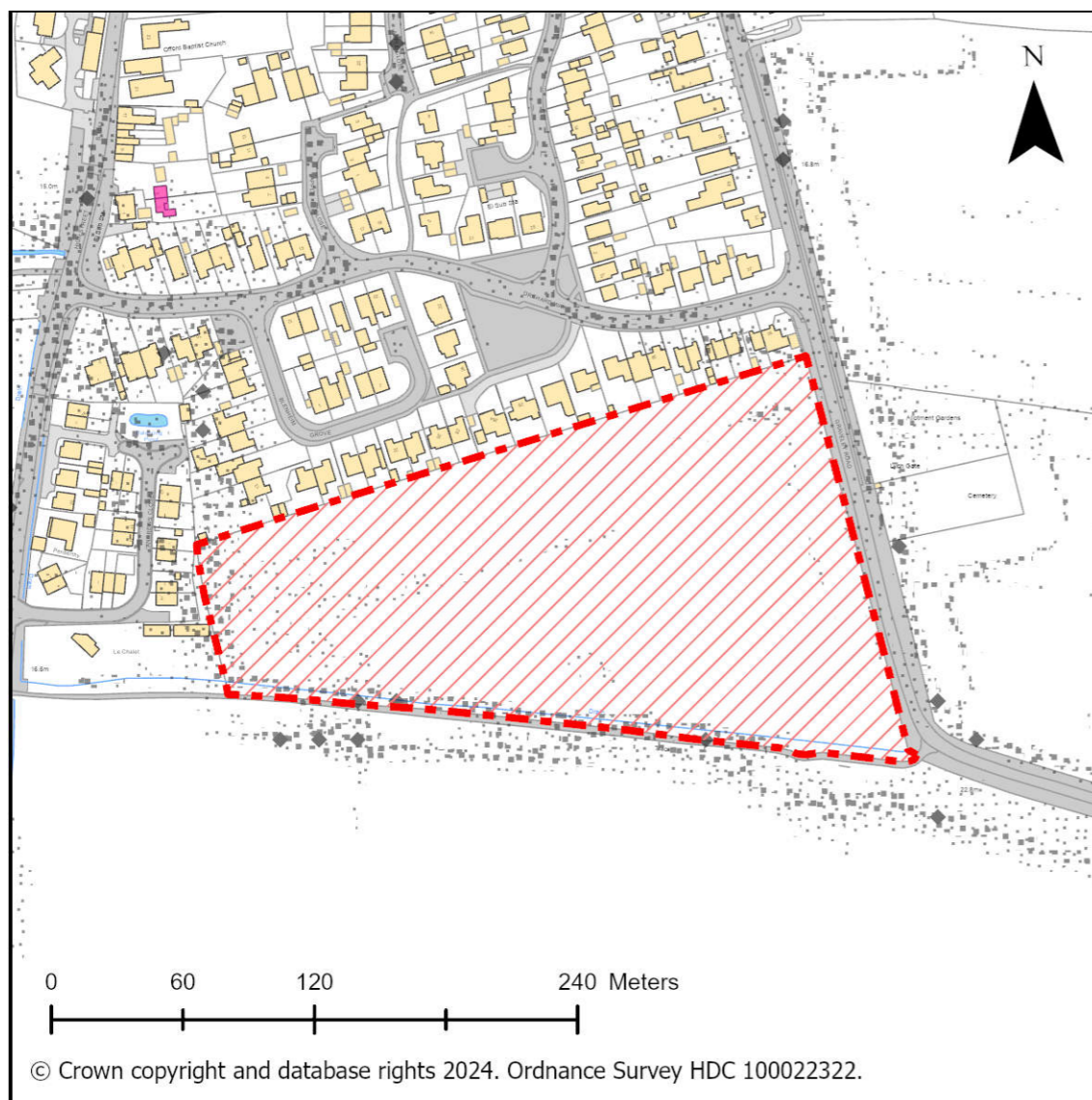
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open Spaces: Natural, green or open spaces for a variety of uses Land to safeguard against flooding	The site can accommodate up to 80 new homes  Natural, green or open spaces circa 1.34ha  Land to safeguard against flooding circa 0.13ha	Available 2023  Build out over 5 years

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:174
Relevant planning history	HELAA (December 2017): West of Graveley Road, South of Orchard Way, Offord D'Arcy (006)
Land type	Wholly Greenfield Land
Current use of the site	Agricultural land
Supporting information	Location Plan  Vision Document

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is in Flood zone 1. Surface water flood risk is present along the east, west and southern boundary. Approximately half of the site to the west is grade 3 agricultural land with the remaining land grade 2.</p> <p>The land slopes upwards northwest to south east, the site is enclosed on three sides by mature hedgerow and trees, with the northern boundary defined by residential back gardens with a mixture of fencing and vegetation meaning that landscape impact would be limited, existing trees and hedges on the boundaries would need to be predominantly retained. Access to the site is proposed off Graveley Road.</p>	+
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<p>There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known heritage assets are located within the site or nature conservation assets, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in single ownership. A promotion agreement has been agreed with land agents and development is supported by the landowner. There are no known legal restrictions. The land is anticipated to be available from 2023, planning permission would be acquired before the land is sold to a third party for development with build out taking approximately 5 years,</p>	+
<p><b>Achievability</b></p> <p>The site proposal notes that gas supply is located in the housing estate to the north investigation as to the capacity and upgrade works required will need to be carried out. Mains Water Supply shows a 4 inch water main (reducing to a 3 inch) running along the track on the south edge of the site, upgrading the main on the south of the site may be required. Electricity supply are noted as being accessible from site boundary and digital and telecommunications infrastructure from the housing estate to the north. Information indicates a High Pressure main running within 50m of the southeast corner of the site, requiring careful consideration to the method of construction. Site access is proposed from Graveley Road which would require a transport assessment due to a sweeping bend south of the site which could cause safety concerns for those accessing or exiting the site. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site.</p> <p>The site promoter has provided a vision document with an indicative masterplan showing access and layout, and noted that a transport report has been undertaken. Equipped/natural play areas are proposed alongside open spaces.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. Safe access would be required to the site during and post construction. The proposed development is contrary to current adopted planning policy so allocation status would be required. The site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk and surface water flood risk is minimal.
- The site is grade 2 and 3 agricultural land and is wholly greenfield.
- Landscape impact would be minimal if trees and hedgerow are retained and no heritage designations are affected
- The site is close to some local services and facilities and small scale employment opportunities.
- The design, layout of the site and elevations would require consideration of chalet bungalows to the north to avoid overbearing.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide development of a scale that could be integrated into the existing place and community
- Would need to provide safe and suitable means of access by motorised vehicle and active travel.
- Would need to address any impact on residential development to the north and retain trees and hedgerows
- The site would require assessment to ensure construction methods do not impact the high pressure main within the southeast corner of the site.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 4.05ha  80% net developable area to allow for retention of trees and hedgerow and open spaces.  4.05ha x 80% = <b>3.24ha</b>	The net developable area is 3.24ha  Residential - Market and/or affordable homes  Very low density of 25 dph to reflect the edge of settlement location, surrounding housing densities and location within a smaller sustainable settlement.	Available post 2028  Build out 5-6 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Capacity = 3.24ha x 25 dph = <b>81 homes</b>	

**Updates after the Initial Assessment**

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## 5 Offord Cluny and Offord D'Arcy

Huntingdonshire District Council | Central Huntingdonshire Land Availability Assessment

### Offord Cluny and Offord D'Arcy 3: Land adjacent to Manor Court, Offord Cluny

<b>Site reference</b>	Offord Cluny and Offord D'Arcy 3
<b>Site name</b>	Land adjacent to Manor Court, Offord Cluny

Site address	Parish(es)	Site area (ha)
Land adjacent to Manor Court, New Road, Offord Cluny	Offord Cluny and Offord D'Arcy	0.24ha

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing	5 custom and self-build plots	Available 2024-2028 Build out 1 year

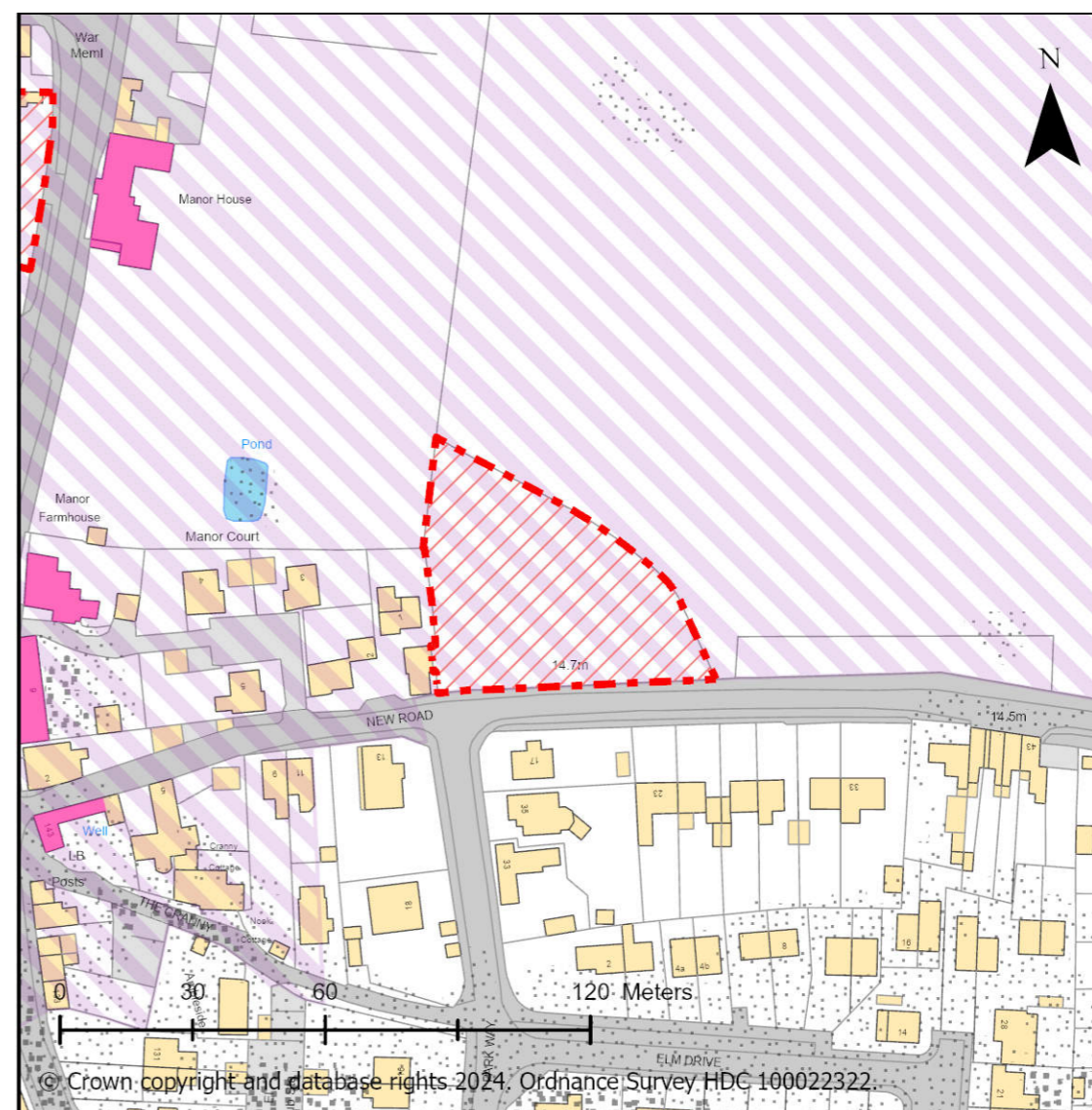
#### Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 199
Relevant planning history	None
Land type	Garden Land
Current use of the site	Garden Land
Supporting information	Location Plan

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



#### Assessment of Site Potential

<b>Context, constraints and potential suitability</b>	-
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<p>The site is not constrained by fluvial or surface water flood risk. The site is garden land and grade 3 agricultural land. The site is flat and covered with established trees, which also bound the southern boundary. The site falls within a conservation area and forms part of the garden land of Manor House, (High Street) a Grade II listed building. Removal of established trees and establishment of residential properties would fundamentally impact the character and setting of the listed building and the conservation area, whilst also significantly reducing the biodiversity and ecological value of the site. Site access would be required from New Road.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known nature conservation assets are located within the site, there are no tree preservation orders affecting it, but the site being within a conservation area means that the trees within the site are afforded a level of protection of which their removal would fundamentally impact the conservation area and street scene.. The site is wholly garden land and offers no opportunities to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in single family/ individual control, development supported by all landowners. There are no known legal restrictions. The site promoter states that land is anticipated to be available from 2024-208, delivered by land owner and build out to take 1 year.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. Site access would be required from New Road. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. There are no other known constraints.</p> <p>The felling of established trees would be required to develop the site, which would impact biodiversity.</p> <p>The site promoter seeks 5 custom and self build plots but has not provided indication on the scale or nature of these.</p>	-
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. There are substantial constraints with no apparent prospect of them being overcome including impact on</p>	-

biodiversity and the character and setting of a listed building and conservation area. The proposed development is contrary to current adopted policy so allocation status would be necessary to support it. The site is categorised as not developable.

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No, due to the fundamental impact on the character and setting of the listed building and the conservation area, whilst also significantly reducing the biodiversity and ecological value of the site.</p>
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**Impact of the Sustainability Appraisal on the assessment**

The site did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

**Offord Cluny and Offord D'Arcy 4: Field opposite The Glebe, New Road, Offord Cluny**

<b>Site reference</b>	Offord Cluny and Offord D'Arcy 4	
<b>Site name</b>	Field opposite The Glebe, New Road, Offord Cluny	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Field opposite The Glebe, New Road, Offord Cluny	Offord Cluny and Offord D'Arcy	3.85ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential:	50 homes	Available 2024-2028
Market and/or affordable housing	40 plots	Build out over 2 years
Custom and self-build		

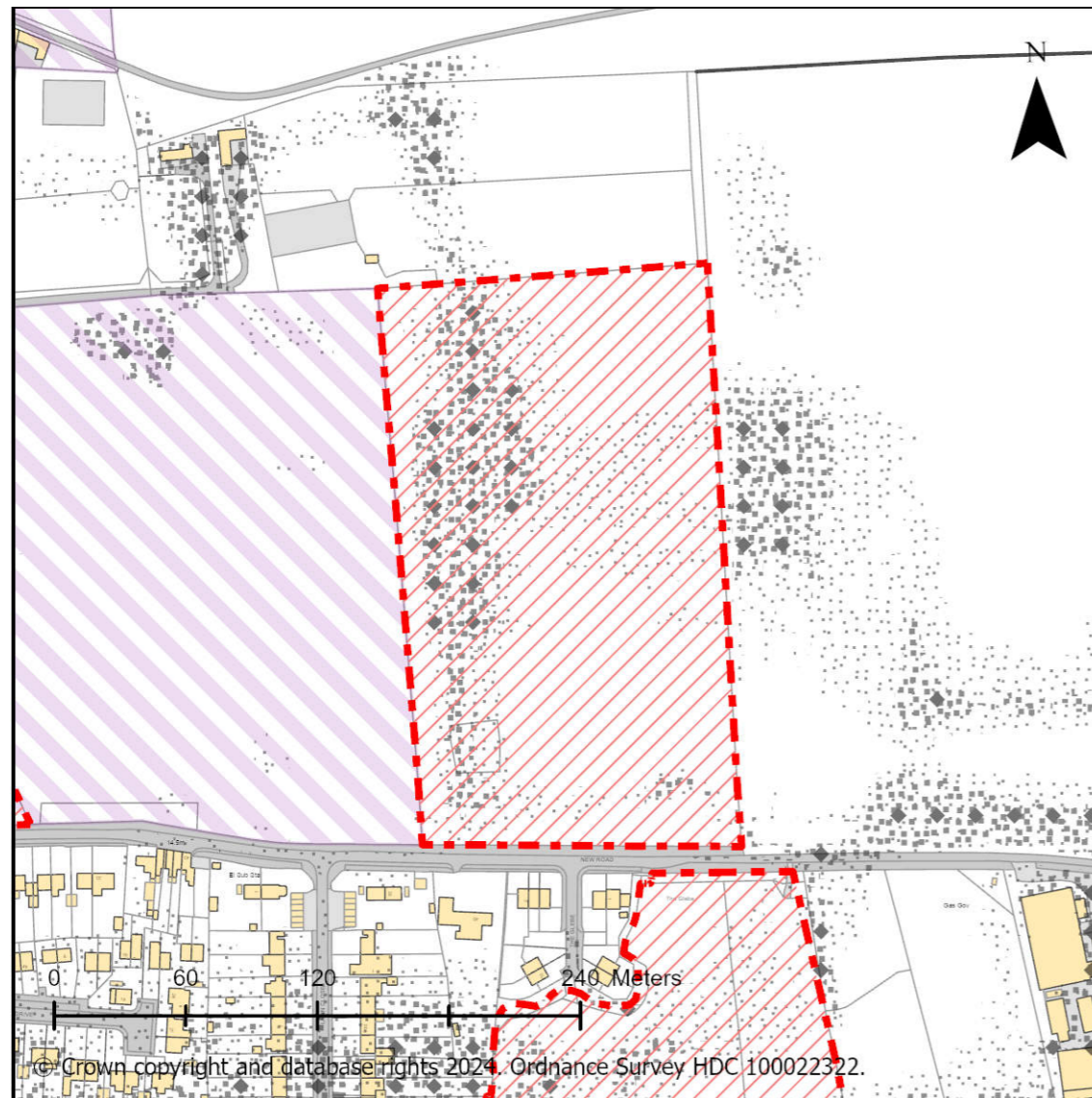
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:135
Relevant planning history	Application number: 16/00962/OUT Proposed development: Erection of single dwelling, garage and associated access Outcome: Refused and dismissed at appeal HELAA (December 2017): Opposite The Glebe, New Road, Offord Cluny (082). Comprises part of the submitted site.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Location plan.

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, surface water flood risk is present across the site. The site is wholly greenfield grade 2 agricultural land. The site is flat and well screened from New Road by established trees and hedgerow which continues along the eastern and western boundaries. The western boundary of the site is immediately adjacent to the conservation area and the setting of Manor House - a Grade II listed building. The site is removed from the main residential development of the settlement and more related to the countryside. Impact on the setting of the listed building and removal of established trees may significantly impact the character, setting and biodiversity and ecological value of the site. Site access would be required from New Road.</p>	~
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<p>There is no known pollution or contamination and no known gas or oil pipelines and buffer zones cross the site nor overhead powerlines. No known nature conservation assets are located within the site, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.</p>	
<p><b>Availability</b></p> <p>Single family control and development is supported by all landowners. There are no known legal restrictions. The site promoter states that land is anticipated to be available from 2024-2028, planning permission would be acquired before selling the land to a third party for development, build out is estimated to take 2 years.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. There are no other known constraints. Site access would be required from New Road. The landowner notes that they own the frontage for the whole of New Road which offers the possible potential widening of the road if planning permission was granted.</p> <p>The site promoter seeks market and/or affordable housing and custom and self-build but has not provided indication on the scale or nature of these.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. Impact on biodiversity, rural setting of the settlement and the setting of a listed building are considered a significant constraint. The proposed development is contrary to current adopted policy so allocation status would be necessary to support it. The site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial flood risk and surface water flood risk is minimal.</li> </ul>
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- The site is grade 2 agricultural land and is wholly greenfield.
  - Landscape impact would be significant especially in the context of the scale of the site and is disproportionate when compared to immediate area.
  - The proposed development could significantly impact on the setting of the Grade II listed building immediately west of the site.
  - The site is close to local services and facilities and small scale employment opportunities.
  - Transport and safety impacts due to increased population and narrow road
- In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it:
- Would have significant heritage and landscape impact
  - Is removed from the main residential development of the settlement and more related to the countryside.
  - Creates disproportionate development out of keeping with the surrounding area
  - Could create significant transport impact due to its location.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to landscape, heritage and transport impacts.	N/A	N/A

**Updates after the Initial Assessment**

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**Offord Cluny and Offord D'Arcy 5: Land Opposite Manor House, High Street, Offord Cluny**

<b>Site reference</b>	Offord Cluny and Offord D'Arcy 5	
<b>Site name</b>	Land opposite Manor House, High Street, Offord Cluny	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land opposite Manor House, High Street, Offord Cluny	Offord Cluny and Offord D'Arcy	0.12ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Specialist housing	2 homes Market and/or affordable housing 2 homes Specialist housing	Available 2024-2028 Build out over 1 year

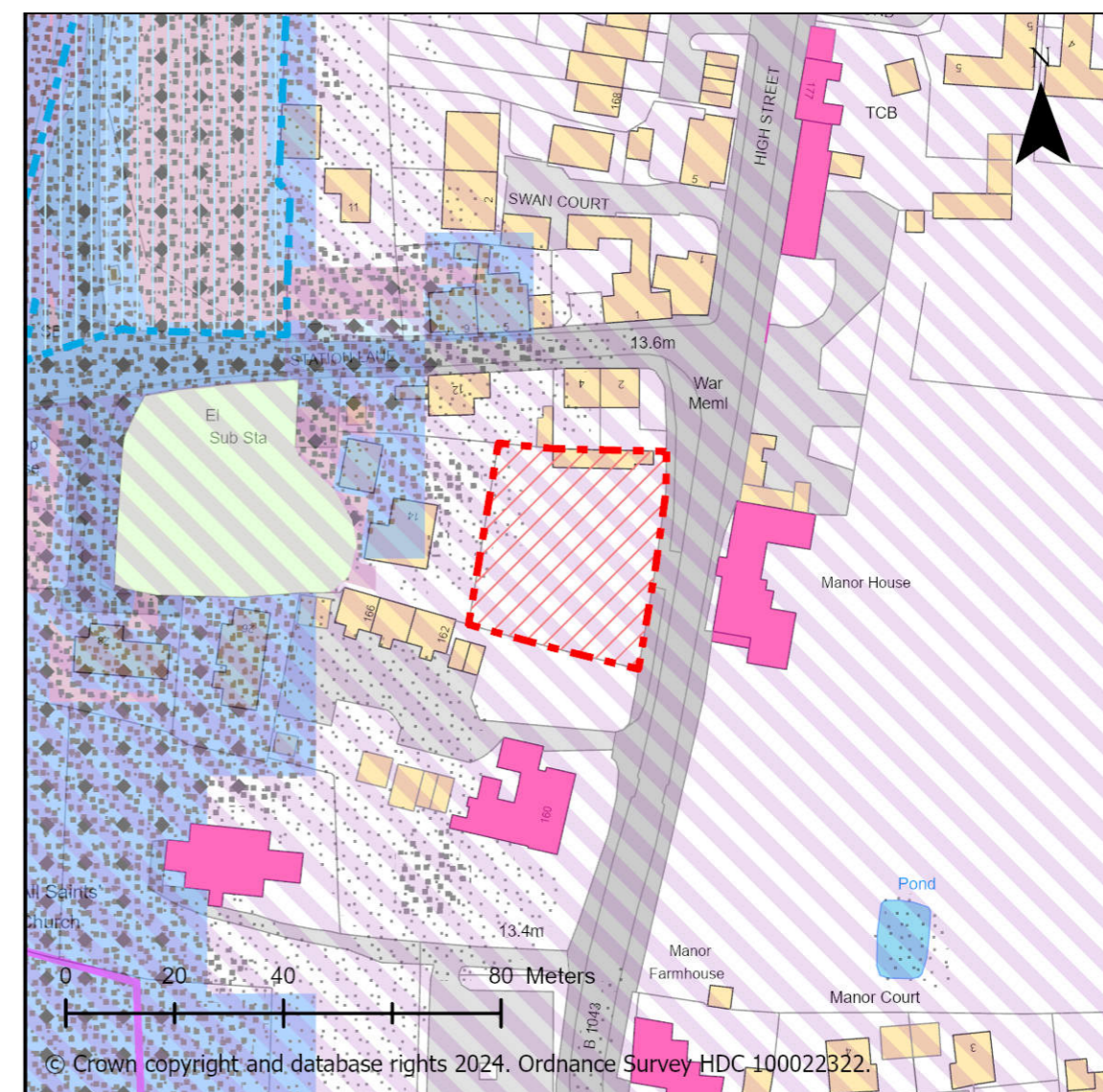
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:201
Relevant planning history	None
Land type	Garden Land
Current use of the site	Garden Land
Supporting information	Location Plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Site is under 0.25ha and proposes 4 homes	Fail





**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No as the site is below the minimum site threshold required for detailed assessment.
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**Impact of the Sustainability Appraisal on the assessment**

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**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
Capacity calculation not undertaken as site is below the required minimum site threshold for detailed assessment.	N/A	N/A

**Updates after the Initial Assessment**

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**Offord Cluny and Offord D'Arcy 6: Land North of Station Lane, Offord Cluny**

<b>Site reference</b>	Offord Cluny and Offord D'Arcy 6
<b>Site name</b>	Land North of Station Lane, Offord Cluny

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land North of Station Lane, Offord Cluny	Offord Cluny and Offord D'Arcy	0.94ha

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	5-6 homes Approximately 16,000sqm	Available 2024-2028 Build out over 1-2 years
Commercial: Employment	Land to safeguard against flooding - to be identified	
Open spaces: Land to safeguard against flooding		

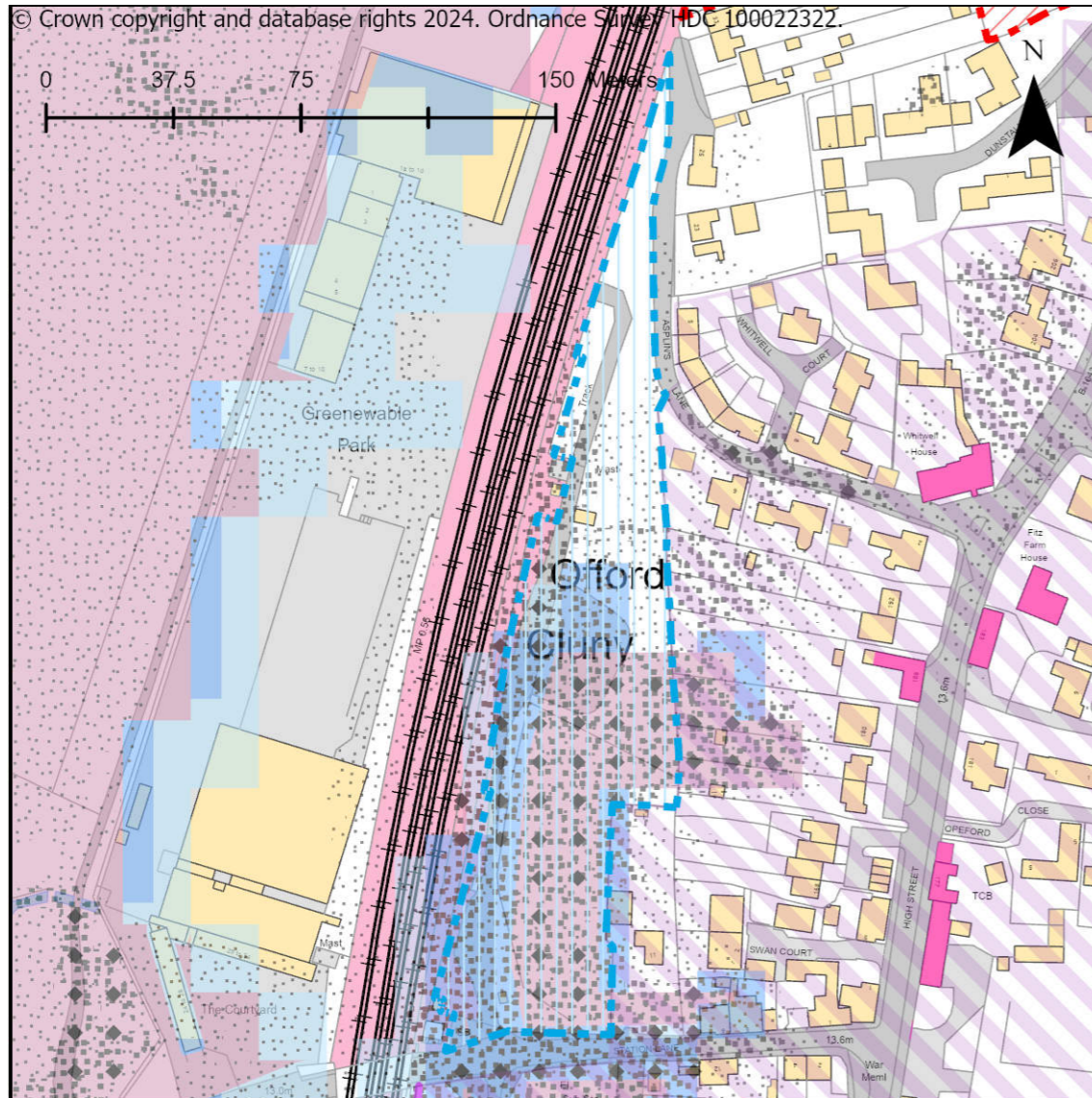
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 308
Relevant planning history	None
Land type	Part previously developed land and part greenfield land
Current use of the site	Not provided
Supporting information	Location plan

	Site submission including concept plan.
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**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	36% of the land is flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is constrained by fluvial flood risk 3b, 3a and 2 in the southern half of the site, the narrow triangular portion of the site in the north is flood zone 1, but provides little practical space for development. Surface water flood risk is present on the majority site. The site is part previously developed and part greenfield land with some trees and classified as grade 3 and 4 agricultural land. The site is surrounded to the east and south by a conservation area and residential properties and bounded by railway line to the west. Access to the site could be via the narrow Aspin's Lane, access from the south would be from Station Lane in</p>	~
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<p>very close proximity to the railway crossing causing potential safety issues. The proximity to the railway line could present significant noise, particulate, light and vibrational pollution issues to residents and would require remediation.</p> <p>Overhead electricity lines are present on the west as a result of the railway line and are also present to the east. There are no known gas or oil pipelines and buffer zones within the site, however use of the site as historic railway sidings yard and storage purposes could present contamination issues. No known nature conservation assets are located within the site, there are no tree preservation orders affecting it. The site is part previously developed land and as such could offer some opportunity to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.</p>	~
<p><b>Availability</b></p> <p>The site is owned by a single individual/company and is in individual control, the development is supported by the landowner. There are no known legal restrictions. The site is available 2024-2028 and would be delivered directly by the land owner, build out is estimated to be 1-2 years.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure.</p> <p>No gas or oil pipelines and buffer zones. Overhead electricity lines are present on the west as a result of the railway line and are present to the east. There are significant constraints to development which would require mitigation including safe access, flooding, noise, particulate and vibrational issues as a result of the railway and potential contamination. Although there is a current access from Station Lane significant traffic here could cause a safety issue. Significant constraints if overcome could present viability implications for the site rendering it undeliverable.</p> <p>The site promoter notes that further detailed investigations in respect of contamination, noise, ecology and highways would be required. Regarding proximity to The Offords conservation area it is proposed that the impact could be managed through the design and form of development. They also propose a full flood risk assessment. A concept masterplan proposes residential development to the north to link in with Aspin's Lane, employment to the south alongside an attenuation pond.</p>	~
<p><b>Deliverability / developability</b></p>	~



There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. There are a number of significant constraints to overcome. The site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- There is significant fluvial and surface water flood risk on the site which will be exacerbated by the impact of climate change.
- The site presents the opportunity to regenerate previously developed land and relates well to existing development with no landscape impact.
- There is a distinct possibility of on-site contamination
- The site is close to local services and facilities and small scale employment opportunities.
- Significant challenges include access, safety, proximity to a railway crossing, mitigation from noise, air, light and vibrational impact from the railway line and contamination.
- Unusual shape of site may limit development potential.

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for development with significant constraints which if overcome could present viability implications for the site rendering it undeliverable.
- Presents significant challenges regarding noise, air and light pollution and vibrational impacts from the railway line, overhead electricity lines and land contamination.
- May present safety issues regarding access and exit to the site from Station Lane especially and due to its proximity to a railway crossing.
- Access via Asplin's name is a considerable constraint due to the narrow nature of the lane
- Has significant flood risk.
- Would need to demonstrate that fluvial and surface water flood risk could be mitigated

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken due to significant constraints including access, flooding, safety, pollution, contamination and overhead powerlines.	N/A	N/A

**Updates after the Initial Assessment**

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## 5 Offord Cluny and Offord D'Arcy

Huntingdonshire District Council | Central Huntingdonshire Land Availability Assessment

### Offord Cluny and Offord D'Arcy 7: Land West of High Street and North of Dunstall Close (smaller site), Offord Cluny

<b>Site reference</b>	Offord Cluny and Offord D'Arcy 7
<b>Site name</b>	Land west of High Street and North of Dunstall Close (larger site) Offord Cluny

Site address	Parish(es)	Site area (ha)
Land west of High Street and North of Dunstall Close (larger site) Offord Cluny	Offord Cluny and Offord D'Arcy	2.80ha

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	50 homes	Available 2024-2028 Build out over 2-3 years

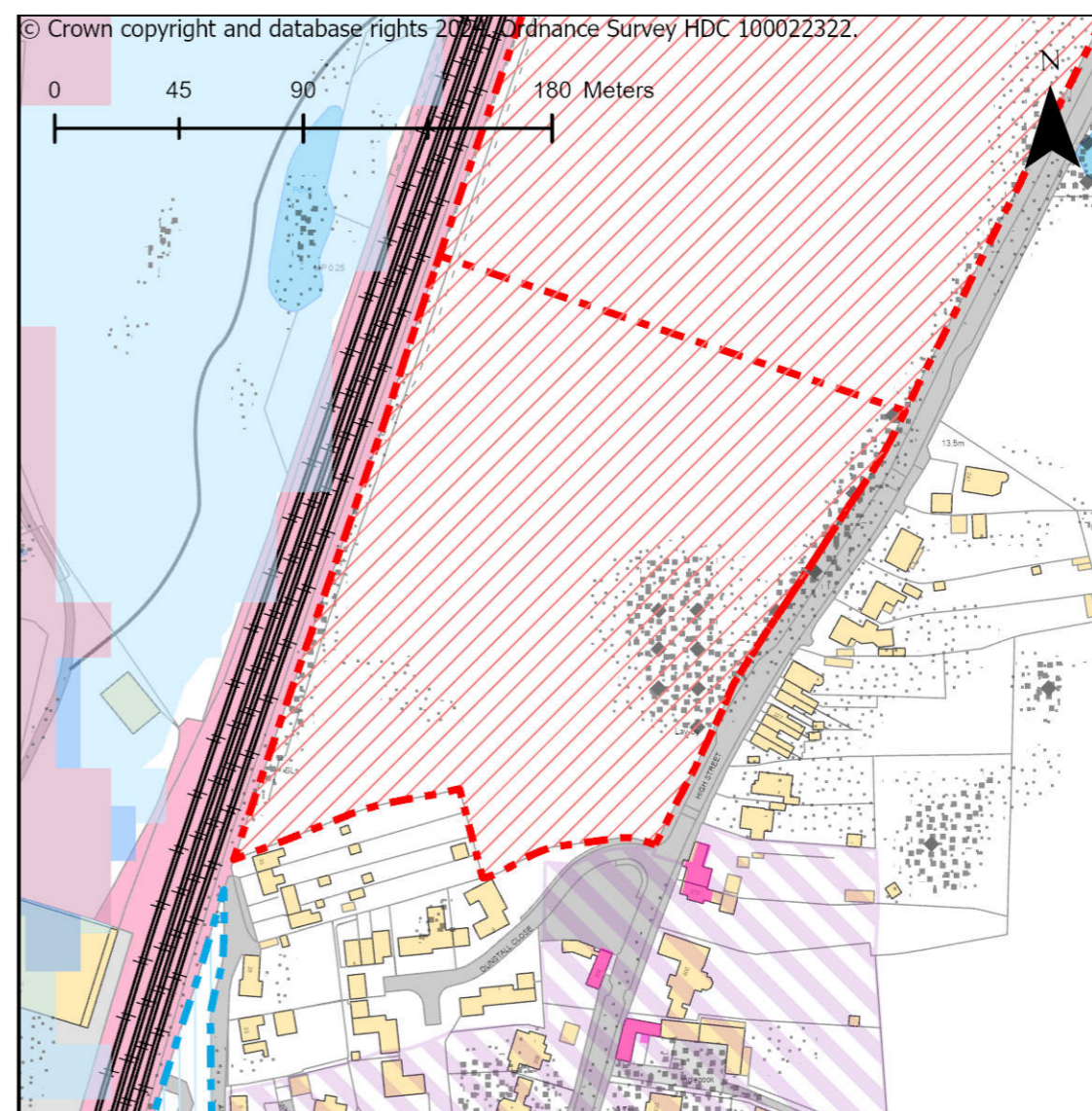
#### Core information

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 156
Relevant planning history	None
Land type	Wholly Greenfield Land
Current use of the site	Agricultural Land
Supporting information	Location plan

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, some surface water flood risk is present but minimal. The site is wholly greenfield grade 3 agricultural land. The land is relatively flat and is open countryside in keeping with the wider area. Impact on the landscape would require mitigation providing a transition to the countryside. The site is bounded to the west by the railway line which can be clearly seen and across the road to the east sits a ribbon of residential properties. South of the site is residential development which stretches towards the railway line to the west and edged by trees and hedgerow. The eastern edge is edged by low hedgerow with views clearly seen into the site. The site is outside the conservation area which sits to the south. A small portion of the site to the west is part of the Great Ouse Green Infrastructure Strategic area and also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley), however this is separated by the railway line.</p> <p>Access to the site could be via the High Street. Proximity to the railway line could present noise, particulate, light and vibrational pollution issues to residents and would require remediation.</p> <p>Overhead electricity lines are present to the west as a result of the railway line. There are no known gas or oil pipelines and buffer zones within the site. No known nature conservation assets are located within the site, there are no tree preservation orders affecting it. The site is wholly greenfield land and offers no opportunity for regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.</p>	+
<p><b>Availability</b></p> <p>The site is owned by a family and family control, the development is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, it is anticipated that planning permission would be acquired before the land is sold to a third party for development. Build out is expected to take 2 to 3 years.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. The site is accessible from the B1043.</p> <p>No gas or oil pipelines and buffer zones cross the site. Overhead electricity lines are present to the west as a result of the railway line and would require consideration in the design of development. Mitigation would be required to address noise, light, particulate and vibrational issues as a result of the railway.</p>	~

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<p>The site promoter provides no further information on this site specifically, but a larger site including this land has been put forward as <i>Offord D'Arcy and Offord Cluny 8</i> which provides additional information on site mitigation. It is however unclear if the same approach would be taken here.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. The site would need to address issues relating to the railway line and landscape impact. The proposed development is contrary to current adopted policy so allocation status would be necessary to support it. The site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial flood risk and surface water flood risk is minimal.</li> <li>• The site is grade 3 agricultural land and is wholly greenfield.</li> <li>• The site has a strong relationship to the countryside, but also a close relationship with the residential element of the village.</li> <li>• Landscape impact would be required to transition to the countryside</li> <li>• The site is close to some local services and facilities and small scale employment opportunities.</li> <li>• The transport impacts on the village due to increased population would require assessment to ensure safety</li> <li>• The western edge abuts the East Coast Mainline subjecting this area to light, noise, air and vibrational pollution.</li> <li>• The site adjoins to a conservation area and is in proximity to listed buildings which could be impacted by the development.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• The site is of a size that could contribute to the housing needs of the district.</li> <li>• Would require mitigation against noise, air and light pollution from the railway line and overhead electricity lines.</li> <li>• Would require sensitive masterplanning to ensure development is complementary to the conservation area and setting of nearby listed buildings.</li> </ul>
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- Would require lower density development to reflect the character of the existing village.
- Would require assessment of transport and safety impacts due to increased population.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 2.80ha</p> <p>65% net developable area to allow for strategic landscaping and mitigation from the railway line.</p> <p>2.80 ha x 65% = <b>1.82ha</b></p>	<p>The net developable area is 1.82ha</p> <p>Residential - Market and/or affordable homes</p> <p>Very low density of 25 dph to reflect the edge of settlement location, surrounding housing densities and location within a smaller sustainable settlement.</p> <p>Capacity = 1.82ha x 25 dph = <b>46 homes</b></p>	<p>Available post 2028</p> <p>Build out 2-3 years</p>

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**Updates after the Initial Assessment**

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**Offord Cluny and Offord D'Arcy 8: Land West of High Street and North of Dunstall Close (larger site), Offord Cluny**

<b>Site reference</b>	Offord Cluny and Offord D'Arcy 8
<b>Site name</b>	Land west of High Street and North of Dunstall Close (larger site) Offord Cluny

Site address	Parish(es)	Site area (ha)
Land west of High Street and North of Dunstall Close (larger site) Offord Cluny	Offord Cluny and Offord D'Arcy	6.82ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes Open Space: Biodiversity net gain/open space/surface water attenuation Other: Potential noise mitigation	130 homes  1ha Biodiversity net gain/open space/surface water attenuation  0.50ha Potential noise mitigation	Available 2024-2028  Build out over 3 years

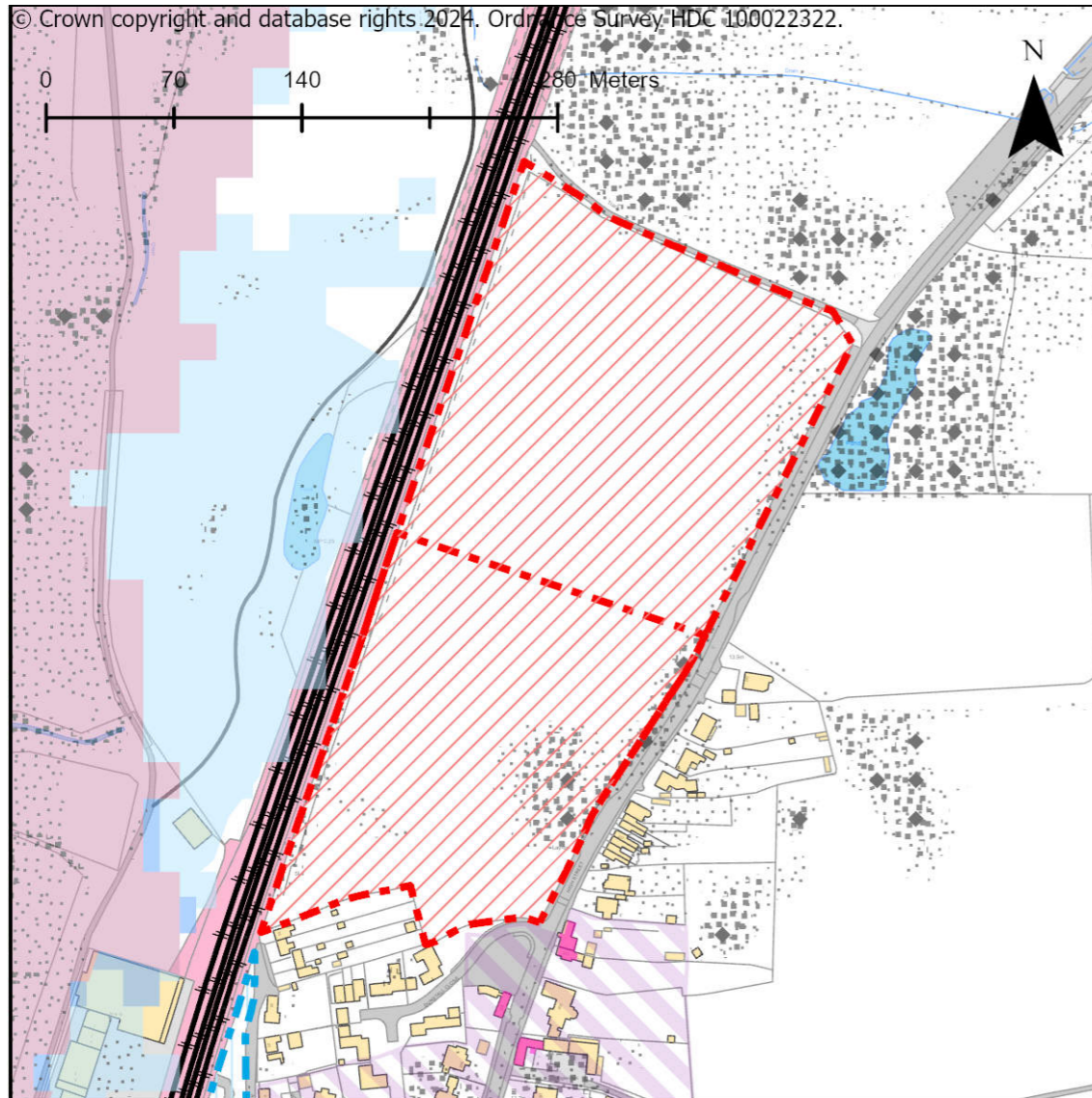
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS: 326
Relevant planning history	None
Land type	Wholly Greenfield Land
Current use of the site	Agricultural Land
Supporting information	Location Plan

	Site summary document
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is not constrained by fluvial flood risk, some surface water flood risk is present but minimal. The site is wholly greenfield grade 3 agricultural land. The land is relatively flat and is open countryside in keeping with the wider area. Impact on the landscape would require mitigation providing a transition to the countryside. The site is bounded to the west by the railway line which can be clearly seen and across the road to the south east sits a ribbon of residential properties. South of the site is residential development which stretches towards the railway line to the west and edged by trees and hedgerow. The eastern edge is edged by low hedgerow with views clearly seen into the site. The site is outside the conservation area which sits to the south. A small portion of the site to the west is part of</p>	~
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<p>the Great Ouse Green Infrastructure Strategic area and also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley), however this is separated by the railway line. The site is of a size that would constitute disproportionate development in comparison to the size of the existing settlement.</p> <p>Access to the site could be via the High Street. Proximity to the railway line could present noise, particulate, light and vibrational pollution issues to residents and would require remediation.</p> <p>Overhead electricity lines are present to the west as a result of the railway line. There are no known gas or oil pipelines and buffer zones within the site. No known nature conservation assets are located within the site, there are no tree preservation orders affecting it. The site is wholly greenfield land and as such offers no opportunity to contribute to regeneration. The site is within a sand and gravel mineral safeguarding area and is not within a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is owned by a family and family control, the development is supported by all landowners. There are no known legal restrictions. The site is available from 2024-2028, build out is expected to take 3 years.</p> <p>The site promoter provides no further information on how the site would be delivered and notes this as 'unknown' however site <i>Offord D'Arcy and Offord Cluny 7</i> (which constitutes a smaller portion of this site) does provide some information on delivery. It is however unclear if the same approach would be taken here.</p>	~
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply are noted as being accessible from site boundary as are digital and telecommunications infrastructure. The site is accessible from the B1043.</p> <p>No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. Mitigation would be required to address particulate and vibrational issues as a result of the railway. The site promoter notes that there have been no historic contaminative uses on the site, concluding that the likelihood of ground contamination is low.</p> <p>The site promoter provides further information noting the need for strategic landscaping, surface water drainage, 10% biodiversity net gain and sensitive design and technology to mitigate any noise arising from the railway, for example triple glazing and non-opening windows in susceptible elevations.</p>	~
<p><b>Deliverability / developability</b></p>	~



There are no known legal or ownership constraints. The sites location within a mineral safeguarding area may limit the possibility of residential uses on site. The site would need to address issues relating to the railway line and landscape impact. The proposed development is contrary to current adopted policy so allocation status would be necessary to support it. The site is categorised as developable. Delivery of the site is noted as unknown at this moment in time, meaning there may be some uncertainty over its deliverability.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is not constrained by fluvial flood risk and surface water flood risk is minimal.
- The site is grade 3 agricultural land and is wholly greenfield.
- The site in its entirety has a strong relationship to the countryside due to its scale. The southern half relates more closely to residential element of the village.
- Landscape impact would be required to transition to the countryside.
- The site could provide a wide range of housing types and tenures.
- The site is close to some local services and facilities and small scale employment opportunities.
- The transport impacts on the village due to increased population would require assessment to ensure safety
- The western edge abuts the East Coast Mainline subjecting this area to light, noise, air and vibrational pollution.
- The site adjoins to a conservation area and is in proximity to listed buildings which could be impacted by the development.
- The scale of development proposed would be disproportionate compared to the existing settlement

In combination the outcomes of the LAA and SA indicate that the site is inappropriate for development as it:

- Would be disproportionate in size compared to the existing settlement increasing the size of the village by over a fifth.
- Would have significant transport impacts on the village
- Would have significant landscape impact

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to landscape, scale and transport impacts.	N/A	N/A

**Updates after the Initial Assessment**

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# Eastern Huntingdonshire Land Availability Assessment

Huntingdonshire District Council | Eastern Huntingdonshire Land Availability Assessment



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## Document Information

**Title:** Eastern Huntingdonshire Land Availability Assessment

**Status:** Draft for Consultation

**Date of approval for consultation:** Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

**Document availability:** Eastern Huntingdonshire Land Availability Assessment can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

**Please note:** This document may be available in alternative formats on request.

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## 1 Eastern Huntingdonshire Area

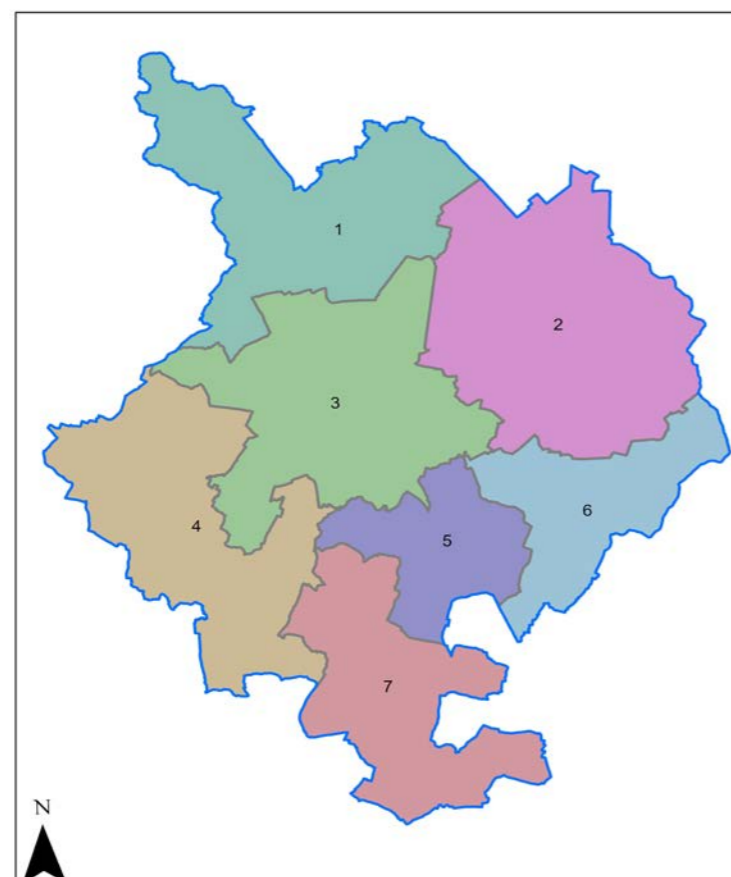
**1.1** To assist in the navigation of site assessments, the district has been divided into several groups. In total, there are seven groups, divided as follows and shown spatially in the below map.

1. **Northern Huntingdonshire** - Stilton, Folksworth & Washingley; Yaxley wards
2. **North Eastern Huntingdonshire** - Ramsey; Somersham; Warboys wards
3. **Northern Central Huntingdonshire** - Alconbury; Sawtry; the Stukeleys wards
4. **Western Huntingdonshire** - Great Staughton; Kimbolton wards
5. **Central Huntingdonshire** - Brampton; Godmanchester & Hemingford Abbots; Huntingdon wards
6. **Eastern Huntingdonshire** - Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needingworth; St Ives wards
7. **Southern Huntingdonshire** - Buckden; Great Paxton; St Neots wards

**1.2** This document sets out the site assessments for the sites located within 'Eastern Huntingdonshire'. This grouping consists of Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needingworth; and St Ives wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- Bluntisham - 5 sites
- Colne - 7 sites
- Earith - 2 sites
- Fenstanton - 4 sites
- Hemingford Grey - 13 sites
- Hilton - 4 sites
- Holywell-cum-Needingworth - 7 sites
- Houghton and Wyton - 5 sites
- St Ives - 7 sites
- Wyton on the Hill - 5 sites

**Map 1.1 Huntingdonshire site assessment groupings**





### 2 Important Notice on Site Status

- 2.1 The National Planning Policy Framework requires local planning authorities to identify the future supply of land that is suitable, available and achievable for development. The purpose of this is to identify sites with potential for development, estimate the amount of development they could provide, assess whether the sites are suitable, available and achievable for particular uses and to identify timescales over which that development could be delivered.
- 2.2 The methodology for this Land Availability Assessment is strongly shaped by national guidance. The approach used for the assessments closely follows that set out in the National Planning Practice Guidance on [Housing and Economic Land Availability Assessment](#). To ensure a fair process is used to assess sites, the policies from Huntingdonshire's Local Plan to 2036 are not taken into account. This is to allow for full exploration of future development strategy options. This approach affects the assessment of a site's suitability which focuses only on the constraints which directly affect it and their ability to be mitigated and does not take account of its location. The sustainability of each site's location will be considered in the Sustainability Appraisal. Outcomes of both the Land Availability Assessment and the Sustainability Appraisal will be used to inform development strategy options.
- 2.3 The Land Availability Assessment (LAA) is an evidence base document that informs preparation of the Local Plan Update. It does not allocate sites to be developed; this is the role of the Local Plan Update. Far more sites with potential for development are identified as appropriate to progress through to a more detailed sustainability appraisal than are expected to be needed for the Local Plan Update. This provides choices over the development strategy that may be followed in the Local Plan Update.
- 2.4 **There will be multiple opportunities for people to provide comments on the sites included in this LAA. There will also be multiple opportunities for people to provide comments on the Sustainability Appraisal and any future development strategy and site allocations put forward through the Local Plan Update.**

#### Status of submitted sites

The inclusion of a site in this LAA does not in any way imply that planning permission would be granted for any form of development on it.

The assessment of suitability is a high level consideration of basic constraints affecting a site and the potential for mitigation to be put in place to overcome them. Suitability does not take into account any policies within Huntingdonshire's Local Plan to 2036 as national guidance does not support use of existing local policies in the assessment.

Sites are assessed using the boundaries submitted by the site promoter. Site boundaries may extend or reduce during consideration for allocation or within any future planning application. The Council's assessment of the capacity of a site to accommodate development is based on standard formulae set out within the Land Availability Assessment Methodology which reflect the nature of the proposed use and the appropriate density in the location. This is to allow for comparison of sites on a consistent basis and may differ from the site promoter's anticipated capacity.

The complexity of constraints affecting a site may vary over time, constraints may be resolved or additional constraints may arise. All of these may affect the potential suitability, achievability and capacity of a site.

#### Relationship with the Sustainability Appraisal and other evidence

Site assessments in the LAA should be read in conjunction with their relevant Sustainability Appraisal to obtain a complete picture of the Council's initial consideration of the site.

Consideration of sites for proposed allocation for development will be supplemented by technical evidence including, but not limited to, that on flood risk, water supply, highway access and capacity, availability of public transport and active travel infrastructure, health, social and community infrastructure capacity and viability.

Outcomes of the Sustainability Appraisal and other relevant evidence will be taken into account alongside the outcomes of the Land Availability Assessment when considering sites for potential allocation.

### 3 How to read the site assessments

- 3.1** This page provides a short guide to the format of the site assessments to help with understanding their purpose. It breaks down each of the key elements of the assessments and explains key definitions and acronyms. The [full methodology](#) is available in a separate document.
- 3.2** Many of the terms used in the assessment are based on definitions and approaches set out in the [National Planning Policy Framework](#). However, as the first version of the Land Availability Assessment is being completed before any Viability Assessment of the sites has been done the definitions of deliverability and developability have been adapted to reflect this. The definition of suitability has also been adapted to only reflect direct constraints and their ability to be mitigated and does not take account of locational issues in terms of the appropriateness for further development of either the individual site or the settlement which it is in or near to.
- 3.3** The document is split into chapters based on parish areas. Each parish (or chapter) contains the assessments for all sites identified to the Council either through the call for sites consultation or through the desktop review of sites.

#### 3.4 Key definitions

- **Availability** - has the site been put forward for development by a willing landowner and is it free from legal constraints that might stop it being developed
- **Achievability** - is there a reasonable prospect that the particular type(s) of development proposed will be developed on the site
- **Capacity** - the amount of development that can be accommodated on a piece of land
- **Deliverability** - is the proposed development suitable, available and achievable and can development start to be delivered within five years
- **Density** - a calculation of the number of dwellings or building floor space divided by the net developable area of land that they occupy
- **Developability** - is there a reasonable prospect of the site being available and achievable at a known time beyond the next 5 years
- **Greenfield land** - a site that has not been previously built on
- **Gross developable area** - the whole site area
- **Net developable area** - the area which will be used for housing, employment, retail and other built development and directly related uses that serve the development
- **Previously developed land** (also referred to as brownfield land) - land which is or was occupied by a permanent structure. It excludes land used for: residential gardens, agricultural or forestry buildings, for minerals extraction or waste disposal. It also excludes land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape or been revegetated
- **Suitability** - can the site be physically developed for the proposed use(s) in terms of constraints affecting the site and the possibility of overcoming them

#### Key acronyms

- **CfS** - Call for Sites
- **Dph** - Dwelling per hectare
- **HA** - hectares
- **LAA** - Land Availability Assessment
- **PDL** - Previously Developed Land
- **SA** - Sustainability Appraisal

### 3 How to read the site assessments

3.5 The assessment of each site consists of several sections, each is detailed below:

**Site details** - includes the site reference and site name, its address, parish(es) that the site is located within and the size of the site in hectares.

**Promoter's intentions** - includes the promoter's stated development uses, capacity and delivery timeframes - this information is taken from the Call for Sites form.

**Core information** - includes the call for site reference number, the type of land the site is and what it is currently used for. It also identifies any relevant planning history and any supporting documentation submitted through the Call for Sites.

**Location plan** - each site will have a location plan which serves to locate the site within its immediate environs and identifies any constraints impacting the site. The colour outline of the site will be based on the uses it has been promoted for. A key (or legend) will be provided at the beginning of each parish chapter so that the constraints can be identified.

**Fundamental constraints** - this is the first step in assessing all sites. It assesses whether the site is affected by any of the key fundamental constraints of being grade 1 agricultural land, being in flood zone 3b, being a local green space, having a nature conservation designation, within a mineral development area or water recycling area, or is under the site threshold (over 0.25ha or large enough for at least 5 homes). If any of these apply to the site then it does not progress to a detailed assessment.

**Assessment of site potential** - if the site passes the fundamental constraints, it will then be assessed in detail looking at the suitability, availability, achievability and deliverability/ developability of the site. It utilises information from the Call for Sites submission as well as an assessment of constraints.

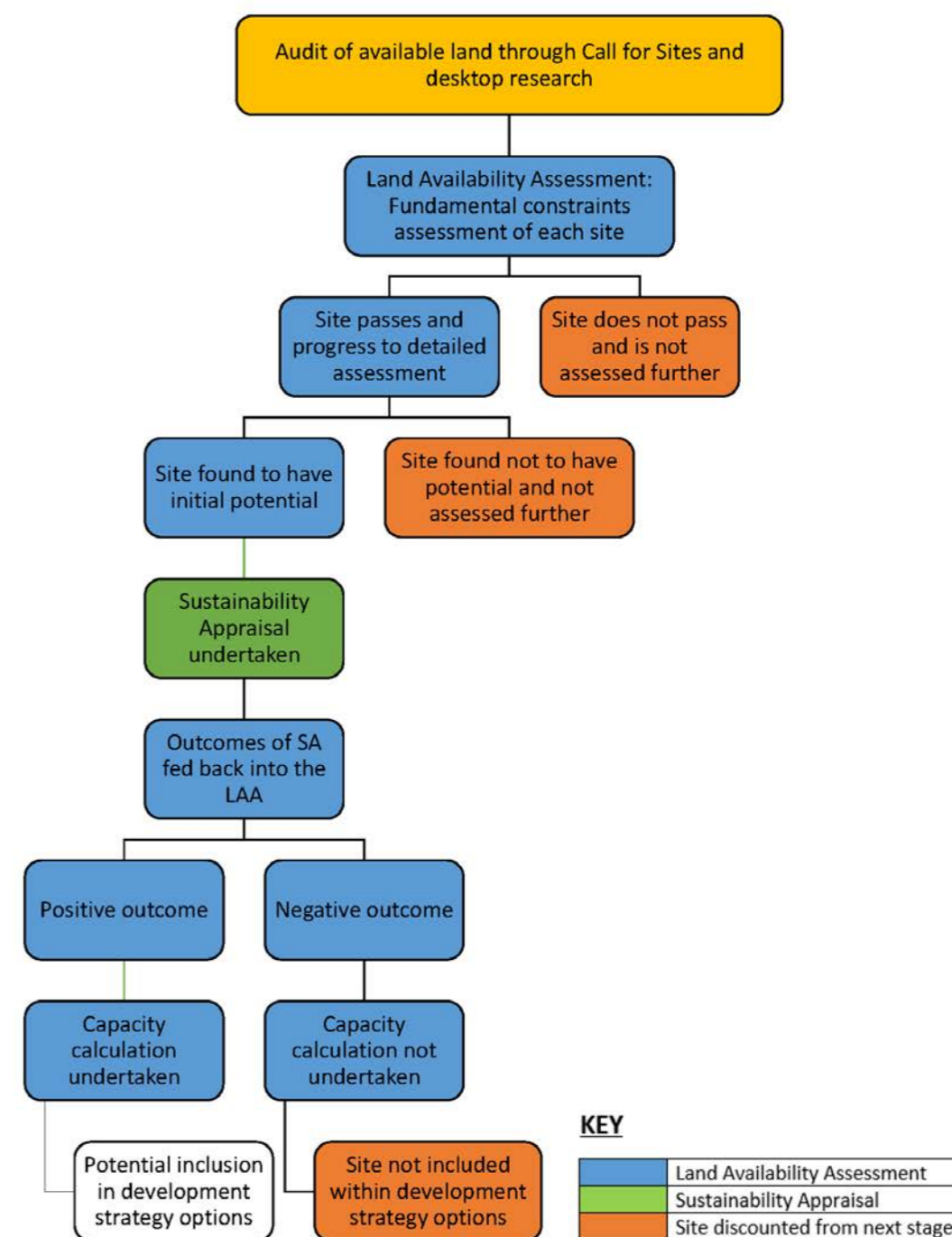
**Progression of site to SA** - this will either be a yes or no. If the site is not progressing to SA a short explanation will be provided. A site that is found to be unsuitable will not progress to SA.

**Impact of SA on assessment** - the site will then be appraised against the sites decision aiding questions set out in the SA scoping report - against each question, the site will acquire a score and a commentary explaining the score. The SA assessment will be presented in the SA but a summary of it will also be provided in the LAA.

**HDC delivery calculations** - taking into account the LAA assessment and the SA of the site, we will calculate an indicative capacity for the site and uses. This will be based on the methodology for net developable areas and density categories provided in the LAA methodology.

**Updates after initial assessment** - this is where any updates since the initial assessment will be included such as revised information from the site promoter or additional information which has become available that may impact the assessment.

### Site Assessment Process

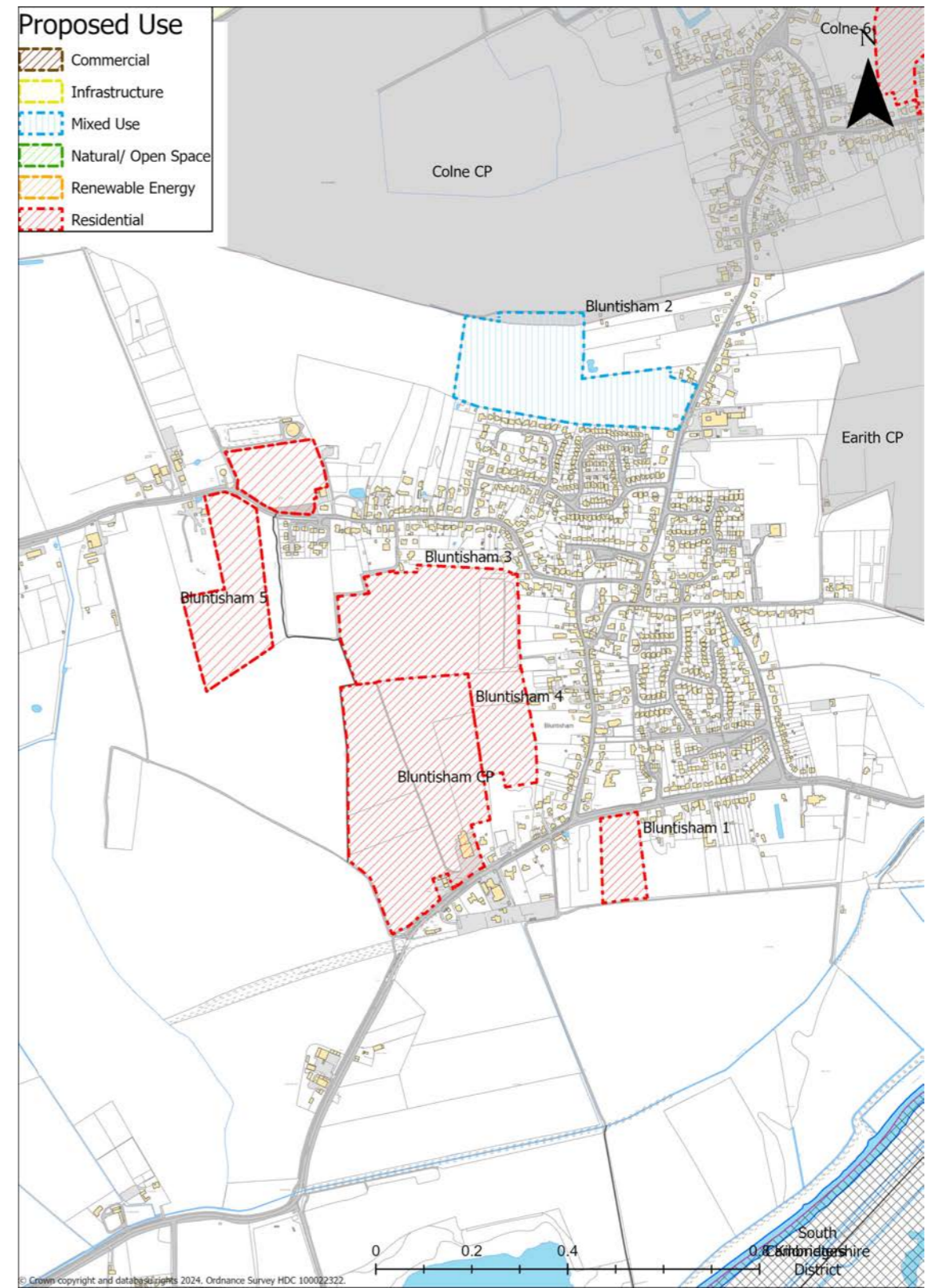




## 1 Bluntisham

1.1 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Bluntisham 1: Land to the South of Rectory Close, Bluntisham
- Bluntisham 2: Land West of Colne Road, Bluntisham
- Bluntisham 3: Land West of Bluntisham
- Bluntisham 4: Land North of Station Road, Bluntisham
- Bluntisham 5: Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham



1.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2



**Bluntisham 1: Land to the South of Rectory Close, Bluntisham**

<b>Site reference</b>	Bluntisham 1
<b>Site name</b>	Land to the South of Rectory Close, Bluntisham

Site address	Parish(es)	Site area (ha)
Land to the south of Rectory Close, Bluntisham	Bluntisham	1.53

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Up to 35 homes	Available 2024 Build out over 1 year

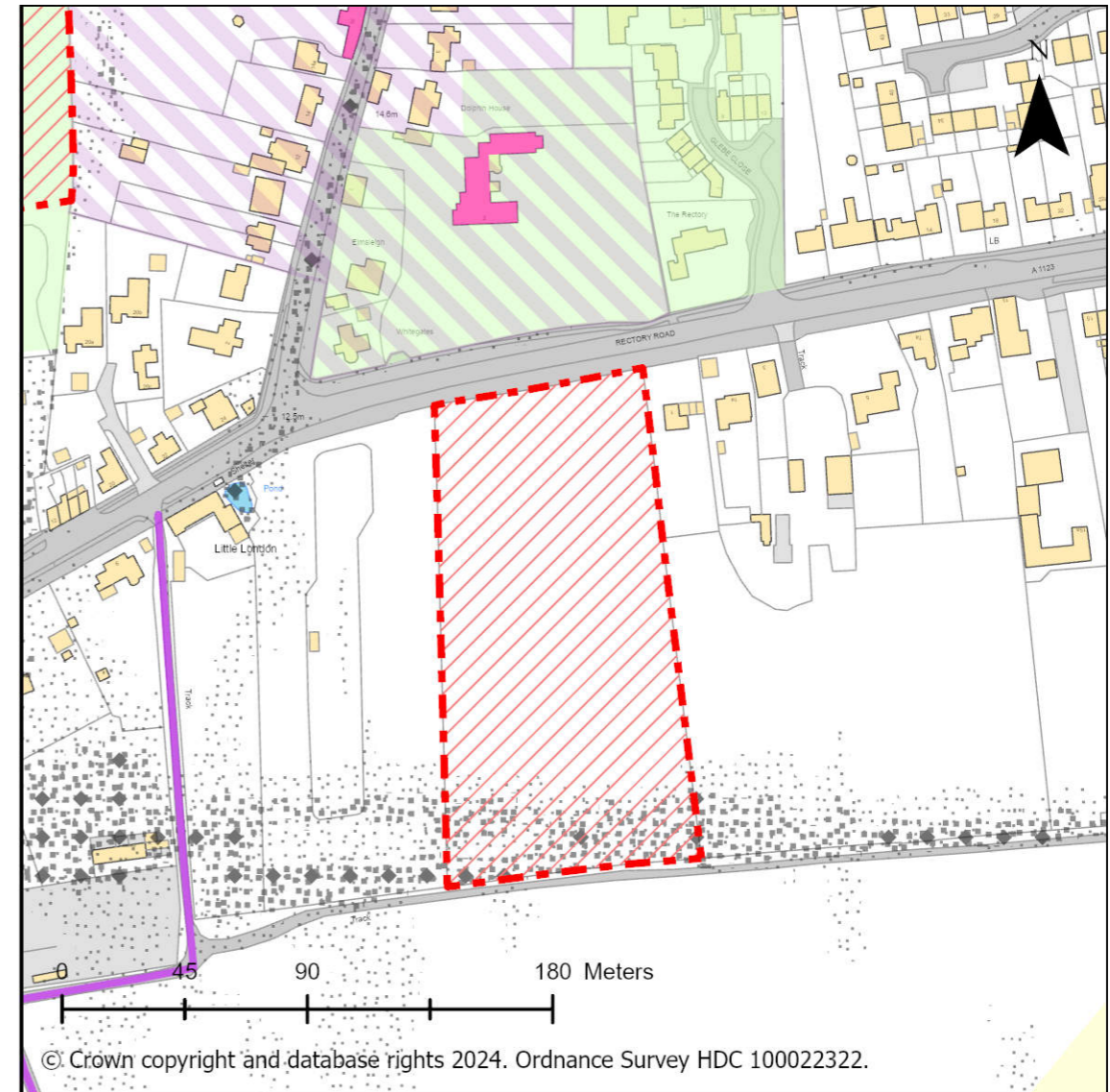
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:167
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

Context, constraints and potential suitability
The site is wholly within flood zone 1 but the southern quarter of the site is constrained by surface water flood risk. The site is wholly classified as grade 3 agricultural land. The site is fairly level but does gently rise up towards Rectory Road. The boundaries of the site are clearly marked out by trees lines, vegetation and hedging and on its southern edge by a



<p>track road. The trees and hedging are most substantial along the site's eastern side with boundary features being more open on its southern and western sides where there are longer range views into and out of the site. There is a low lying hedge on the site's frontage along Rectory Road and a point of access. To the north, east and west the site is surrounded by residential properties, to the south is open countryside.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Electricity cables run along the site's frontage along Rectory Road. There are no nature conservation designations or heritage designations on site although the site is adjacent to a conservation area and the grade II listed building, Bluntisham House. There is an existing access onto Rectory Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and would take one year to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear and the topography of the site is fairly even with a gentle incline up to Rectory Road. There is a known risk from surface water flooding in the southern quarter of the site meaning sustainable drainage will need to be incorporated into any design proposal. Also, the site's generally open nature means that landscaping would be required to reduce landscape impact. Access exists from Rectory Road.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but sustainable drainage and landscape mitigation would be required in any future design proposals to mitigate these constraints. The impact on the setting of the adjacent conservation area and listed Bluntisham House would be also need to be thoroughly considered and mitigated. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site is available now but taking into account the constraints to development and that no planning application has been submitted yet, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land within flood zone 1 but surface water flood risk along the southern boundary</li> <li>• In walking distance to village services and facilities and primary education</li> <li>• Reasonable accessibility to public transport options and employment opportunities</li> <li>• Remote from natural green space</li> <li>• Within 1km of Berry Fen SSSI</li> <li>• Located on the southern edge of the village and could be integrated into the existing place and community</li> <li>• Potential for some impact on heritage assets</li> </ul> <p>In combination, the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Has potential to provide built development of a scale that could be integrated into the existing place and community</li> <li>• Should provide landscaping to minimise the visual impact of development on the countryside to the south</li> <li>• Development should be focused within northern half of the site as in depth development up to the southern boundary would not reflect the character of the area</li> <li>• Would require assessment of the impact on heritage asset.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 1.53ha</p> <p>50% net developable area allowed to enable a frontage only development to avoid areas at risk from surface water flood risk and reflect local character.</p> <p>1.53 ha x 50% = <b>0.77 ha</b></p>	<p>Residential - market and/or affordable homes</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Very low density of 25 dph = 0.77 ha x 25 dph = <b>19 homes</b></p>	<p>Available post 2028 subject to allocation</p> <p>Build out over 1 year</p>

**Updates after the Initial Assessment**

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## Bluntisham 2: Land West of Colne Road, Bluntisham

<b>Site reference</b>	Bluntisham 2
<b>Site name</b>	Land West of Colne Road, Bluntisham

Site address	Parish(es)	Site area (ha)
Land west of Colne Road, Bluntisham	Bluntisham	7.78ha

### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Supporting infrastructure</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> </ul>	90 homes (market and affordable)  Land for school staff car park  Open space and land for Suitable Alternative Natural Greenspace and biodiversity net gain. This is defined as an area of land designated for recreational purposes that is designed to offset pressures on sites that are protected for their habitat value under Conservation of Habitats and Species Regulations 2017.	Available 2024 - 2028  Build out over 2 years

### Core information

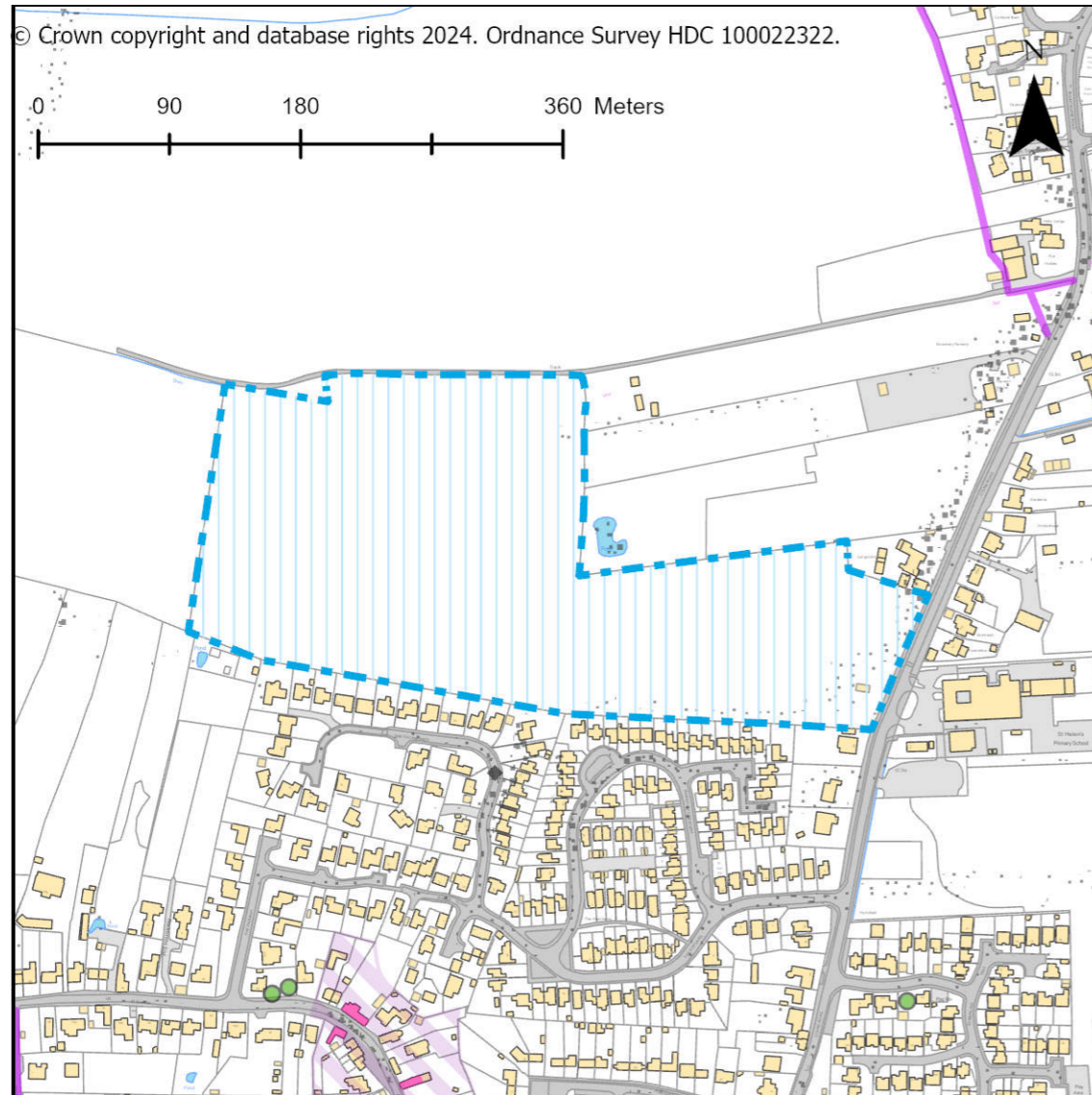
How was the site identified?	Call for Sites 2023 submission: site reference - CfS:248
Relevant planning history	HELAA2036 (December 2017): Land west of Longacres Bluntisham (site reference 157)  Application number: 17/00906/OUT  Proposal: Outline planning application was submitted for 135 dwellings and open space

	Outcome: Withdrawn
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Vision Statement</li> <li>Illustrative Masterplan (drawing number: A_1608 PLI 0 revision: B) (April 2017)</li> <li>Supporting Statement (June 2023)</li> </ul>

### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1, there is recorded risk from surface water flooding along the site's frontage along Colne Road and along the southern edge of the site. The site is wholly classified as grade 2 agricultural land. The topography of the land gently rises away from Colne Road meaning that the western edge of the site is some 10m higher than the eastern edge. The site is bounded by a mature hedgerow on the eastern frontage and mixed hedging and fencing to residential properties along the southern boundary. It is located on the northern edge of Bluntisham but impact on the wider landscape to the north and west is reduced by the landform which slopes down from these boundaries towards Colne Road. To the south and east is residential development and St Helen's</p>	+
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<p>Primary School and to the north and west is open countryside. The illustrative masterplan submitted alongside the call for sites submission shows that it intended to place a Suitable Alternative Natural Greenspace in the north western part of the site which would reduce the impact of development on the wider landscape and provide a softer development edge.</p> <p>This site was previously put forward as an allocation in Huntingdonshire's Local Plan to 2036 (BL 1 West of Longacres). The site was removed through the Local Plan examination process as it was included within the Local Service Centres category. This category was considered not to be required at the time.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. Electricity cables run along the site's Colne Road frontage. There are no nature conservation designations or heritage designations on site. Access should be possible from Colne Road but this would require the removal of some of the hedgerow in order to create an adequate access point.</p> <p>The site is greenfield, so its development would not contribute to reuse of previously developed land or regeneration. Most of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single owner who supports its development and a developer/ housebuilder is involved with bringing the site forward. There are no known legal restrictions impacting the site. It is intended to deliver the site via a housebuilder. The promoter suggests the land will be available between 2024 and 2028 and would take two years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There are no buildings on site to clear but part of the mature hedgerow would need to be cleared to create an access off Colne Road. There is a known risk from surface water flooding on site and it's location on the northern edge of the village will require sensitive incorporation of mitigation measures. The illustrative masterplan submitted alongside the call for site submission shows that it intended to place a Suitable Alternative Natural Greenspace in the north western part of the site which could also reduce the impact of development on the wider landscape and provide a softer development edge. The masterplan also shows that development is proposed at a very low density to allow for a substantial amount of greenspace to be incorporated within proposals as well as the proposed car park.</p>	+
<p><b>Deliverability / developability</b></p>	~

There are no existing structures to clear but sustainable drainage and landscape mitigation would be required in any future design proposals to mitigate these constraints. The site promoter does not appear to seek an allocation status for the site but intends to deliver the site via a housebuilder. The site promoter states the site will be available between 2024 and 2028. There have been previous attempts to bring forward this site and a vision document and illustrative masterplan have been submitted as part of the call for sites submission. The submission also outlines the various technical studies and assessments that were prepared in 2017 for the site which will need to be updated. Taking into account the stated availability of the site and that the site is not currently subject to a planning application, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land classified as grade 2 agricultural land
- Is within flood zone 1 but there is surface water flood risk along the southern boundary and along Colne Road
- In walking distance to village services and facilities and primary education
- Reasonable accessibility to public transport options and employment opportunities
- Good accessibility to natural green space
- Within 1km of Berry Fen SSSI
- Located on the northern edge of the village adjacent to the primary school and could be integrated into the existing place and community

In combination, the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Should provide landscaping to minimise the visual impact of development on the countryside to the north and west
- Would require assessment on recreational impact on nearby SSSI

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 7.78 ha  Excluding approximately 3ha of the site for the SANG and 0.2ha for car parking leaves 4.58ha. Of this, 75% net developable area is allowed to incorporate SUDs and landscaping throughout the development and paths to connect and integrate development with the SANG.  4.58 ha x 75% = <b>3.44 ha</b>	Residential - market and/or affordable homes  Very low density of 25 dph anticipated due to the edge of village location.  Very low density of 25 dph = 3.44 ha x 25 dph = <b>86 homes</b>	Available post 2028 subject to allocation  Build out over 2 years

**Updates after the Initial Assessment**

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**Bluntisham 3: Land West of Bluntisham**

<b>Site reference</b>	Bluntisham 3
<b>Site name</b>	Land West of Bluntisham, Bluntisham

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land West of Bluntisham, Bluntisham	Bluntisham	12.19

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing Open space uses: Natural, green or open spaces Biodiversity net gain opportunities Land to safeguard against flooding	Up to 250 market and affordable houses  3ha of biodiversity net gain/ open space/ surface water attenuation	Available 2024 - 2028  Build out over 3 to 5 years

**Core information**

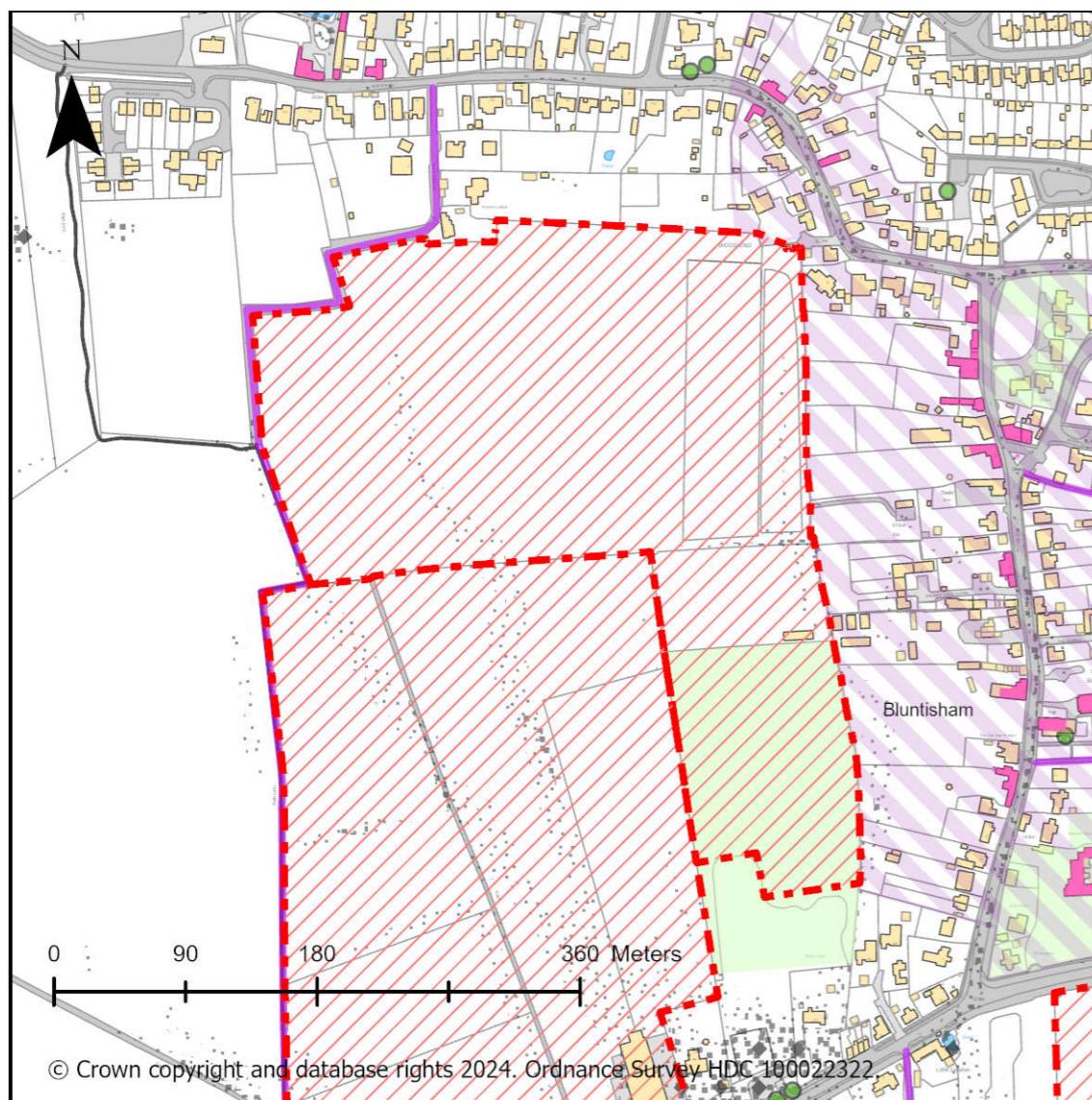
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:328
Relevant planning history	None relevant within the site  Land immediately to the south of the site:  Application number: 17/01015/OUT  Proposed development: Proposed residential and commercial development (up to 26 dwellings and 4 commercial units)  Outcome: Permission  Application number: 21/02690/REM

	Proposal: Details of access, appearance, landscaping, layout and scale in respect of the residential element only of the approved scheme  Outcome: Approved
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Site Plan as Proposed (drawing number: 23_068_SK001_A) (June 2023)</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1, there is some recorded risk from surface water flooding within the eastern side of the site. The site is wholly classified as grade 2 agricultural land. The land gently rises with the northern edge of the site being some 10-15m higher than the southernmost edge. The boundaries to the site are clearly marked out by field lines and some trees and vegetation. The southernmost part of the site has a tree preservation order protection on it which is a clear development constraint. Along the site's western and northern edges are public rights of way, development would therefore impact views from public vantage points and require integration with the public right of way. The site adjoins residential development on its northern and eastern edges with orchard land</p>	~
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<p>and the countryside to the west and south. The site is located on the western edge of Bluntisham and extends into the countryside, it is therefore located in a very sensitive location, landscape mitigation would be required.</p> <p>A small portion of southern most extent of the site was previously put forward as an allocation in Huntingdonshire's Local Plan to 2036 (BL2 North of Station Road). The site was removed through the Local Plan examination process as it was included within the Local Service Centres category. This category was considered not to be required at the time.</p> <p>There is no known contamination on site and no oil or gas pipelines running through the site. There are no nature conservation designations or heritage designations on site. The site adjoins a conservation area on its eastern edge and is also adjacent to the back gardens of several listed buildings. As such, development could impact on the setting of various heritage assets, which would require further assessment. The proposed site plans submitted alongside the call for sites submission show that the site promoter's intention is to provide an access to the site via the permitted development on land immediately adjoining the southernmost point of this site (approved under 21/02690/REM) and where a tree preservation order designation is, additional points of access are proposed from Nobles Lane and Meridian Close. These all run through existing residential developments, therefore they will have to be assessed to determine whether these can provide sufficient points of access for the scale of development proposed.</p> <p>The site is greenfield, so its development would not contribute to reuse of previously developed land or regeneration. The site is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by multiple owners who all support its development. The site promoter has stated that they are unsure if there are any legal restrictions impacting the site. It is intended to deliver the site via a housebuilder. They state that the land will be available between 2024 and 2028 and would take three to five years to complete.</p>	~
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear but development may result in the loss of protected trees. There is a known risk from surface water flooding and its location on the western edge of the village may impact the setting of heritage assets. As such substantial mitigation would be required in the design of any scheme.</p>	~

<p>Access to the site is a significant constraint to the achievability of the site. The site submission proposes potential access points from a permitted development on land immediately adjoining the southernmost point of this site. This would require removal of trees within a preservation area and therefore be a fundamental constraint to development, impacting also the ecology and biodiversity of the area. Additional points of access are proposed from Nobles Lane and Meridian Close. The former is a narrow lane running between residential properties, with the potential to cause amenity impact on local residents due to the increase in traffic movements from a development of such a scale. Access from Meridian Close would require the construction of access routes outside the boundary plan of the site, which may present issues relating to ransom strips and would again see substantial traffic through a small residential development.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but flooding, trees, landscape and heritage mitigation would be required in any future design proposals to mitigate these constraints. It is unclear whether an allocation status is sought at this time as the site promoter states the site will be available between 2024 and 2028 and a housebuilder is involved. As the site is not proposed as a rural exceptions scheme, the proposed development is contrary to current adopted planning policy so allocation status would be required. Coupled with the fact that the site has substantial constraints to overcome, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land classified as grade 2 agricultural land</li> <li>• Is within flood zone 1 but there is surface water flood risk along the eastern part of the site</li> <li>• In walking distance to village services and facilities and primary education</li> <li>• Reasonable accessibility to public transport options and employment opportunities</li> <li>• Within 1km of Berry Fen SSSI</li> <li>• TPO protected trees in the southern part of the site</li> <li>• Located on the western edge of the village adjacent several designated heritage assets</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that :</p>
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- The site has significant constraints to development which prevent it from being effectively masterplanned to become part of the existing community.
- Access from the south would require removal of trees within a TPO area.
- Access proposed from Nobles Lane and Meridian Close are narrow roads running between residential properties. These have the potential to cause amenity impact on local residents due to the increase in traffic movements from a development of such a scale.
- Access from Meridian Close presents a current constraint with the potential for ransom strips.
- Two access points one from Meridian Close and the other from a permitted development site to the south are reliant on adjoining site cooperation.
- The site has the potential to impact the conservation area and heritage assets.
- Would require strategic landscaping and integration of public right of way

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>The site is considered inappropriate for development, due to access, heritage and landscape issues so no capacity calculation has been undertaken.</p>	<p>N/A</p>	<p>N/A</p>

**Updates after the Initial Assessment**

<p> </p>
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## Bluntisham 4: Land North of Station Road, Bluntisham

<b>Site reference</b>	Bluntisham 4
<b>Site name</b>	Land North of Station Road, Bluntisham

Site address	Parish(es)	Site area (ha)
Land North of Station Road, Bluntisham	Bluntisham	12.47

### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	160 homes	Available 2023 Build out over 3 years

### Core information

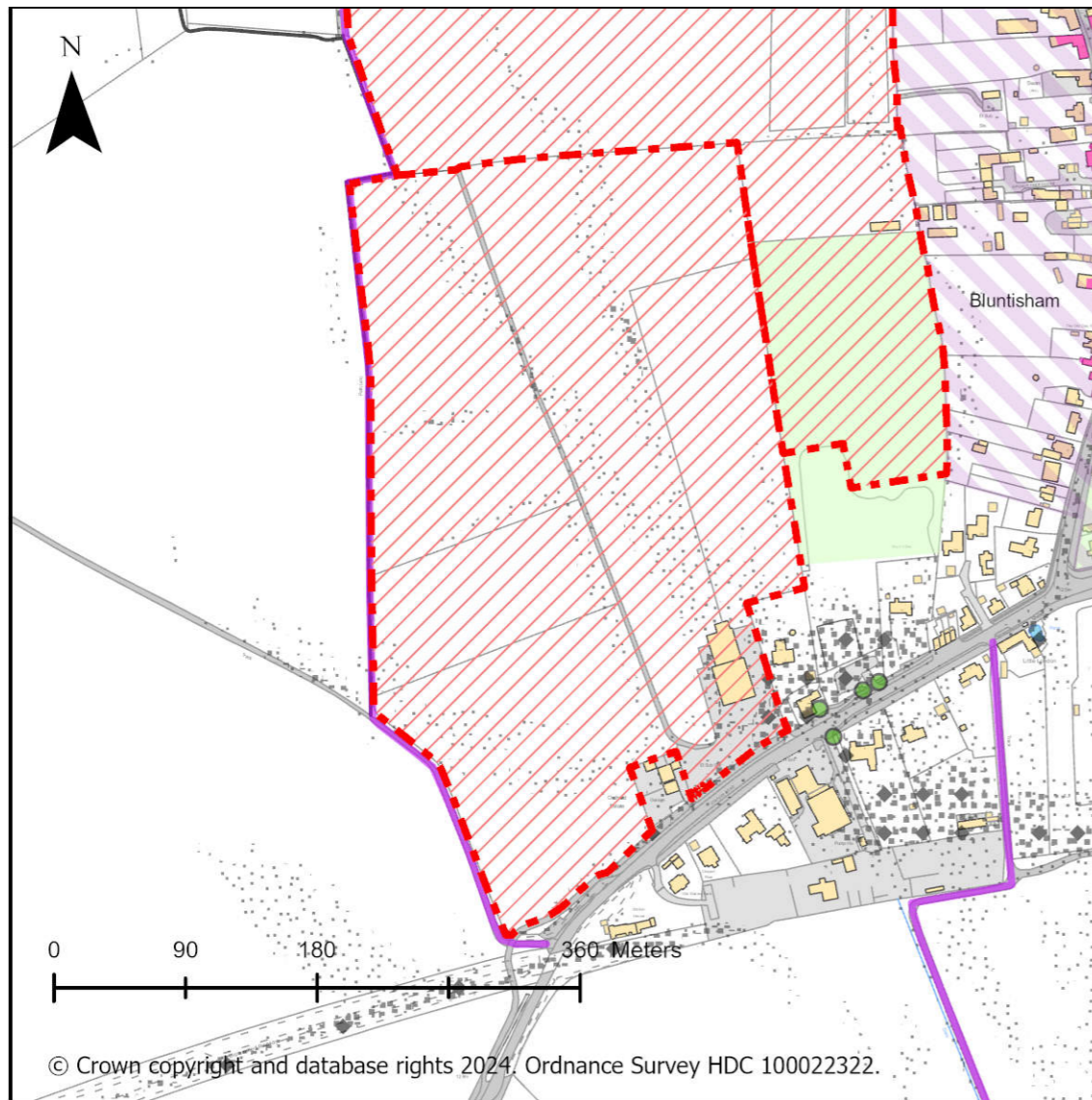
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:230
Relevant planning history	HELAA (December 2017): North of Orchard Estates, Station Road Bluntisham (180)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Vision Document (June 2023)</li> <li>Landscape Summary Report (September 2022)</li> <li>Preliminary Ecological Appraisal - Survey Report (September 2022)</li> <li>Biodiversity Impact Assessment (October 2022)</li> <li>Preliminary Arboricultural Implications Assessment (May 2023)</li> </ul>

### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1 but it is heavily constrained by surface water flood risk. The majority of the site is classified as grade 2 agricultural land with only a small portion of the site's frontage being grade 3. The site is situated to the north of Station Road (A1123) and is located on the western edge of the village extending into the countryside. Large parts of the site consist of commercial orchards, but a small portion of the site is hardstanding associated with agricultural buildings. The site is situated within the Central Claylands, extensive apple and plum orchards formerly dominated much of the eastern part of the area around Somersham and Bluntisham, meaning the remaining orchards</p>	~
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represent a significant value in terms of the history of these settlements and their identity. The Landscape Townscape Assessment SPD 2022 noted that the retention, revitalisation and protection of these orchards are of importance to the character of these areas.

The topography of the site gently rises from Station Road. Although there is boundary hedging to the west, south and east there are long distance views from the northern boundary. Additionally, a public right of way runs along the site's western edge meaning there are views across the site from a public vantage point, integration of this with the site would be required. To the north and west of the site is open countryside, with an area of TPO protected trees situated to the east of the site. An auto centre sits just outside the southern boundary, the integration of which would require consideration.

There is no known contamination on site but this will require further investigation as the site has been in use as an orchard for many years which means there could be land contamination from agricultural pesticides. The A1123 adjoins the southern edge of the site and noise could be a minor issue. There are no nature conservation designations or heritage assets on site. Access to the site could be achieved from Station Road, however engagement with Cambridgeshire County Council would be required to ascertain if this is appropriate and whether safe access for the scale of development proposed could be achieved.

The site is mostly greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.

**Availability**

The site is owned by a single family who supports its development. An option agreement was due to be signed when the call for sites submission was made and a housebuilder is involved with the site. There are no known legal restrictions impacting the site. It is intended to deliver the site via a housebuilder. The site promoter states that the land is available now and that there are no issues to resolve before the site is available for development. They consider that it would take three years to complete.

**Achievability**

The site promoter has identified that all access and services are accessible from the site boundary. There are agricultural buildings on site to clear and some hardstanding would need to be removed. There is a known risk from surface water flooding which will require substantial amounts of sustainable drainage across the site. Additionally, the site is heavily constrained by its sensitive location and potential impact on the countryside and character of the area if orchards were to be removed. As such substantial landscape mitigation would be required in the design of any scheme. Access could be achieved from Station Road but the achievability of this access for the scale of development will require further assessment.

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<p><b>Deliverability / developability</b></p> <p>There are large agricultural structures to clear and flooding, trees and landscape mitigation would be required in any future design proposals to mitigate these constraints. The site promoter has submitted several technical studies in support of their site submission relating to landscape and ecology. It is unclear whether an allocation status is sought at this time as the site promoter states the site is available now and a housebuilder is involved. As the site is not proposed as a rural exceptions scheme, the proposed development is contrary to current adopted planning policy so allocation status would be required. Coupled with the fact that the site has substantial constraints to overcome, the site is categorised as developable.</p>		
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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land, mostly classified as grade 2 agricultural land with some grade 3 along the site's frontage</li> <li>• Is within flood zone 1 but heavily constrained by surface water flood risk</li> <li>• In walking distance to village services and facilities and primary education</li> <li>• Reasonable accessibility to public transport options and employment opportunities</li> <li>• Remote from natural green space</li> <li>• Within 1km of Berry Fen SSSI</li> <li>• Somewhat detached from the main built form of Bluntisham being located to the west of the village</li> <li>• Large parts of the site consist of commercial orchards.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for built development as it would extend the village significantly into the countryside altering the landscape and character of the village and surrounding countryside</li> <li>• Could fundamentally impact the history, character and identity of the settlement through the removal of orchards</li> <li>• May present contamination issues.</li> <li>• Would require integration of autocentre.</li> <li>• May cause safety issues in relation to access to and from the site due to the proposed scale of development and would require further assessment.</li> </ul>	
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development, due to impact on the character and identity of the area and access issues so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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**Bluntisham 5: Land to the North and South of Bluntisham Heath Road/Wood End, Bluntisham**

<b>Site reference</b>	Bluntisham 5
<b>Site name</b>	Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham

Site address	Parish(es)	Site area (ha)
Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham	Bluntisham	7.13

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	100 homes	Available 2023 Build out over 2 years

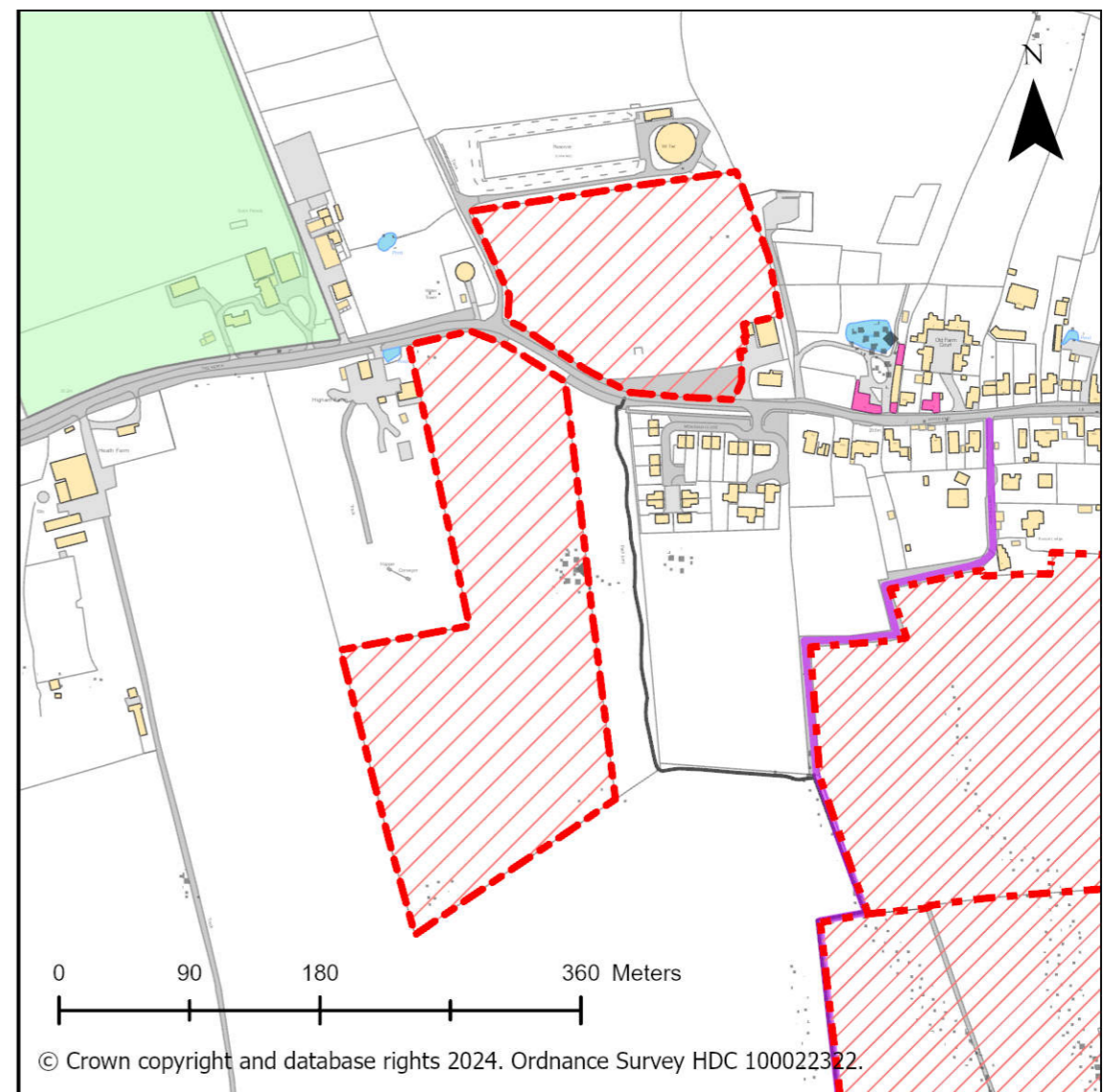
**Core information**

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2411
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site consists of two parcels of land, one north of Wood End and the other south of Wood End to the west of Bluntisham.</p> <p>The site is wholly within flood zone 1 with some minimal surface water flood risk. It is also wholly classified as grade 2 agricultural land. The northern parcel is broadly level and consists of orchard land. Orchard land is becoming increasingly scarce across the district and is a key characteristic of the landscape of this part of the district. There are minimal amounts of vegetation along its boundaries so the site is open, it is most dense along its eastern edge. It also adjoins a residential property on its south eastern corner. The southern parcel gently slopes southwards with the site levels sloping some 6m from its frontage to its southern most edge. There is a dense tree belt along the eastern edge of the southern parcel, there is minimal vegetation along its other boundaries with its northern edge having no vegetation meaning there are long distance views into and across the site from Bluntisham Heath Road/Wood End so development could have a prominent impact on the landscape. To the west is Higham Farm and to the east is Meridian Close, to the south and south west is the open countryside.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site although electricity powerlines are located long the frontage of both parcels along Bluntisham Heath Road/ Wood End. There is also a water tank and covered reservoir immediately to the north of the northern parcel and another water tower on its western edge. There are no heritage assets and no nature conservation designations on site. The northern parcel's south eastern corner is adjacent to a list building (59 Wood End) which is grade II listed. Access to both parcels can be achieved from Bluntisham Heath Road/ Wood End.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a single company who who supports its development. The site has been optioned and a housebuilder is involved with the site. There are no known legal restrictions affecting the site. The site promoter states that it their intention to deliver the site directly by a master developer and that the suggest that the land is available now and could take 2 years to build out.</p>	+
<p><b>Achievability</b></p>	~

<p>The site promoter has identified that all main services are accessible from the site boundary. The site comprises two parcels of land, the northern being orchard land. There are electricity cables running both the frontages of each parcel and landscaping constraints to overcome. The impact of any development will need to be sensitive to the countryside. There are no buildings on site so no clearance work would be required, however development on the northern parcel would see the loss of an orchard which would impact the landscape character of the area.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the impact but both parcels are sensitively located to the west of Bluntisham extending into the countryside. The site promoter does not appear to seek an allocation and intends to deliver the site via a master developer. As the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● The site is wholly greenfield land consisting of grade 2 agricultural land</li> <li>● The northern parcel is orchard land, an increasingly scarce landscape feature across the district</li> <li>● Is within flood zone 1 with minimal surface water flood risk</li> <li>● Has limited accessibility to employment opportunities, primary education and services and facilities</li> <li>● There is no footpath along the site frontage, the closest is some 150m from the site making integration more challenging</li> <li>● Is not accessible to natural greenspace</li> <li>● Development of the whole site would be out of character due to its location in relation to the existing village</li> <li>● Very low potential to integrate built development into the existing community so it would not support sustainable place-making</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- Is inappropriate for built development due to its limitations in successfully integrating development with the existing place and community and impact on the character of Bluntisham as well as the further erosion of orchard land

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to low potential for integration with the village.	N/A	N/A

**Updates after the Initial Assessment**

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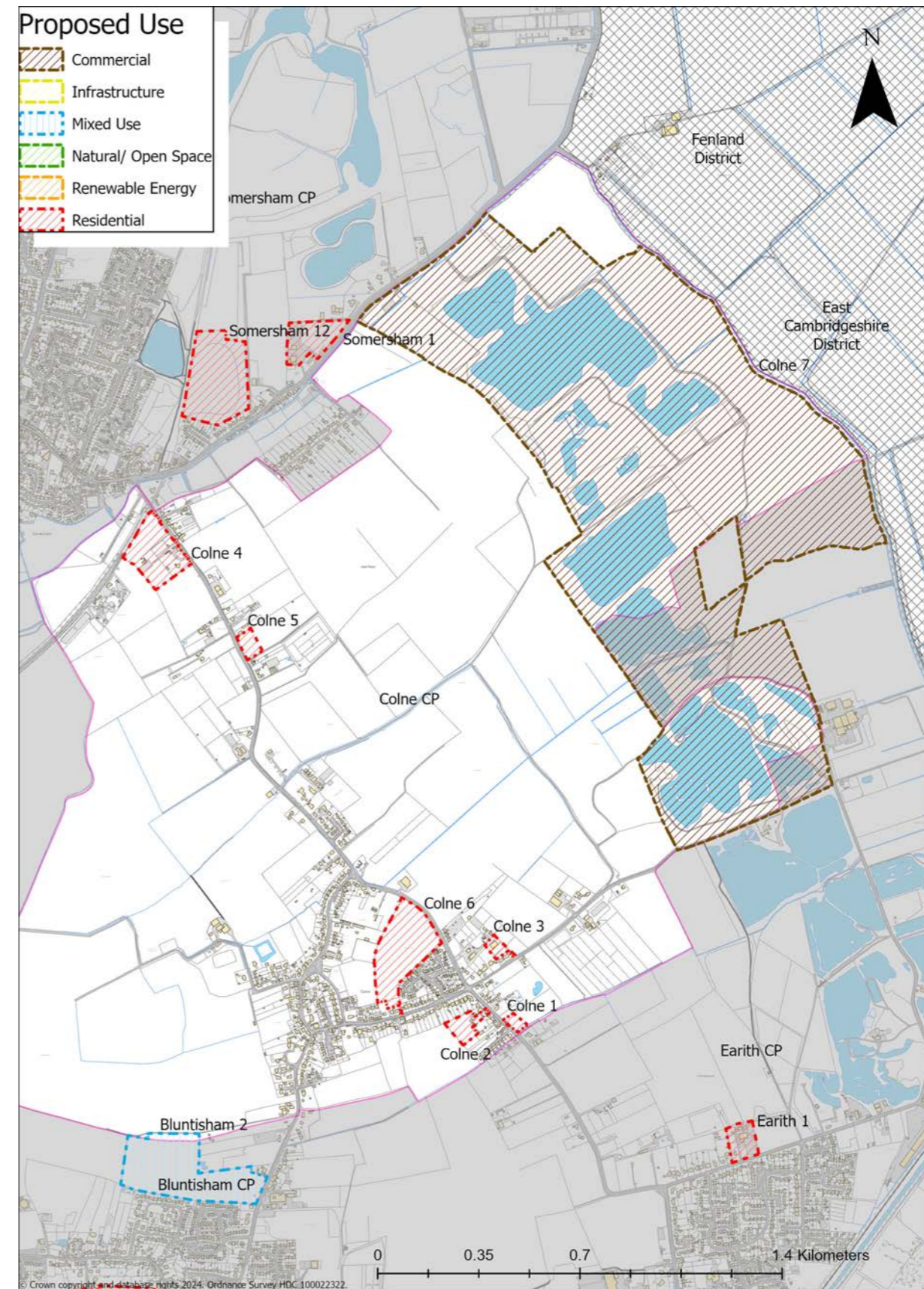




## 2 Colne

2.1 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Colne 1: Land North of The Meadows, Earith Road, Colne
- Colne 2: Land at Ramadie, Earith Road, Colne
- Colne 3: Land North West of Holme Fen Drove, Colne
- Colne 4: Land at Cranbrook Plants, Colne Road, Somersham (Colne)
- Colne 5: Land at Colne Road, Somersham (Colne)
- Colne 6: Land West of the B1050, Earith Road, Colne
- Colne 7: Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne) - this site partially falls within Earith parish. As the majority of the site falls within Colne parish, the site has been assessed here instead.



2.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

<h3>Legend</h3> <ul style="list-style-type: none"> <li>Commercial sites</li> <li>Infrastructure sites</li> <li>Mixed Use sites</li> <li>Natural/ Open Space sites</li> <li>Renewable Energy sites</li> <li>Residential sites</li> </ul>		<h3>Hazards and Infrastructure</h3> <ul style="list-style-type: none"> <li>Air Quality Management Area</li> <li>Contaminated Land</li> <li>Overhead Line Towers</li> <li>Overhead Line Routes</li> <li>Gas Pipeline</li> <li>Gas Pipeline Buffer</li> <li>Pipeline (Oil)</li> <li>Pipeline (Oil) Buffer</li> <li>A428 Notification Area</li> </ul>	
<h3>Policy</h3> <ul style="list-style-type: none"> <li>Local Green Spaces</li> <li>Common Land</li> <li>Registered Village Greens</li> <li>Great Fen Project Area</li> <li>Great Fen Landscape &amp; Visual Setting</li> </ul>		<h3>Nature</h3> <ul style="list-style-type: none"> <li>Tree Presevation Order Points</li> <li>County Wildlife Lines</li> <li>Bridleway</li> <li>Byway</li> <li>Footpath</li> <li>Restricted Byway</li> <li>Ancient Woodland</li> <li>Special Area of Conservation (SAC)</li> <li>Cambs Wildlife Sites Rivers</li> <li>Cambs Wildlife Sites Areas</li> <li>Special Protection Area</li> <li>National Nature Reserve (NNR)</li> <li>Site of Special Scientific Interest (SSSI)</li> <li>Ramsar</li> <li>Tree Preservation Order Areas</li> </ul>	
<h3>Minerals and Waste</h3> <ul style="list-style-type: none"> <li>MAA - Mineral Allocation Area</li> <li>MDA - Mineral Development Area</li> <li>WMA - Waste Management Area</li> <li>TIA - Transport Infrastructure Area</li> <li>WRA - Water Recycling Area</li> <li>MAA_MDA_WMA_TIA consultation areas</li> <li>WRA consultation area</li> </ul>			
<h3>Heritage</h3> <ul style="list-style-type: none"> <li>Listed Buildings</li> <li>Scheduled Monuments</li> <li>Conservation Areas</li> <li>Registered Parks &amp; Gardens</li> </ul>			
<h3>2023 SFRA</h3> <ul style="list-style-type: none"> <li>RoFSW_Extent_1in30_HDC</li> <li>RoFSW_Extent_1in100_HDC</li> <li>RoFSW_Extent_1in1000_HDC</li> </ul>		<ul style="list-style-type: none"> <li>Flood Zone 3b</li> <li>Flood Zone 3a</li> <li>Flood Zone 2</li> </ul>	



**Colne 1: Land North of The Meadows, Earith Road, Colne**

<b>Site reference</b>	Colne 1
<b>Site name</b>	Land North of The Meadows, Earith Road, Colne

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land north of The Meadows, Earith Road, Colne	Colne	0.26

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing Self and custom build housing	5 market and/or affordable homes or 5 self and custom build plots	Available 2024 - 2028 Build out over 1 - 2 years

**Core information**

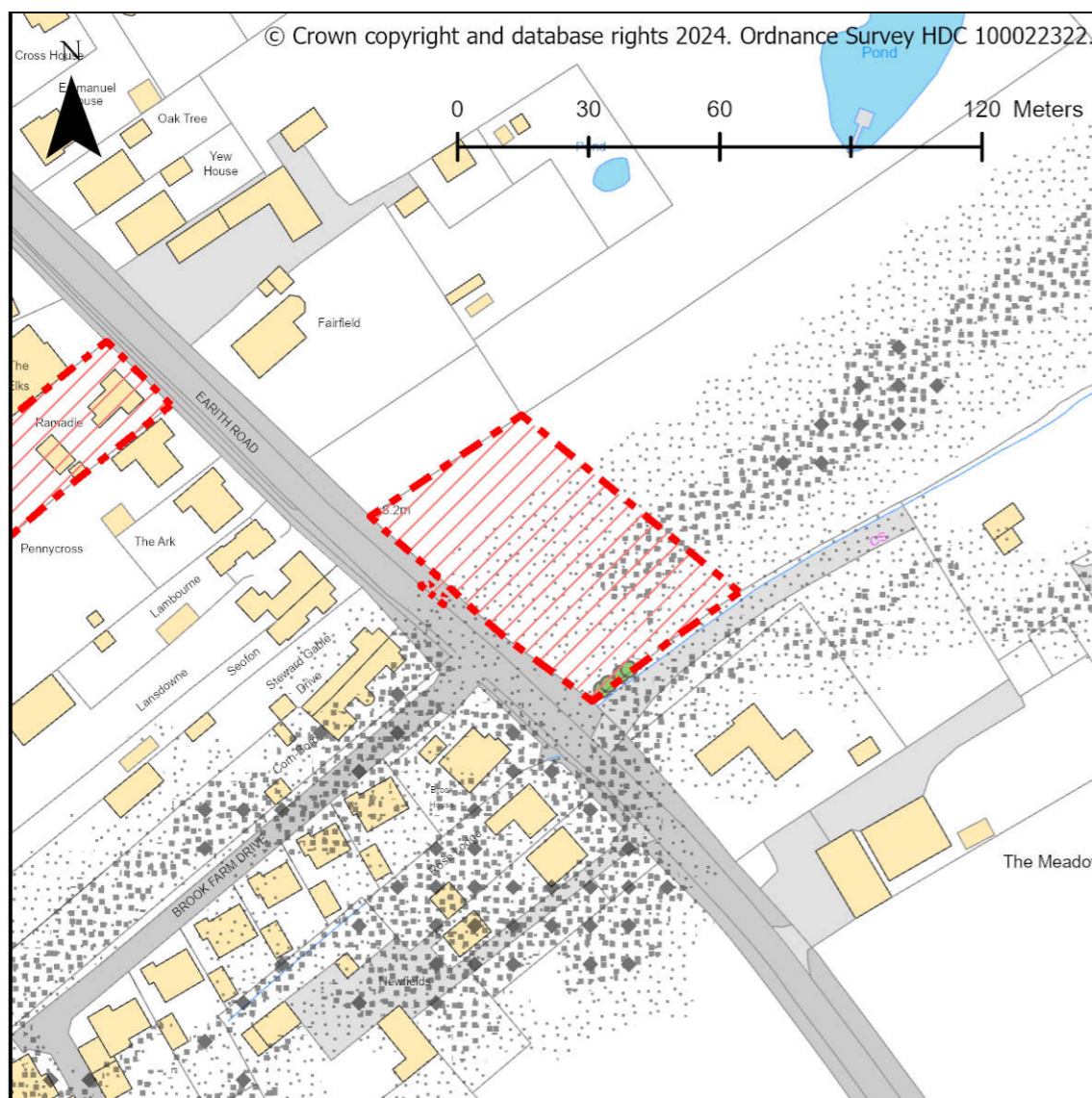
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:97
Relevant planning history	Application number: 21/01222/OUT  Proposed development: the erection of up to 4 self- and custom-build dwellinghouses  Outcome: Refused
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Schematic Block Plan (drawing number: 2023.31.101) (June 2023)</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass



Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1 but most of the site is at risk from surface water flooding. The site is wholly grade 2 agricultural land previously planted out as an orchard. Orchard land is becoming increasingly scarce across the district and is a key characteristic of the landscape of this part of the district. In their submission, the site promoter states</p>	~
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<p>that the site is 'formerly an orchard, the trees have since been grubbed up and the site lies unused.' The topography of the site is broadly level. Its frontage to Earith Road consists of established trees and hedgerows which obscure views of the site from the road. There are some individual trees on the southern boundary of the site protected by Tree Preservation Order. To the north, west and south of the site adjoins residential development whilst the eastern boundary is contiguous with the remaining elements of the orchard use which leads into the open countryside beyond. The site is situated within the Fen Margin, the key characteristics of which include "generally well vegetated, with deciduous woodland, hedgerow trees and orchards, particularly around the village of Colne", meaning the remaining orchards represent a significant value in terms of the history of the settlements and its identity. The Landscape Townscape Assessment SPD 2022 noted that the establishment or reinstatement of these orchards are of importance to the character of these areas.</p> <p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however electricity powerlines located along the site's frontage with Earith Road. There are no nature conservation designations or heritage assets within the site. The schematic block plan submitted shows a single access to all dwellings is intended from Earith Road.</p> <p>The site is greenfield, so its development would not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take one to two years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all services and access are accessible from the site boundary. There are no structures on site to clear, the site is broadly level but orchard land is becoming increasingly scarce and the site is highly constrained from surface water flood risk. There are TPO protected trees in the southern corner of the site. There are electricity poles located along the site's frontage with Colne Road. The site could be accessed from Earith Road.</p>	~
<p><b>Deliverability / developability</b></p>	~

The site is greenfield, the loss of orchard land is a constraint as is the surface water flood risk and potential landscape impact of development. The site promoter intends to acquire planning permission and then sell the site to a third party for development, it does not appear that an allocation status is sought. The site has a recent planning refusal for self and custom build housing, as it is not intended to bring forward a rural exceptions scheme on site, the site is still contrary to policy so an allocation status would be required for successful development. Also, the site promoter states the site will be available between 2024 and 2028. The site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land classified as grade 2 agricultural land
- Is within flood zone 1 but almost all of the site is at risk from surface water flooding
- In walking distance to village services and facilities but primary education and shops are located in the nearby village of Earith
- Reasonable accessibility to public transport options and employment opportunities
- Remote from natural green space
- Contains former orchard land which is a key characteristic of the local landscape, development would further erode this landscape character.
- Is less than 1 ha in size

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to its potential impact on losing valuable landscape characteristics and risk from surface water flooding

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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**Colne 2: Land at Ramadie, Earith Road, Colne**

<b>Site reference</b>	Colne 2
<b>Site name</b>	Land at Ramadie, Earith Road, Colne

Site address	Parish(es)	Site area (ha)
Land at Ramadie, Earith Road, Colne	Colne	0.85

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	12 homes	Available 2023 Built out over 1 - 2 years

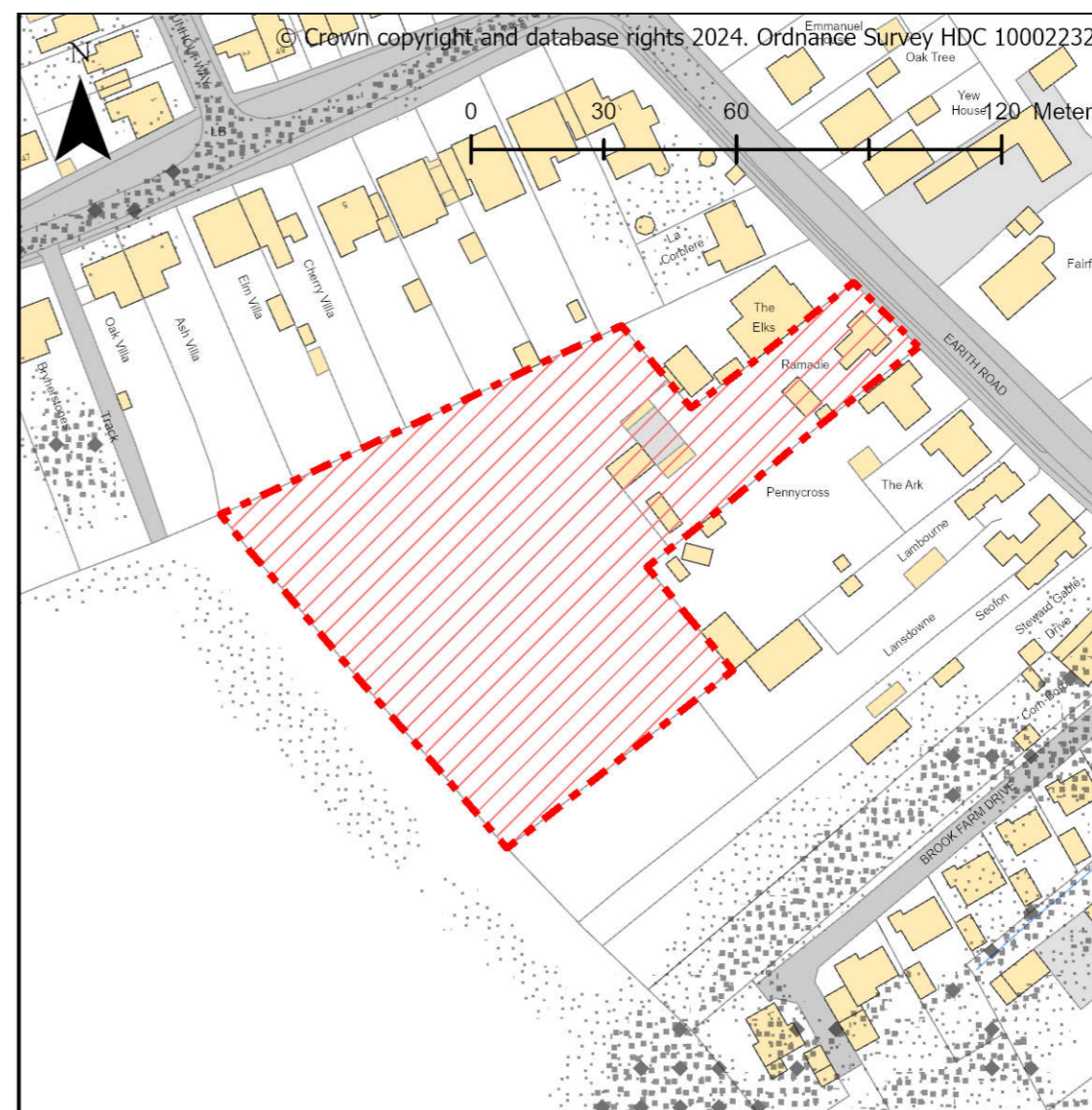
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:75
Relevant planning history	Application number: 23/00717/PIP Proposed development: Demolition of former piggery and storage barn and the construction of three dwellings. Outcome: Refused
Land type	Partly greenfield and partly previously developed land
Current use of the site	Part residential, amenity grassland used in connection with Ramadie, former pigsty, storage building and stables
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 and there is no recorded risk from surface water flood risk. However, the site is within an area identified as high risk of groundwater flooding. It is wholly classified as grade 2 agricultural land. The site contains a residential property 'Ramadie' and a former piggery, storage building and stables and section of grassed paddock to the rear (south-west) of Ramadie. The land within and surrounding the site is broadly level, meaning there are no topographical constraints that would impact the site coming forward. The site is bounded by residential development on its northern and eastern sides. The paddock itself is well-contained on its western boundary by an existing hedgerow and contains level grassland. This screens the site from being viewed from agricultural land beyond the western boundary. Hence, considering the adjoining uses, boundary screening and flat nature of the land within and surrounding the site there would likely be minimal landscape impact levied by the proposal.</p> <p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however overhead telegraph lines located along the site's frontage along Earith Road. The site promoter states that the overhead telegraph line can be moved subject to obtaining the necessary approvals and is not a constraint to development. There are no nature conservation designations or heritage assets within the site. The property has an existing access from Earith Road.</p> <p>The site is primarily greenfield, so its development will not significantly contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	+
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and would take one to two years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all services and access are accessible within the site apart from the public highway which is accessible from the site boundary. There are structures on site to clear and there are overhead telegraph lines to be moved. There are no topographical constraints that would impact the viability or achievability of the site.</p>	~

<p><b>Deliverability / developability</b></p> <p>The site has structures to clear, it is unclear from the call for sites submission if the existing property is to be demolished as well or if the proposed development would utilise the existing access just north of Ramadie. The site promoter intends to acquire planning permission and then sell the site to a third party for development, it does not appear that an allocation status is sought. The site has a recent planning refusal for the permission in principle for 12 homes on the site. As it does not appear the site promoter's intention to bring forward a rural exceptions scheme on site, the site is still contrary to policy so an allocation status would be required for successful development. Taking this into account, and while the site promoter states the site is available now, the site is categorised as developable.</p>	~
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is mostly greenfield paddock land classified as grade 2 agricultural land but there is also an existing dwelling on site</li> <li>● Is within flood zone 1 and has no risk from surface water flooding</li> <li>● In walking distance to village services and facilities but primary education and shops are located in the nearby village of Earith</li> <li>● Reasonable accessibility to public transport options and employment opportunities</li> <li>● Remote from natural green space</li> <li>● Is less than 1 ha in size</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● Has potential to provide built development of a scale that could be integrated into the existing place and community</li> <li>● Provide housing on a site less than 1ha</li> <li>● Retain existing hedgerows to minimise landscape impact and retain the contained nature of the existing paddock land</li> <li>● Electricity lines along the site frontage may need to be redirected</li> </ul>
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 0.85 ha</p> <p>After removing 0.1ha of the site which contains the existing dwelling 'Ramadie' as it is unclear if this dwelling is to remain, a 80% net developable area allowed for landscaping and retention of existing hedgerows to retain local character.</p> <p>0.75 ha x 80% = <b>0.6 ha</b></p>	<p>Residential - market and/or affordable homes</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Very low density of 25 dph = 0.6 ha x 25 dph = <b>15 homes</b></p>	<p>Post 2028 subject to allocation</p> <p>Built out over 1 - 2 years</p>

Updates after the Initial Assessment

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**Colne 3: Land North West of Holme Fen Drove, Colne**

<b>Site reference</b>	Colne 3
<b>Site name</b>	Land North West of Holme Fen Drove, Colne

Site address	Parish(es)	Site area (ha)
Land north west of Holme Fen Drove, Colne	Colne	0.37

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	5 homes	Available 2023 Build out over 1 - 5 years

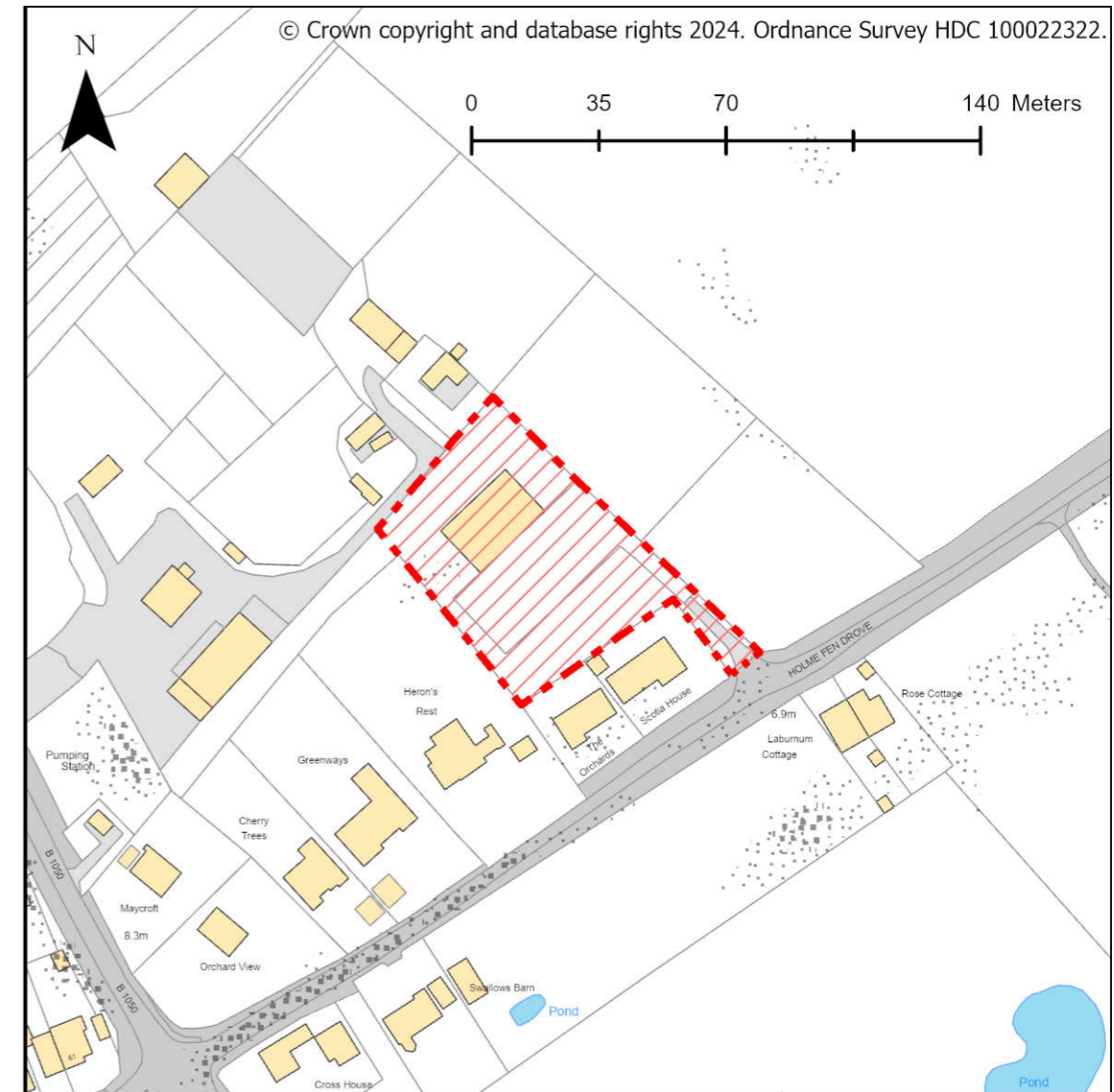
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:215
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
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<p>The site is wholly located within flood zone 1 and only very minimally impacted by surface water flood risk. It is wholly classified as grade 2 agricultural land. The topography of the site is fairly flat and located on the eastern edge of the village of Colne. The site contains an agricultural building, and is heavily vegetated including some trees on site. Vegetation and trees form strong boundary edges to the site therefore minimising its visibility and impact on the wider landscape. The presence of such established vegetated boundaries minimises the potential adverse landscape impacts of development on the countryside due to being shielded from surrounding views. The site is immediately north west of two properties located along Holme Fen Drove. To the west it adjoins another residential property and to the north are agricultural structures. To the east is the open countryside.</p> <p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site, although contamination risk may require further investigation considering the presence of an large agricultural structure on site. There are however overhead telegraph lines located along the site's eastern edge. There are no nature conservation designations or heritage assets within the site. There is an existing access to the site from Holme Fen Drove.</p> <p>The site is classified as greenfield, so its development would not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and is anticipated to take one and half years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that gas supply is not immediately accessible, that mains water supply and electricity supply are within the site, and that the public highway and digital and telecommunications infrastructure are accessible from the site boundary. There is a structure on site to clear and substantial trees and other vegetation to be retained and managed. The site can be accessed from Holme Fen Drove.</p>	+
<p><b>Deliverability / developability</b></p> <p>There is a structure to clear on site. An arboricultural assessment and tree surveys to ascertain which should be retained and which trees and vegetation can be removed would be required. The site promoter intends to acquire planning permission and then sell the</p>	~

site to a third party for development, it does not appear that an allocation status is sought. The site promoter states that the site is available now but there is no active planning application yet on site. As such, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land classified as grade 2 agricultural land but there is an existing large agricultural building on site
- Is within flood zone 1 and has minor risk from surface water flooding
- In walking distance to village services and facilities but primary education and shops are located in the nearby village of Earith
- Reasonable accessibility to public transport options and employment opportunities
- Remote from natural green space
- Is less than 1 ha in size

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Provide housing on a site less than 1ha
- Should retain boundary trees and hedgerows to minimise landscape impact and provide an established development edge

**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
Gross site area of 0.37ha  60% net developable area allowed to retain existing mature trees and hedgerows  0.37 ha x 60% = <b>0.23 ha</b>	Residential - market and/or affordable homes  Very low density of 25 dph anticipated due to the edge of village location.	Available post 2024 subject to allocation  Build out over 1 - 5 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Very low density of 25 dph = 0.23ha x 25 dph = <b>6 homes</b>	

Updates after the Initial Assessment

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**Colne 4: Land at Cranbrook Plants, Colne Road, Somersham, (Colne)**

<b>Site reference</b>	Colne 4
<b>Site name</b>	Land at Cranbrook Plants, Colne Road, Somersham (Colne)

Site address	Parish(es)	Site area (ha)
Land at Cranbrook Plants, Colne Road, Somersham (Colne)	Colne	3.19

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Specialist housing</li> <li>Custom and self-build housing</li> </ul>	64 homes  Percentage for specialist housing and self and custom build plots to be determined	Available 2024 - 2028  Build out over 2 - 3 years

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:159
Relevant planning history	Application number: 23/01160/FUL  Proposed development: Full planning permission for 64 dwellings and community building including access and associated landscaping  Outcome: Pending Consideration  Application number: 22/01510/FUL  Proposed development: Full planning permission for 78 dwellings and community building including access and associated landscaping  Outcome: Refused
Land type	Part greenfield and part previously developed

Current use of the site	Commercial
Supporting information	<ul style="list-style-type: none"> <li>Proposed site layout (drawing number: LS02401-P-003) (May 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site completely falls within 400m of a Water Recycling Area. The site promoter did not submitted an odour assessment with the call for sites submission. However, one has been submitted in support of planning application 23/01160/FUL which has been reviewed.  This suggests that a 15m strip of landscaping reinforcing the south western boundary would provide adequate odour screening for residential properties.  It is noted that the south western boundary of the site lies within 75m of the water recycling area (sewage works) and that the site is directly downwind of the prevailing south westerly winds. Therefore the site is	Fail



Fundamental constraints	Status	Outcome
	considered to be vulnerable to detrimental impacts such as odours and flies.	
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No because the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.
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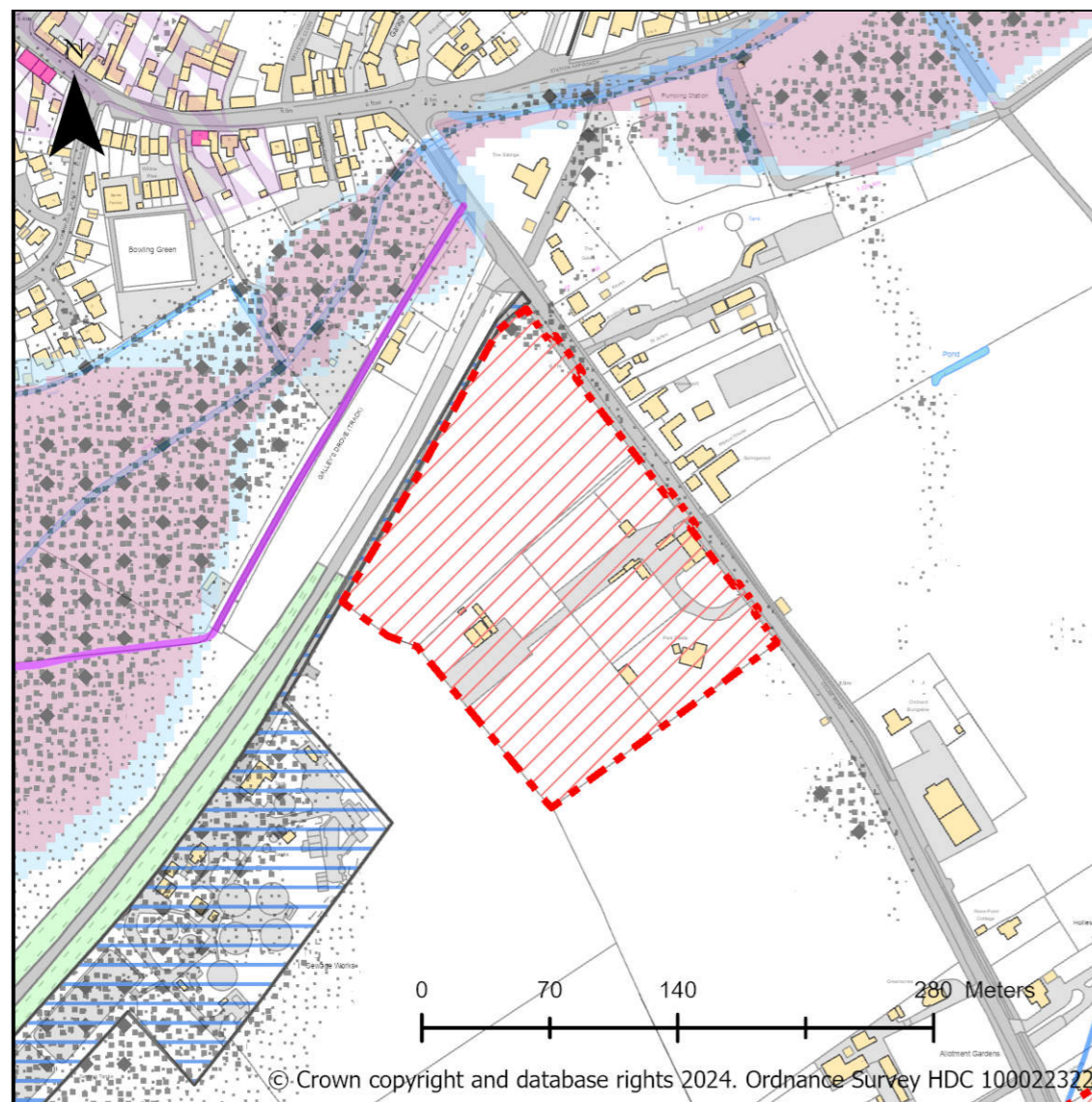
**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site falls entirely within 400m of a Water Recycling Area.	N/A	N/A

**Updates after the Initial Assessment**



**Colne 5: Land at Colne Road, Somersham, (Colne)**

<b>Site reference</b>	Colne 5
<b>Site name</b>	Land at Colne Road, Somersham, (Colne)

Site address	Parish(es)	Site area (ha)
Land at Colne Road, Somersham, (Colne)	Colne	0.5

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self build housing	5 plots	Available 2024 Build out over 3 years

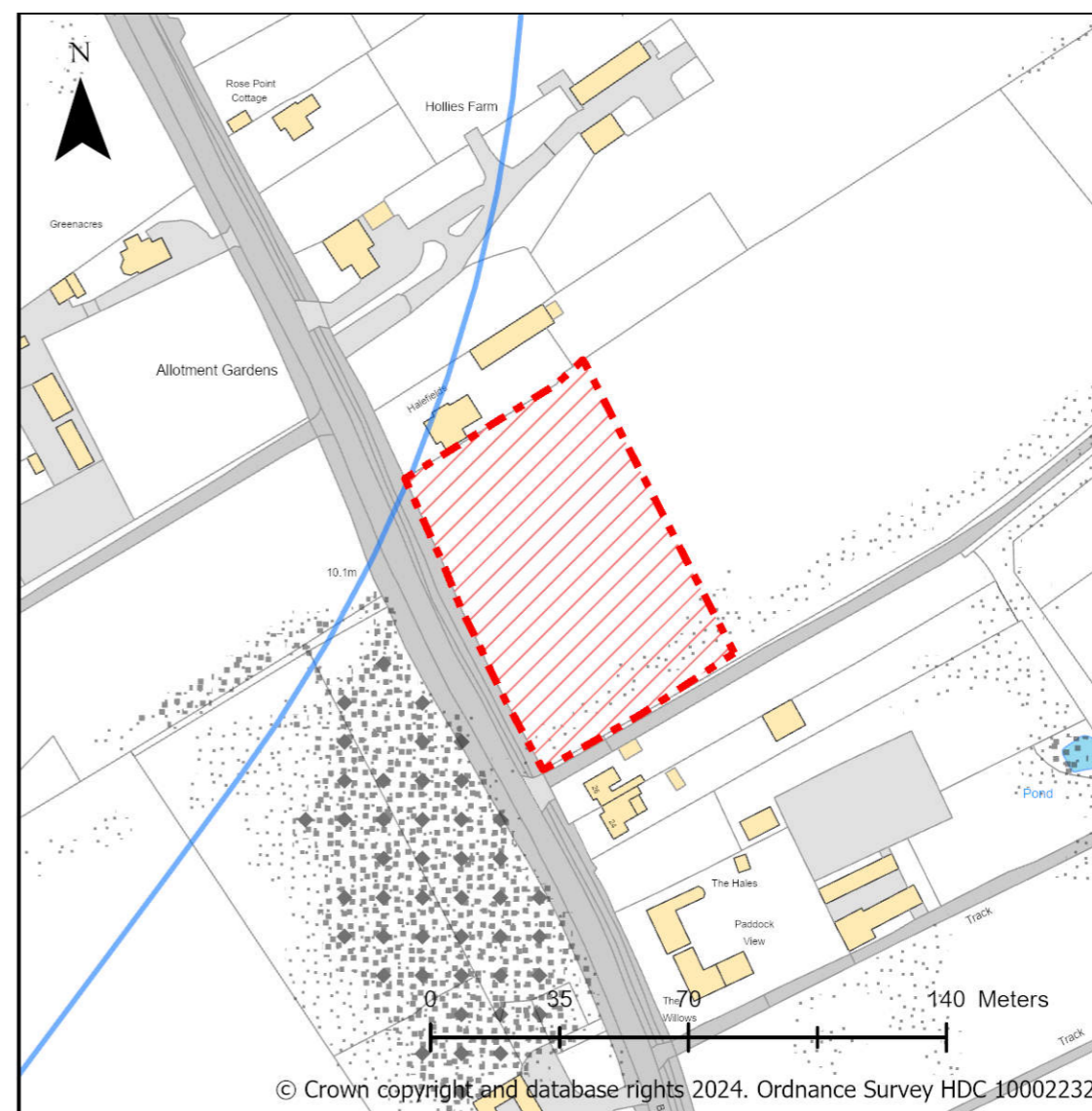
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:238
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	The site is wholly classified as grade 1 agricultural land	Fail
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No, as the site is wholly classified as grade 1 agricultural land. Grade 1 is the highest quality agricultural land.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is wholly classified as grade 1 agricultural land	N/A	N/A

**Updates after the Initial Assessment**



**Colne 6: Land West of the B1050, Earith Road, Colne**

<b>Site reference</b>	Colne 6
<b>Site name</b>	Land West of the B1050, Earith Road, Colne

Site address	Parish(es)	Site area (ha)
Land West of the B1050, Earith Road, Colne	Colne	4.75

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Specialist housing</li> <li>Custom and self-build housing</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open space</li> </ul>	75 homes  Number of specialist homes and custom and self build plots to be determined  2.39ha of natural, green or open space	Available 2024 - 2028  Build out over approximately 18 months

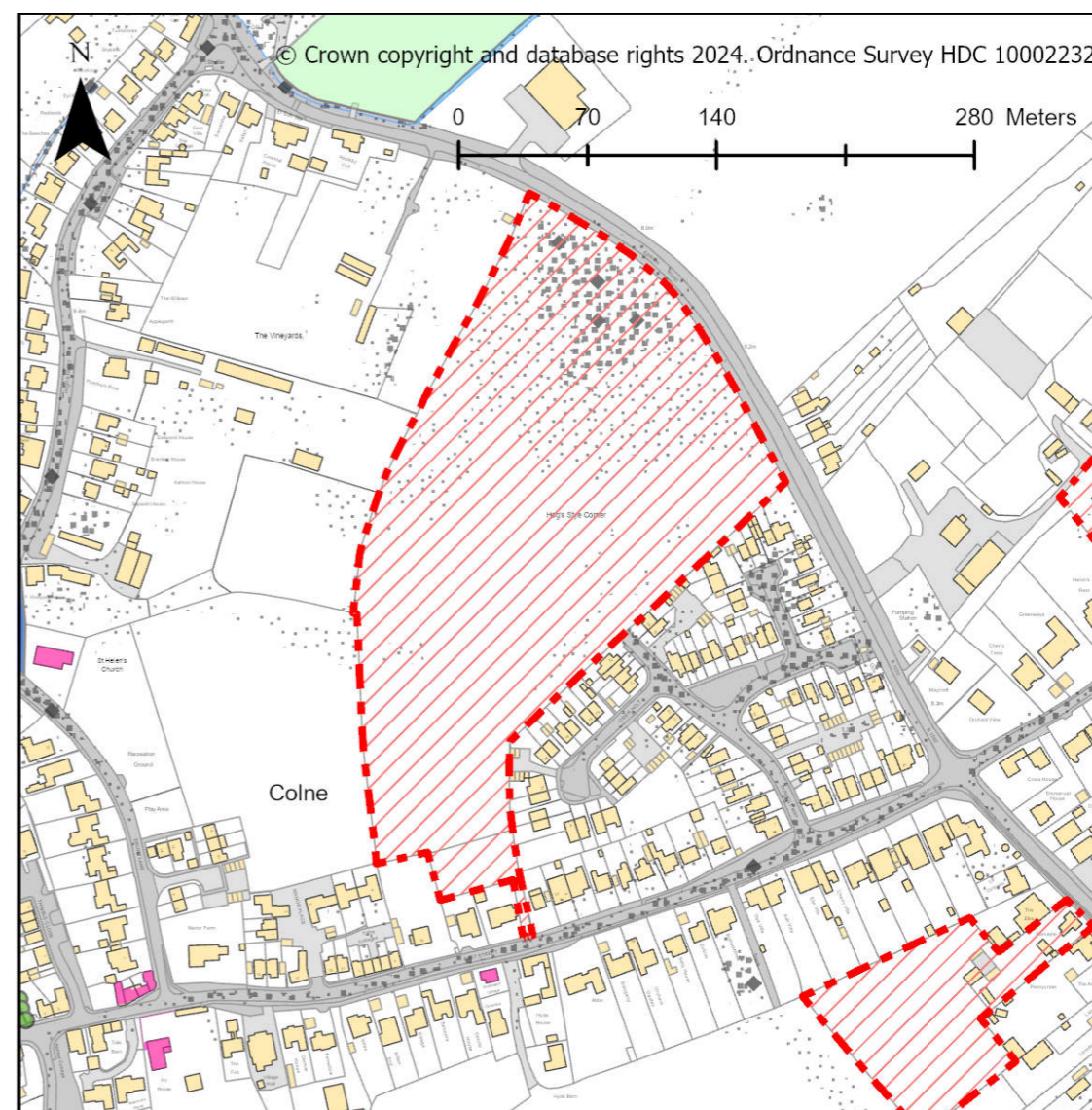
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:316
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Vision Document (June 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1, the southern part of the site is at very low risk of surface water flooding but the northern part of the site is at higher risk. The submitted vision document indicates that built development will be concentrated in the southern half with the northern half of the site being used for open space. The site is wholly classified as grade 2 agricultural land. The site is greenfield, its topography is relatively level, it does slope very gently southwards meaning the most elevated part being at the south west corner of the site along Earith Road. Trees and hedgerows bound the western side of the site, with existing residential properties located along the southern boundary. Views into the site are very open, especially from Earith Road (the B1050), as well as from homes located immediately south of the site accessed via Dunholt Way, Osier Holt and Elizabeth Way.</p> <p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage assets within the site. Access to the site can be achieved from Earith Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	+
<p><b>Availability</b></p> <p>The site is in single ownership, the owner of the site supports its development. The site has been optioned. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and take 18 months to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all services and access are accessible from the site boundary. There are structures on site to clear and the site is broadly level. The surface water flood risk on site is a constraint as is the potential landscape impact of the development. Both will require mitigation through sustainable drainage and a well considered landscape plan. The site can be accessed from Earith Road.</p>	~
<p><b>Deliverability / developability</b></p>	~

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<p>The site has no structures to clear. The site promoter intends to acquire planning permission and then sell the site to a third party for development, it doesn't appear that an allocation status is sought. The site will be available between 2024 and 2028, as no planning application has yet been submitted, the site is categorised as developable.</p>	
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land classified as grade 2 agricultural land
- Is within flood zone 1 and has some risk from surface water flooding
- In walking distance to village services and facilities but primary education and shops are located in the nearby village of Earith
- Reasonable accessibility to public transport options and employment opportunities
- Remote from natural green space
- Could adversely impact the setting of St Helens Church
- Provides a sense of openness in this part of the village and its development would therefore result in a large infill and erode this sense of openness.

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Should use the northern part of the site for landscaping and sustainable drainage to overcome the higher risk of surface water flood risk in this part of the site meaning that residential development will be focused in the southern half of the site where it would adjoin existing residential development.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 4.75ha	Residential - market and/or affordable homes	Post 2028 subject to allocation

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>50% net developable area allowed to provide landscaping and sustainable drainage focusing development in the southern half of the site adjoining existing development.</p> <p>4.75 ha x standard proportion of 50% = <b>2.375 ha</b></p>	<p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Very low density of 25 dph = 2.375 ha x 25 dph = <b>59 homes</b></p>	<p>Build out over approximately 18 months</p>

Updates after the Initial Assessment

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**Colne 7: Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne)**

<b>Site reference</b>	Colne 7
<b>Site name</b>	Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne)

Site address	Parish(es)	Site area (ha)
Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne)	Colne and Earith	165

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> <li>Commercial leisure uses</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> </ul>	Mixed development of lakeside properties and lodges for use as holiday homes over 30.41ha  59.53ha of accessible woodland and fishing lakes/open water  74.36ha of biodiversity net gain opportunities	Available 2024 - 2028  Restoration works to be complete in 5 years

**Core information**

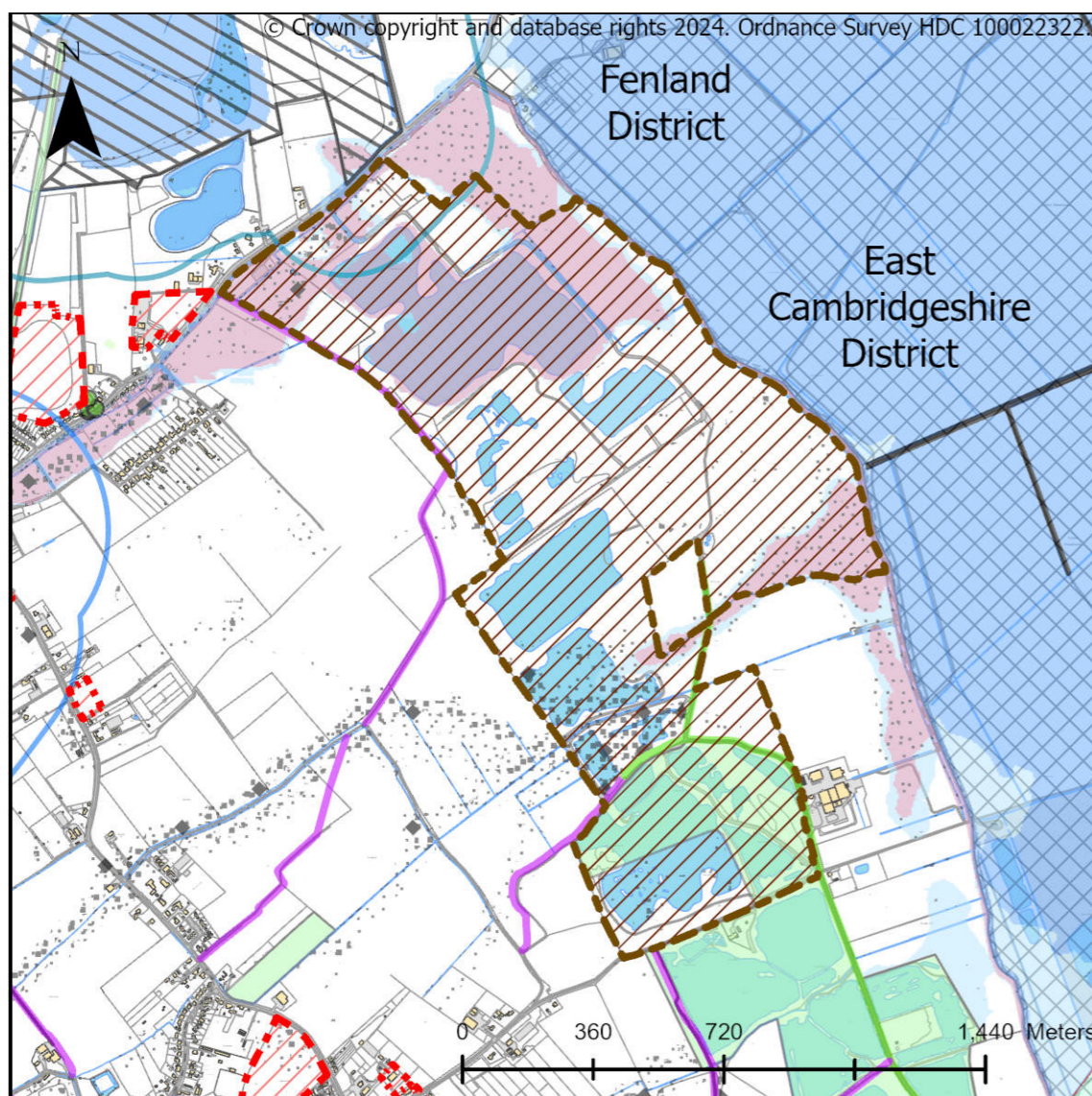
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:22
Relevant planning history	<ul style="list-style-type: none"> <li>CCC Ref. No: H/05001/13/CW Restoration of land at Colne Fen using imported inert waste to create conservation habitats. Application Permitted 28/06/2013</li> <li>CCC Ref. No: H/05001/13/CW/C1 Restoration of land at Colne Fen using imported inert waste to create conservation habitats Condition 7: Hard &amp; Soft Landscaping Works Condition 9: Ecological &amp; Landscape Management Plan Condition 10: Ecological</li> </ul>

	& Landscape Management Plan. Application Permitted 26/01/2016 <ul style="list-style-type: none"> <li>CCC Ref. No: H/05001/13/CW/C2 Restoration of land at Colne Fen using imported inert waste to create conservation habitats Condition 20: Inert infill method statements for silt pond and front lake. Application Permitted 26/01/2016</li> <li>CCC Ref. No: FMW/020/20 Importation of inert waste to stabilise land for bridleway. Application Permitted 05/10/2020</li> <li>CCC Ref. No: FMW/025/19 Section 73 planning application to develop land without complying with condition 1 of planning permission H/05001/13/CW (Restoration of land at Colne Fen using imported inert waste to create conservation habitats) to allow the development to continue for a further 5 years until 31 December 2024. Pending Consideration</li> </ul>
Land type	Classified as greenfield land as whilst quarrying is a form of development where this use is subject to planning conditions that require the land to be restored to its natural state when the quarrying use is completed a former quarry is deemed to be greenfield for planning purposes.
Current use of the site	Minerals extraction restoring to agriculture, conservation and fishing
Supporting information	<ul style="list-style-type: none"> <li>Photos of site and surroundings (May 2023)</li> <li>Indicative Masterplan (drawing number: CF001) (May 2022)</li> <li>Letter from Searls to landowner introducing the proposal (October 2020)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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This is a large site that falls within Colne and Earith parishes but is mostly located within Colne. Its eastern edge adjoins the boundary with East Cambridgeshire and Fenland districts. It consists of some 165ha of land used for quarrying of sand and gravel since the 1940s but by 2013 the bulk excavation of minerals had ceased and restoration works commenced.

The majority of the site is classified as grade 3 agricultural land, there is some land classified as grade 2 on the northern edge and southern edge of the site which corresponds with the Earith Gravel Pits County Wildlife Site designation. About 70% of the site is within flood zone 1, some 24% of the site is within flood zone 3b. There is some surface water flood risk across the site. The Cranbrook Drain flows adjacent to the northern and eastern site boundaries. The drain rises on locally high ground near Woodhurst, some 6.5 kms to the west of the site. Some 2 kms southeast of the site the Cranbrook Drain joins the Old Bedford River. There are a number of other smaller drains in the vicinity of the site, all of which generally flow north-eastwards to the Cranbrook Drain. There are numerous waterbodies associated with areas of former mineral extraction in the vicinity of the site, some of which have or will be infilled as part of the restoration works ongoing on site. The topography of the site is generally very flat with most of the site being only a few metres above sea level. The site is generally higher on its western edge and lower towards its eastern edge. There are several rights of way across the site as well as tracks across the site. A public right of way links from Chatteris Road to Holme Drove along the site's western edge.

There is no known contamination or pollution on site but this may require further investigation considering the historic use of the site and following the ongoing restoration works on site. There are no gas or oil pipelines running through the site. The Earith Gravel Pits County Wildlife Site falls within the southernmost part of the site. There are no heritage assets within the site. Access to the site can be achieved from the B1050 (Chatteris Road) along the northern boundary of the site and along the south eastern most corner of the site there is an existing access along Holme Fen Drove.

The site is classified as greenfield, so its development would not contribute to reuse of previously developed land but there are opportunities for further land regeneration. Two lakes within the site are already used for fishing. The site is also undergoing restoration works bringing a former gravel pits for nature conservation, fishing and other leisure uses. It is situated in an extensive mineral safeguarding area for sand and gravel although the site specific deposits have been worked out but engagement with Cambridgeshire County Council would be required given their involvement in restoration plans. The majority of the site is beyond 400m from a water recycling site apart from the northern corner of the site which falls within the 400m buffer zone.

<b>Availability</b>	
The site is in single ownership, the owner supports its development. There are known legal restrictions impacting the site relating to a Right of Way Agreement on the western boundary which links Holme Fen Road to Chatteris Road. It is intended to secure an allocation status	+



<p>and then sell the site to a third party for obtaining planning permission and development. The promoter suggests the land will be available between 2024 and 2028 and will take 5 years for the restoration works to be completed. The site promoter states that this 5 years is from September 2023, indicating completion to be towards the end of 2028. Restoration works are ongoing and now at a stage where the applicant is looking to diversify the land uses on site from nature and recreation to include commercial leisure uses as outlined on the indicative masterplan.</p>	
<p><b>Achievability</b></p> <p>The site promoter has identified that mains water supply and electricity supply are available within the site; with the public highway and digital and telecommunications infrastructure being accessible from the site boundary; and finally gas supply being not immediately accessible. The flood risk on site as well as impact of built development on the landscape are constraints, both of which would require mitigation and recognition in the scale and location of development proposed. The site can be accessed from the B1050 (Chatteris Road) and also Holme Fen Drove.</p>	~
<p><b>Deliverability / developability</b></p> <p>Restoration works are underway and an indicative masterplan for commercial leisure uses has been prepared, although there is no further more detailed information and technical studies relating to the commercial leisure uses. The restoration works are due to complete in 2028 after which it is assumed that built development may be pursued and planning sought. As such the site is considered to be developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is 165ha formerly used for former gravel extraction and quarry works</li> <li>• It is currently undergoing restoration and is in use as a fishery</li> <li>• There are nature conservation designations within the site and also nearby including the Ouse Washes</li> <li>• Majority of the site is classified as grade 3 agricultural land, with some grade 2</li> <li>• About 70% of the site is within flood zone 1 and some 24% in flood zone 3b</li> <li>• Has the potential to boost local tourism and also nature conservation projects by providing holiday lodges and a place for water based and nature conservation tourism</li> </ul>
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<ul style="list-style-type: none"> <li>• Has the potential to provide a modest amount of employment</li> <li>• Not constrained by heritage designations</li> <li>• Limited accessibility via public transport so future users would likely access the site via private vehicles and other less sustainable modes of transport</li> <li>• Has the potential to link into the public rights of way network</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is potentially appropriate for a leisure based development which could assist in the longer term management and enjoyment of the site following its restoration after gravel extraction.</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Gross site area is 165ha</p>	<p>Commercial leisure uses and open space uses including natural, green or open spaces and biodiversity net gain opportunities subject to engagement with site promoters to ascertain an appropriate mix of of uses and capacities.</p>	<p>Post 2028 subject to allocation status being secured and completion of restoration works</p>

**Updates after the Initial Assessment**

<p> </p>
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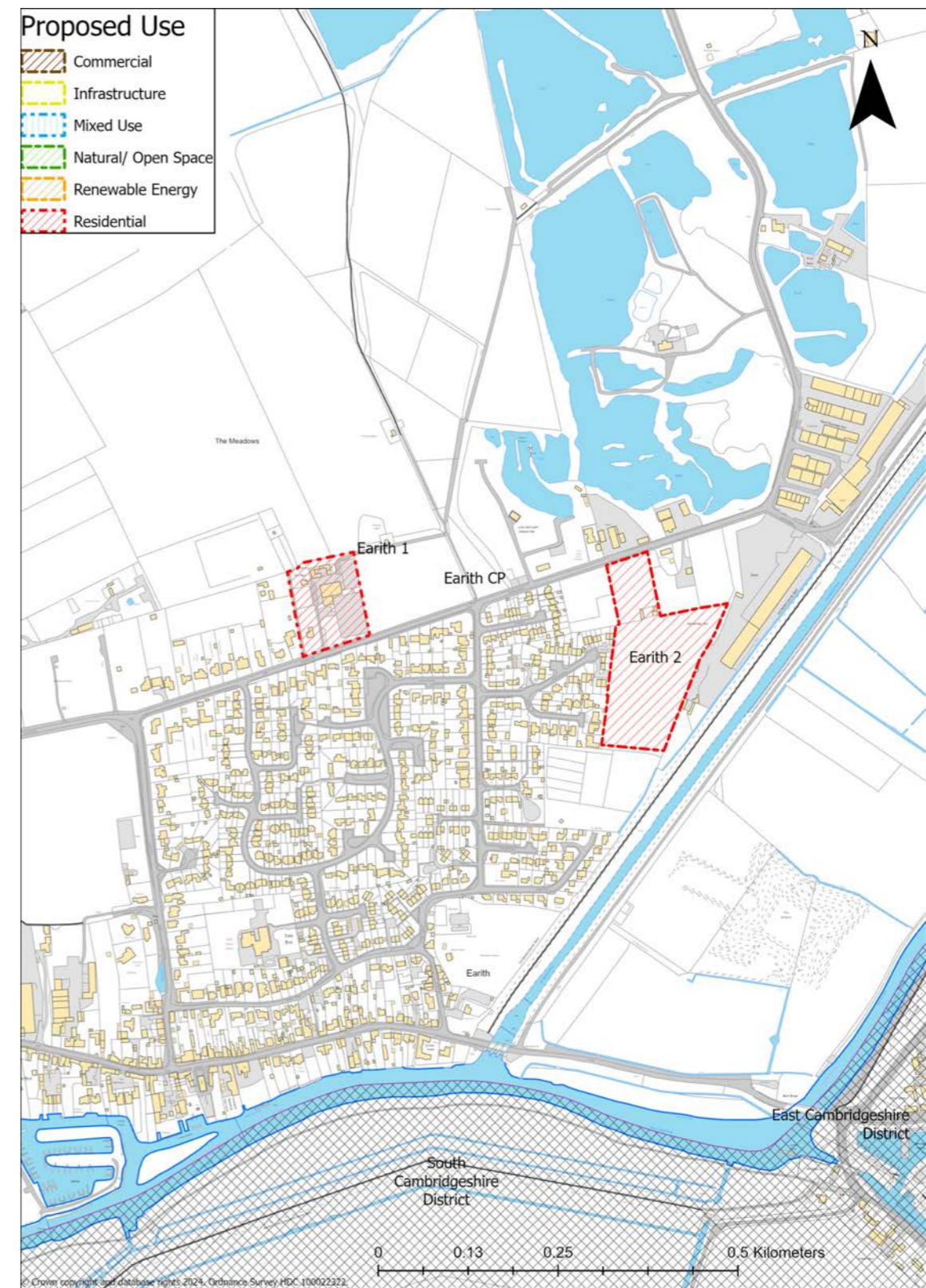
## 3 Earith

### 3 Earith

3.1 Two sites have been identified/ put forward through the desktop review or Call for Sites process. This is:

- Earith 1: New Farm, Meadow Lane, Earith
- Earith 2: Land On The South Side Of Meadow Drove, Earith

3.2 Please note that 'Colne 7: Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne)' also partially falls within Earith parish, but it has been included under Colne as most of the site lies within that parish area.



3.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas



**Earith 1: New Farm, Meadow Lane, Earith**

<b>Site reference</b>	Earith 1	
<b>Site name</b>	New Farm, Meadow Lane, Earith	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
New Farm, Meadow Lane, Earith	Earith	1.16

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	15 - 20 homes	Available 2029 - 2034 Build out over 1 -2 years

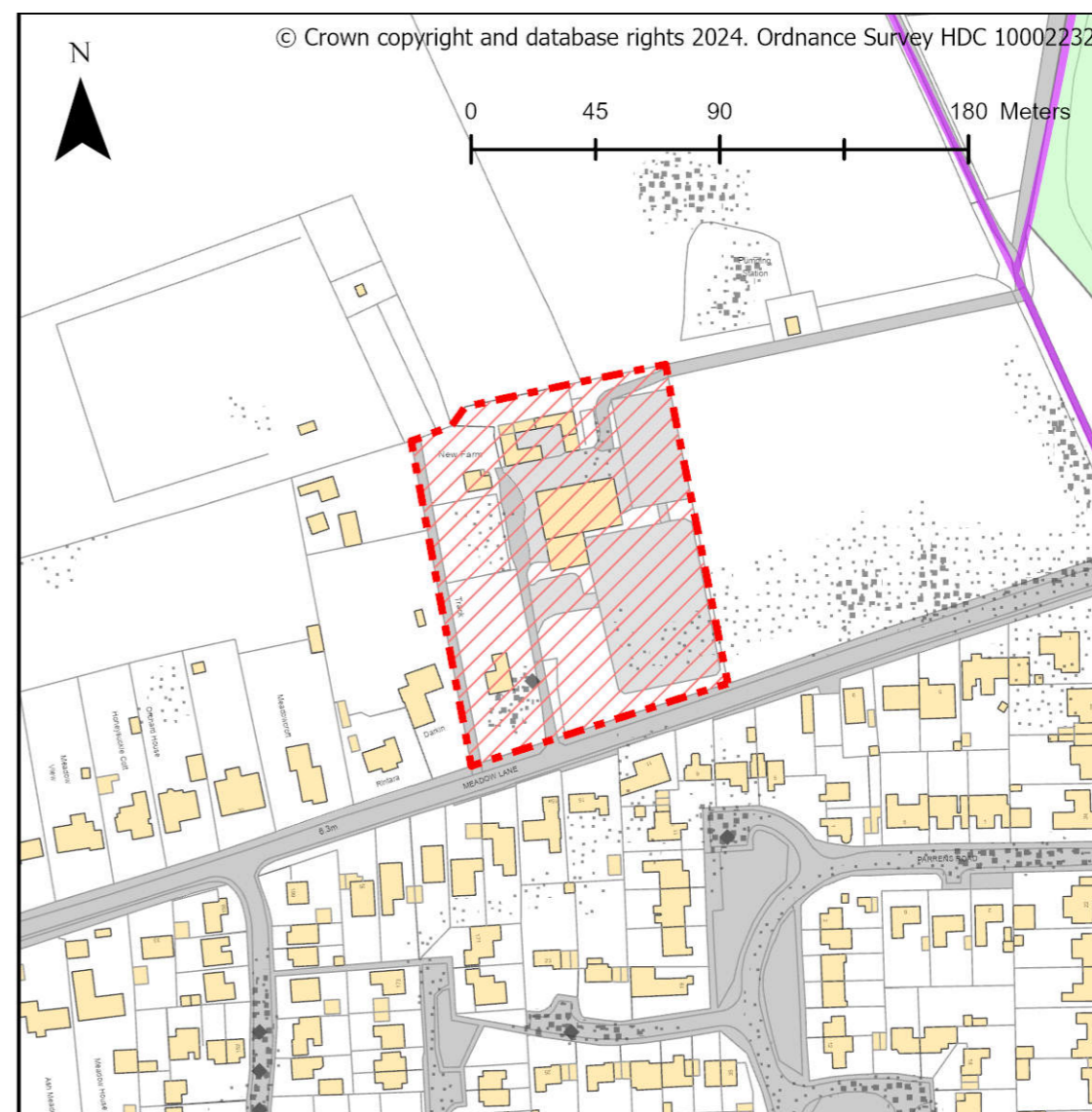
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:345
Relevant planning history	Application number: 17/00241/FUL Proposed development: Installation of horse riding arena (manege) Outcome: Permission
Land type	Partly previously developed and partly greenfield
Current use of the site	Mixed residential, commercial and agricultural uses
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
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<p>The site is wholly within flood zone 1, there is some recorded risk from surface water across the site. The site is wholly classified as grade 2 agricultural land. The site is generally flat and is fairly well contained with its boundaries being clearly marked out by trees and vegetation. The site is partly previously developed with existing structures on site relating to its current use as an equestrian centre with residential accommodation. To the west and the south are residential properties, to the north and east is the countryside.</p> <p>There is no known contamination or pollution on site but this may require further investigation considering the current use of the site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. The site is within 200m of the Earith Gravel Pits County Wildlife Site, is within 1km of Berry Fen SSSI and is within 0.5km of the Ouse Washes Ramsar/SPA/SSSI site. Access is possible via Meadow Lane.</p> <p>The site is partly previously developed and partly greenfield, so its development will contribute to the reuse of previously developed land and regeneration. The majority of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is owned by a single organisation and let out to a tenant. The landowner supports the development of the site. There are no known legal restrictions impacting the site. The site will be available between 2029 and 2034 as the existing equestrian centre tenancy on the site expires at 2032, it is unlikely to become available prior to this. It is intended to acquire planning permission and then sell the site to a third party for development. The landowner suggests the redevelopment of the site could take between 1 and 2 years to complete.</p>	
<p><b>Achievability</b></p> <p>The site promoter has identified that all mains access and supplies are accessible from the site boundary apart from gas supply which is unknown. The current occupancy on the site is expected to end in 2032. There are buildings on site to clear and may require some decontamination. The site is fairly level, it is however constrained by some surface water flood risk. The site could be accessed from Meadow Lane.</p>	
<p><b>Deliverability / developability</b></p> <p>There are existing structures to clear and potentially some decontamination to undertake relating to the sites current use. Additionally, the location of the site on the northern edge of the village means that any future development will need to be sensitive to its location and context. It will also need to incorporate sustainable drainage solutions to address</p>	

surface water flood risk. The landowner does not expect the site to be available before 2032 as this is when the existing equestrian centre tenancy expires. As such, the site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is classified as being grade 2 agricultural land but contains several structures and hardstanding relating to its current equestrian use
- Is within flood zone 1 but there is some risk from surface water flooding
- Limited accessibility to public transport options
- Reasonable accessibility to local services, primary education and employment opportunities
- Remote from natural green space
- Within 1km of Berry Fen SSSI, 200m of the Earith Gravel Pits CWS and is within 0.5km of the Ouse Washes Ramsar/SPA/SSSI
- Located on the northern edge of the village and is in current use as an equestrian site so redevelopment could be integrated into the existing place and community

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Should provide landscaping to minimise the visual impact of development on the countryside to the north and east

**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
Gross site area of 1.16ha  80% net developable area allowed to enable SuDs and landscaping and provide a soft development edge to the site.	Residential - market and/or affordable homes  Very low density of 25 dph anticipated due to the edge of village location.	Available 2029 - 2034  Build out over 1 -2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
1.16 ha x standard proportion of 80% = <b>0.93 ha</b>	Very low density of 25 dph = 0.93 ha x 25 dph = <b>23 homes</b>	

Updates after the Initial Assessment

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**Earith 2: Land On The South Side Of Meadow Drive, Earith**

<b>Site reference</b>	Earith 2	
<b>Site name</b>	Land On The South Side Of Meadow Drive, Earith	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land On The South Side Of Meadow Drive, Earith	Earith	2.67

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	55 homes	Available 2024 - 2028 Build out over 2 years

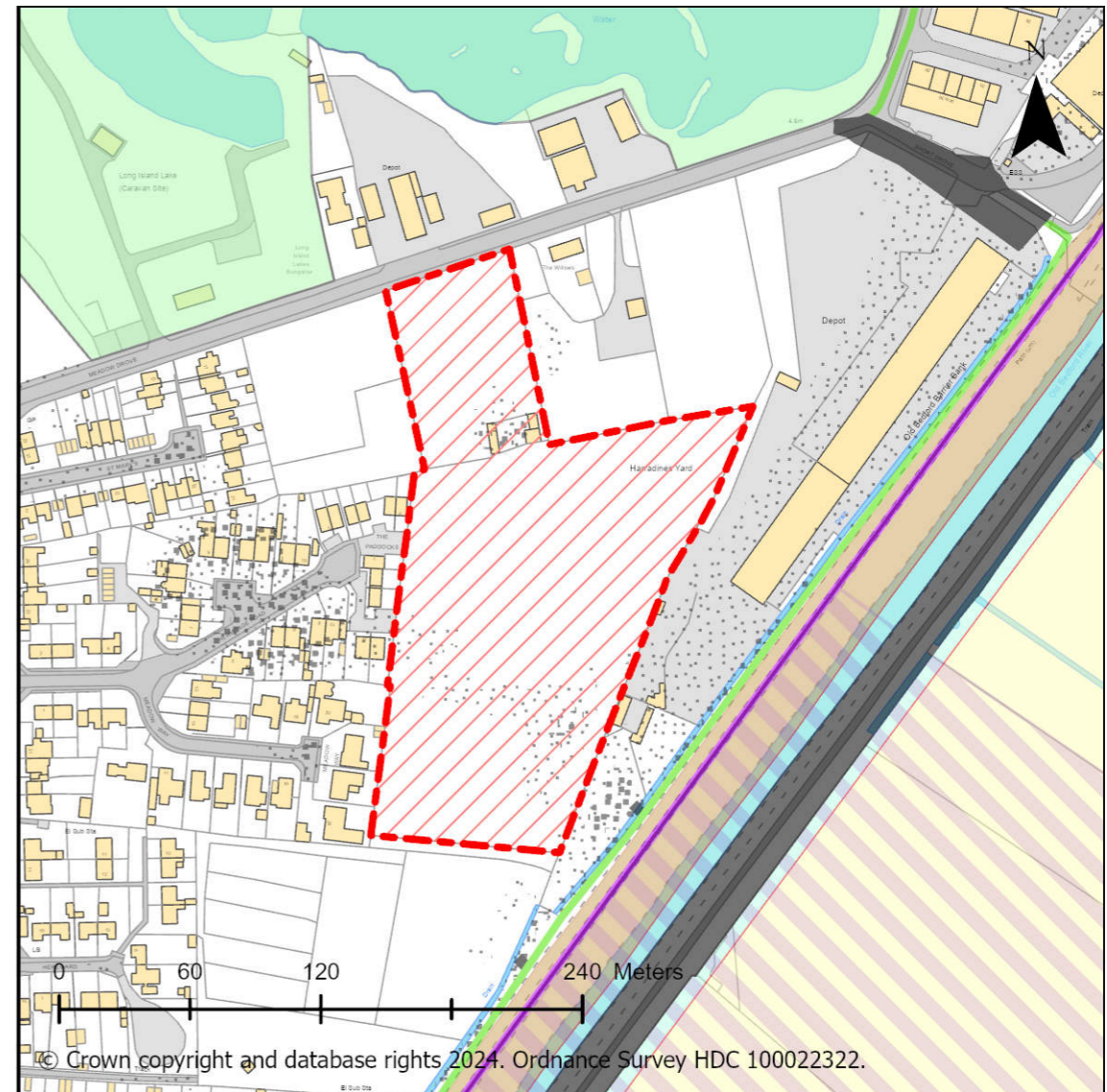
**Core information**

How was the site identified?	Ongoing Call for sites 2023- 2024 submission: site reference – CfS:23-2410
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is wholly located within flood zone 1 with some surface water flood risk through the centre of the site. It is wholly classified as grade 3 agricultural land with a few agricultural structures on site. The site is broadly level, there is vegetation along its frontage along Meadow Drove with some gaps providing views into the site. There are intermittent trees and bushes along its eastern edge providing some screening form the Business Park but vegetation is much lower and less substantial along its western edge. To the west of the site are residential properties, to the east is the Earith Business Park, north of the site is the Earith Gravel Pits County Wildlife Site and to the south are further paddock land and the river Delph and the Ouse Washes.</p> <p>There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. The site is within 50m of the Earith Gravel Pits County Wildlife Site and also about 50m from the Ouse Washes Ramsar/SPA/SSSI site and some 50m from a conservation area. Access is possible via Meadow Drove.</p> <p>The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single individual/ company who supports its development. The site promoter identifies that there is housebuilder interest with the site but there is no legal agreement in place. There are no known legal restrictions impacting the site. The site promoter identifies that it is intended to acquire planning permission and then sell the site to a third party for development. They state that the site will be available between 2024 and 2028 and take two years to build out.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary. The site is located on the eastern edge of Earith in a sensitive location being in close proximity to several designated nature conservation sites including the Ouse Washes which could be impacted by the proposed development. There are no topographical challenges in developing the site as it is very flat. Sustainable drainage and landscaping would be required to overcome surface water and landscaping constraints present on the site.</p>	~
<p><b>Deliverability / developability</b></p> <p>The site is greenfield so there are no existing structures to clear. There are no topographical challenges to overcome but there are some constraints to mitigate. The site promoter seeks to acquire planning permission and then sell the site to a third party for development. They</p>	~

state that there is housebuilder involved with the site and that the site will be available between 2024 and 2028. Considering this and that no planning application has been submitted, the site is categorised as being developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is greenfield land classified as being grade 3 agricultural land
- Is within flood zone 1 but there is some risk from surface water flooding
- Limited accessibility to public transport options
- Limited accessibility to local services and primary education but good accessibility to employment opportunities
- Very good accessibility to natural green space
- Within 50m of the Earith Gravel Pits CWS and is within 50m of the Ouse Washes Ramsar/SPA/SSSI and about 1km from Berry Fen SSSI
- Located on the eastern edge of the village with no existing footpath connections, additionally, development would face the rear gardens of existing developments making integration further challenging
- Development would erode the rural eastern edge of the village and extend the built form further towards the Ouse Washes

In combination the outcomes of the LAA and SA indicate that the site:

- Is considered to be inappropriate for built development considering the challenges in successfully integrating the site with the existing place and community.

**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
Capacity calculation not undertaken as the site is inappropriate for development due to low potential for integration with the village.	N/A	N/A

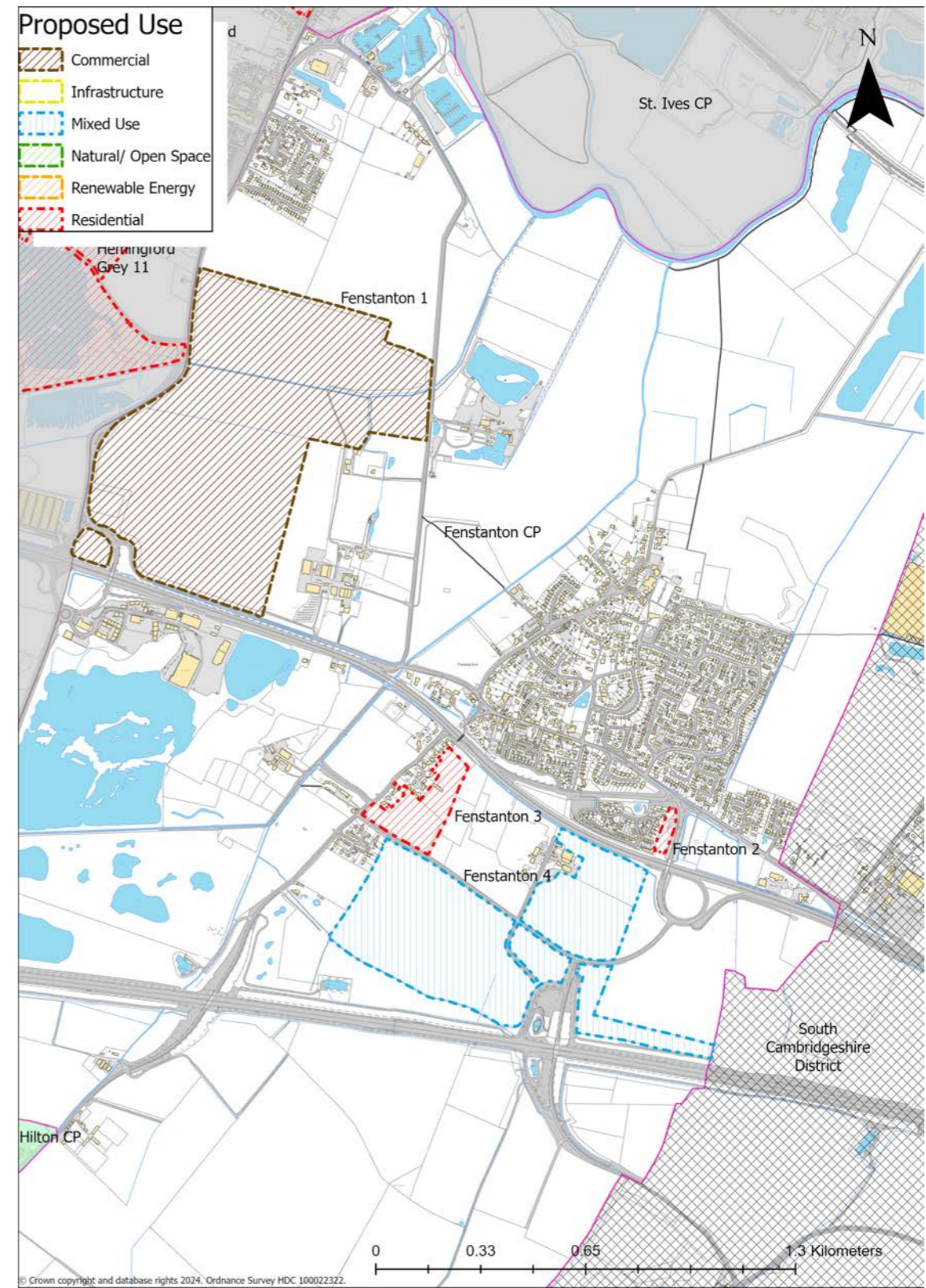
**Updates after the Initial Assessment**

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### 4 Fenstanton

4.1 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Fenstanton 1: Galley Hill, Fenstanton
- Fenstanton 2: Land West of Huntingdon Road slip road from A1307, Fenstanton
- Fenstanton 3: Land East of Hilton Road, Fenstanton
- Fenstanton 4: Land of Conington Road, Fenstanton





4.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas



**Fenstanton 1: Galley Hill, Fenstanton**

<b>Site reference</b>	Galley Hill, Fenstanton
<b>Site name</b>	Fenstanton 1

Site address	Parish(es)	Site area (ha)
Galley Hill, Fenstanton	Fenstanton	Total site is 61ha but the site promoter only seeks development on 25ha of the site

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: <ul style="list-style-type: none"> <li>• Employment</li> <li>• Logistics, distribution</li> </ul>	Approximately 109,000 sqm of B2 and B8 floorspace. The supporting document to the site submission provides a potential break down as follows for the site: <ul style="list-style-type: none"> <li>• 50,771 sqm B8 (warehousing) floorspace</li> <li>• 50,771 sqm B2 (industrial) floorspace</li> <li>• 7,246 sqm ancillary office floorspace</li> </ul>	Available 2024 - 2028  Build out over 2 years

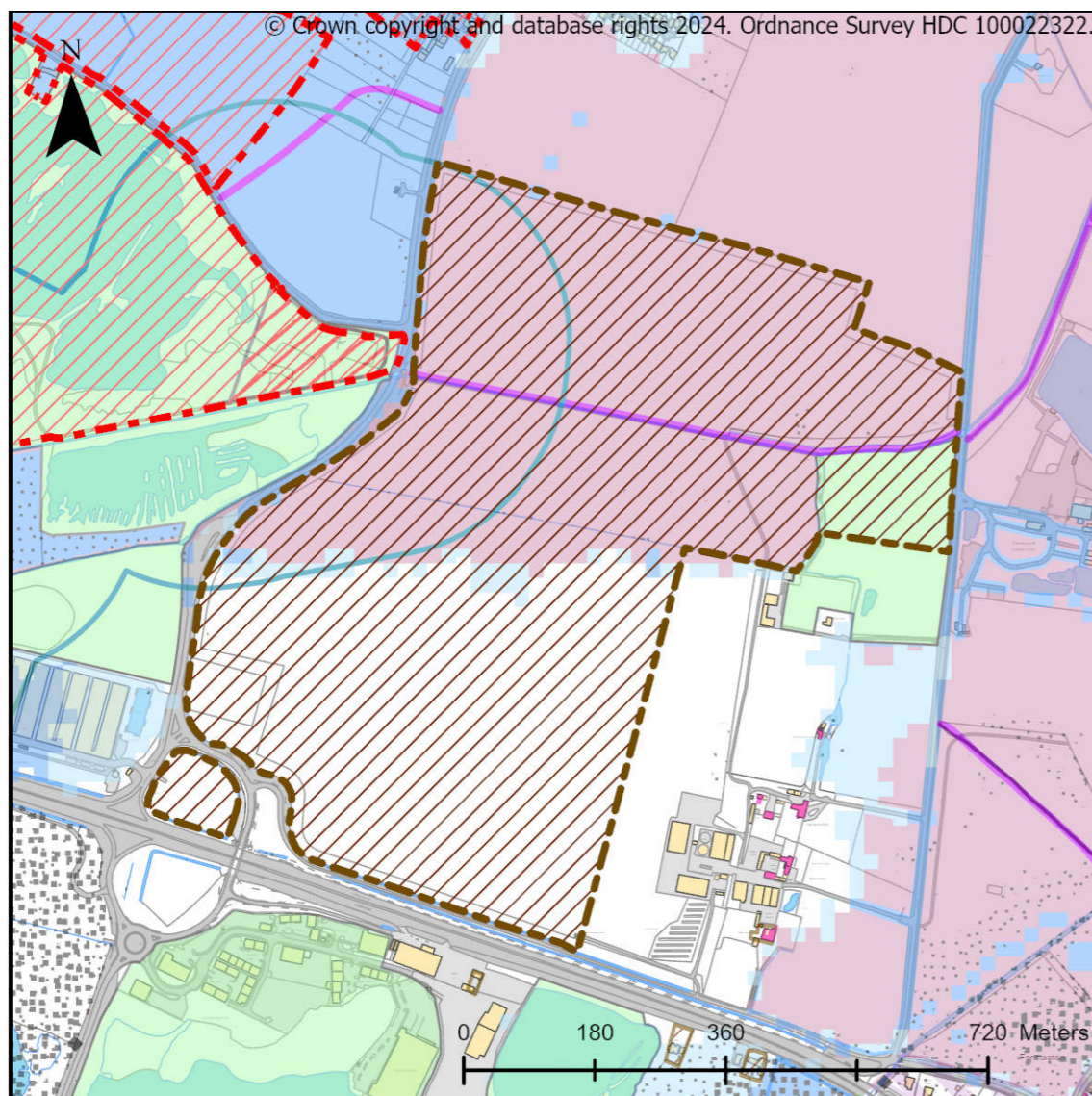
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:46
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Consultation response document (June 2023) which includes the following information:

	<ul style="list-style-type: none"> <li>• Parameters Plan (drawing number: HUN-PHP-02-XX-DR-A-4619-006 Revision P02) (March 2023)</li> <li>• Masterplan (drawing number: HUN-PHP-02-XX-DR-A-4619-001 Revision P03) (April 2022)</li> <li>• Constraints Plan (drawing number: HUN-PHP-02-XX-DR-A-4619-004 Revision P02) (April 2023)</li> <li>• Transport Strategy with indicative access strategy (June 2023)</li> <li>• Economic Benefits Assessment (June 2023)</li> </ul>
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 50% of the site is within flood zone 3b leaving more than 0.25ha of land.	Pass
Designated local green space	None	Pass
Nature conservation designation	The Low Road Meadows (West) County Wildlife Site partially falls within the site.	Pass
Within mineral development area or water recycling area	Part of the western edge of the site is within the buffer zone for a mineral development area.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



the south western edge of the site is classified as non-agricultural land. The site is broadly flat with land levels not varying greatly. A public right of way runs across the northern half of the site, this runs alongside Lake Brook. The site is fairly open and via field boundaries split into three distinct land parcels with trees and vegetation clearly defining these and the outer edges of the site which assists in obscuring the site from view. The site is bound by Huntingdon Road to the south, London Road to the west, farm buildings to the east and open land to the north.

There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. The site is north of parcels of land included within the A14 Fenstanton Air Quality Management Area. The Low Road Meadows (West) County Wildlife Site partially falls within the site. There are no heritage designations on site but there is a cluster of listed farmhouses and barns to the east of the site including Hall Green Farm and Manor Farm. The land parcel is currently accessed from Low Road via an existing informal priority tee junction arrangement, currently serving a farm. The supporting statement states that a Transport Strategy has been undertaken to support this submission and can be found in Appendix E. It is proposed that the London Road junction with St Ives Road is improved to a roundabout junction as part of the development proposals, with an arm designed to serve the site as part of the indicative access strategy. The site promoter also states that initial traffic impact assessment work has been carried out and it is concluded that the local highway network will not incur material changes in operational efficiency as a result of the development. Further detailed work is still required and engagement with Cambridgeshire County Council and other relevant authorities will be required to assess this.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site but part of its western edge is within the buffer zone of a mineral development area.

**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is physically detached from Fenstanton village and is located on the opposite side of the A1307 from the Lakes Business Park. About 40% of the site is within flood zone 1, with 56% of the site being in flood zone 3b (this consists of the northern half of the site) and the rest in flood zone 2. This is largely attributed to watercourses running through the site such as Lake Brook. There is minimal surface water flood risk in some areas of the site. The site promoter states in their submission that all built development can be accommodated on land classified as being in flood zone 1. This is demonstrated later in Appendix B to their supporting statement through a masterplan of the site. Over a third of the site is classified as grade 2 agricultural land, another third is classified as grade 3 and</p>	~
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<p><b>Availability</b></p> <p>The site is in single ownership, the landowner supports the development of the site. The site has been optioned. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by the landowner. The site promoter states that the site will be available between 2024 and 2028 and take about 2 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all mains access and supplies are accessible from the site boundary. There are no buildings on site to clear. The site is fairly level, the northern half of the is however constrained by fluvial flood risk. Incorporating the northern land allows for the holistic planning of the site and incorporation of appropriate landscaping and</p>	~



<p>sustainable drainage. This part of the site also includes the County Wildlife Site which could be sensitively incorporated into proposals, however the impact of commercial development on the protected site will require further assessment. There is an existing farm access to the site from Low Road but it is proposed to improve the London Road junction with St Ives Road is improved to a roundabout junction as part of the development proposals. The achievability of this will need to be assessed further with Cambridgeshire County Council. The public right of way will also need to be considered and incorporated as part of any landscaping or sustainable drainage scheme.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear and masterplanning and some technical studies have already been undertaken to development site proposals. Fluvial flood risk is a significant constraint on the northern half of the site, it is proposed to place built development on the southern parcel which is classified as flood zone 1. The site promoter states that the site has been optioned and that it should be available between 2024 and 2028. They anticipate it being delivered directly by the landowner. The site is located on the opposite side of the A1307 from the Lakes Business Park. The access and transport improvements need to be scoped out further. As such the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land with about a third of the site being classified as grade 2 agricultural land</li> <li>• Over half of the site is within flood zone 3b</li> <li>• Detached from a main settlement but located adjacent to an existing business park</li> <li>• Well connected to the strategic transport network if an access can be provided on it but poorly located for public transport options</li> <li>• Remote from natural green space</li> <li>• Located within the Great Ouse Valley Green Infrastructure Priority Area</li> <li>• The Low Road Meadows (West) County Wildlife Site partially falls within the site and the Marsh Lane Gravel Pits CWS and Fenstanton Pits (West End Pits) CWS are within 200m of the site.</li> <li>• Potential for some impact on heritage assets</li> <li>• Opportunity to provide a significant amount of land for employment development</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- Has potential to provide built development of a scale that could compliment nearby uses
- Should provide landscaping to minimise the visual impact of development on the countryside to the north
- Provide an appropriate access from the A1307 and or A1096
- Development should be focused within the southern half of the site to avoid land that it is at risk of flooding and constrained by nature conservation designations

**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Gross site area is 61ha (including 0.92ha for the island land parcel where a new roundabout is proposed) but built development is only proposed on 25ha of the site as this is not within flood zone 3b. As such the site area has been reduced to 25ha.</p> <p>For solely employment developments, the gross site area is used as there is usually being minimal differences between net and gross site areas in schemes providing purely employment uses due to the need for large amounts of hardstanding for parking, manoeuvring and deliveries and more incidental landscaping.</p>	<p>Commercial - employment</p> <p>The site promoter states that the site could provide a mix of offices, B2 (industrial) and B8 (warehousing) uses, the 0.4 plot ratio is most appropriate to use to calculate an indicative capacity:</p> <p>0.40 plot ratio x 25 ha = 10 ha of land for employment uses</p> <p>equating to <b>100,000 sqm.</b></p>	<p>Available post 2028 subject to allocation</p> <p>Build out over 2 years</p>

**Updates after the Initial Assessment**

<p> </p>
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**Fenstanton 2: Land West of Huntingdon Road slip road from A1307, Fenstanton**

<b>Site reference</b>	Fenstanton 2
<b>Site name</b>	Land West of Huntingdon Road slip road from A1307, Fenstanton

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land west of Huntingdon Road slip road from A1307, Fenstanton	Fenstanton	0.45

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	10 homes	Available 2023 Build out over 1 year

**Core information**

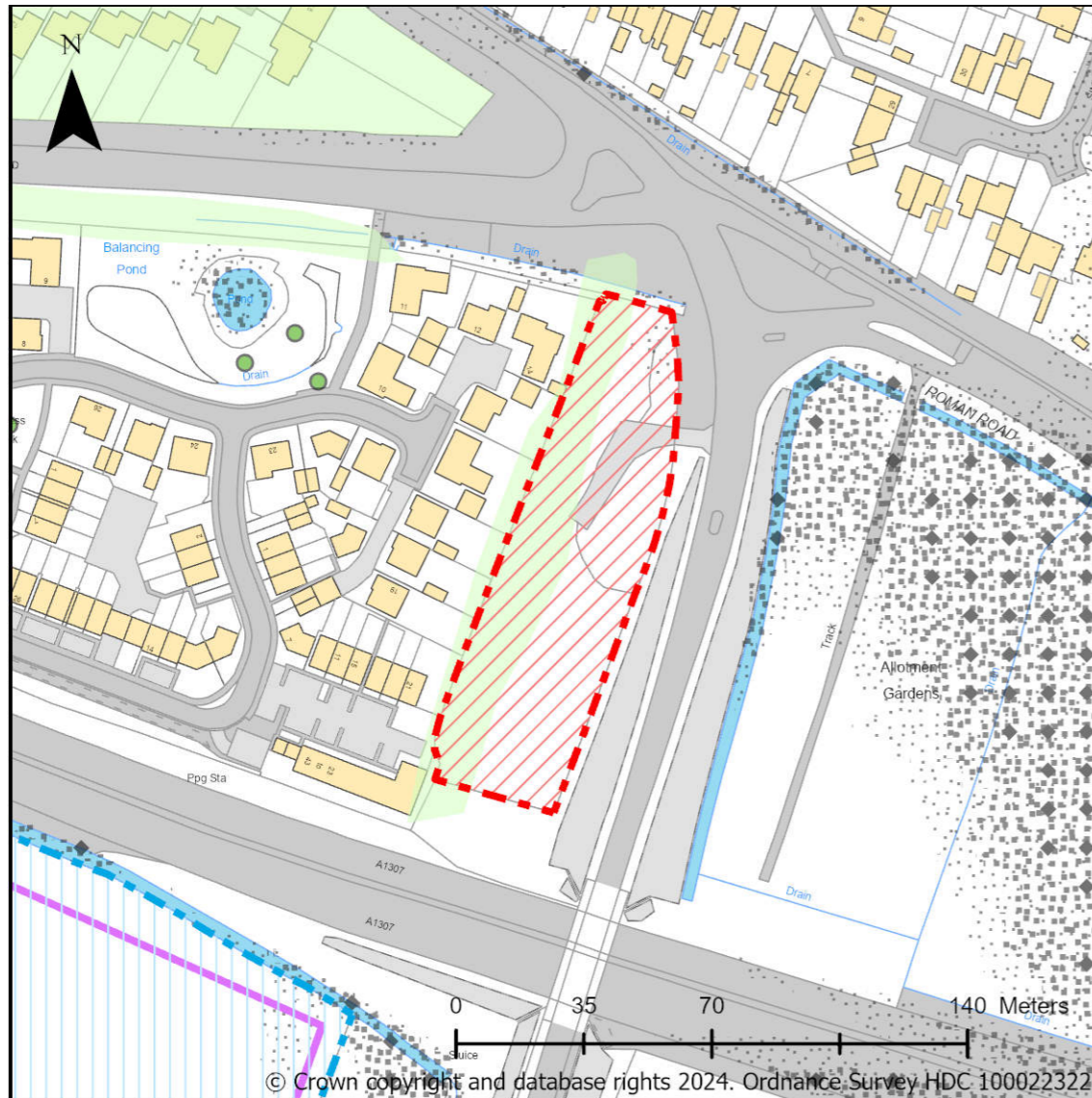
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:116
Relevant planning history	<p>On land adjoining the site to the west:</p> <p>Application number: 16/00582/FUL</p> <p>Proposed development: Full application for erection of 86 houses with garaging and parking, open space, new access, roads and associated infrastructure.</p> <p>Outcome: Permission</p> <p>This site was allocated as part of a larger site in the Local Plan to 2036 under:</p> <p>HLP206 site allocation: Cambridge Road West, Cambridge (FS2)</p>
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	None submitted
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**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1 with some surface water flood risk on its northern edge where the site adjoins Cambridge Road. Northern half of the site is classified as grade 3 agricultural land, the southern half is classified as grade 2. It is a narrow site extensively covered by trees. The site fairly flat and is well contained by extensive trees</p>	~
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<p>and vegetation. The site appears to have been used for some storage. The entirety of the western edge of the site is covered by a Tree Preservation Order area and along its eastern edge is a line of trees largely screening the site from view. To the north and west are residential properties, to the south is the A1307 and to the east is Huntingdon Road which forms a flyover to the A1307.</p> <p>There is no known contamination on site but this may require further investigation as this site and the adjoining site which has now been redeveloped, have potential of contamination arising from the previous use of the land including historic road construction works. There are no oil pipelines running through the site, but the site promoter has identified that a gas main runs through part of the site. The proximity of the site in relation to the A1307 may give rise to additional levels of air, noise and visual pollution which may require mitigation. There are no nature conservation designations or heritage designations on site. Access is possible via Cambridge Road/ Huntingdon Road where there is an existing access into the site but this is at a point where several roads meet and joins with the flyover to the A1307, therefore consultation with Cambridgeshire County Council will be required to ascertain if this is an appropriate point of access.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration although there appears to be some storage units on site which will need to be removed. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and take one year to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There are no buildings on site to clear but some storage units will be have to be removed. The site is fairly level, it is however constrained by protected trees and its proximity to the A1307. The site promoter identifies that a gas main runs through part of the site but considers that development can still be accommodated with the required offset. Access is possible via Cambridge Road/ Huntingdon Road where there is an existing access into the site but this will need to be assessed to ascertain if this would be appropriate. Additionally, taking into consideration the narrowness of the site and the presence of extensive TPO protected trees, the A1307 and gas mains, means it is highly constrained</p>	~

<p>in design terms meaning it will be incredibly challenging to deliver a high quality living environment for any future residents. This is likely to result in a linear form of development which would be functionally very detached from the rest of the village.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location of the site in proximity to the A1307 will need mitigation as will be impact on protected trees. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site is available now but taking into account the constraints to development and that no planning application has been submitted yet, the site is therefore categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Has been used for storage but is classified as being grade 2 and 3 agricultural land</li> <li>• Is within flood zone 1 but there is some risk from surface water flooding</li> <li>• Good accessibility to public transport options, local services, primary education and employment opportunities</li> <li>• Remote from natural green space</li> <li>• May be impacted from increased levels of pollution due to its proximity to the A1307</li> <li>• Whilst it adjoins existing residential development on its western edge there is no connectivity through to it from the site making integration more challenging with the existing place and community and would therefore not support sustainable place making</li> <li>• TPO protected trees on site</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for built development as it would be extremely challenging to successfully integrate development due to its access constraints</li> <li>• Is constrained by TPO protected trees, its proximity to the A1307 and narrowness which cumulatively would be challenging to design a scheme that could address these and still provide a high quality living environment</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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**Fenstanton 3: Land East of Hilton Road, Fenstanton**

<b>Site reference</b>	Fenstanton 3
<b>Site name</b>	Land East of Hilton Road, Fenstanton

Site address	Parish(es)	Site area (ha)
Land east of Hilton Road, Fenstanton	Fenstanton	4.19

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	100 - 130 homes	Available 2024 - 2028 Build out over 3 years

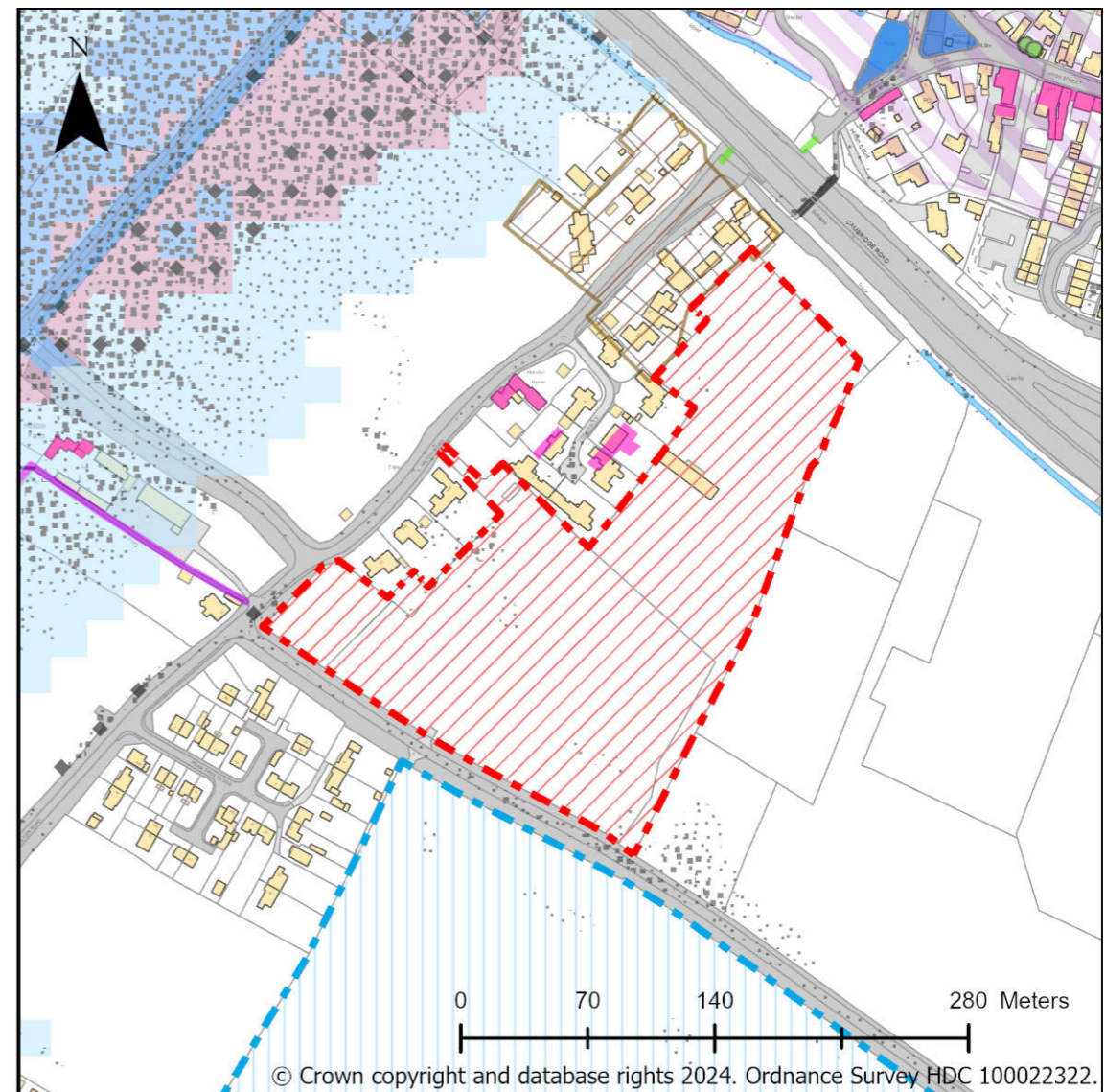
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:231
Relevant planning history	None relevant HELAA (December 2017): East of Hilton Road, Fenstanton (075)
Land type	Greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Site layout plan (drawing number: 21/29/201/01) (June 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



Assessment of Site Potential

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<p><b>Context, constraints and potential suitability</b></p> <p>The vast majority of the site is within flood zone 1 but a very small area of the land abutting Hilton Road is classed as flood zone 3a. Across the site there are pockets of land at risk from surface water flooding. The land is wholly classified as grade 3 agricultural land. The site is located to the south of the A1307 and is adjacent to development at Hilton Road. It is currently used for arable farmland, as such it is detached from the main settlement of Fenstanton. The site is broadly level with some trees and vegetation along its boundaries, however these are not continuous so there are longer range views into and out of the site. Development in this location at scale is likely to alter the mainly rural character of this location and give rise to significant landscape impact. There are some residential properties along its western edge and to the south west with the open countryside to the south and east as well as the A1307 to the north with a small parcel of private land separating the site from the A1307.</p> <p>There is no known contamination on site. There are no oil or gas pipelines running through the site, but electricity lines run along the site's frontage along Hilton Road. The proximity of the site in relation to the A1307 may give rise to additional levels of air, noise and visual pollution which may require mitigation. The northern most part of the site adjoins an Air Quality Management Area associated with the former A14 (now A1307) works. There are no nature conservation designations or heritage designations on site. However, the site is adjacent to several listed buildings: The Gables (Grade II Listed), the Barn to the east/south-east of The Gables Farmhouse (Grade II Listed) and the Barn to the south east of The Gables Farmhouse (Grade II Listed). Given the current undeveloped nature of the site and the proximity of the adjacent listed buildings, development of the site could have a detrimental impact upon the settings of heritage assets. Access is possible via Hilton Road, the scale of the proposed development in this location means that engagement with Cambridgeshire County Council will be required to ascertain if this is an appropriate point of access.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a multiple owners, the site promoter identifies that the site is in multiple control with a legal agreement in place and that development is supported by all owners. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 3 years to complete.</p>	+

<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There are no buildings on site to clear and is fairly level, it is however constrained by heritage assets and its potential landscape impact as well as its proximity to the A1307. Access is possible via Hilton Road but it will need to be assessed whether this is an appropriate point of access. Additionally, the site is physically detached from Fenstanton connected via a pedestrian footpath running under the A1307, as such integrating it with the existing settlement will be challenging It would also densify the largely rural character of the area where residential development is minimal and loose knit.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location of the site in proximity to the A1307 will need mitigation as will the impact on heritage assets and the landscape. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024 and 2028 and taking into account the constraints to development and that no planning application has been submitted yet, the site is categorised as developable.</p>	~

Progression of Site through to Sustainability Appraisal

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is wholly greenfield land largely within flood zone 1 apart from a small amount of the site being in flood zone 3a along Hilton Road</li> <li>● Is physically detached from the main built form of Fenstanton separated by the A1307</li> <li>● Potential for increased levels of pollution arising from its proximity to the A1307</li> <li>● Has very limited access to public transport options</li> <li>● Access to services and facilities, primary education and employment opportunities</li> <li>● Remote from natural green space</li> <li>● Located within the Great Ouse Valley Green Infrastructure Priority Area</li> <li>● Potential for adverse impacts on heritage assets</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- Is inappropriate for built development due to the adverse impacts on the landscape and on heritage assets disrupting the character of the area. Also, the site's detached nature from Fenstanton would not support sustainable place making.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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**Fenstanton 4: Land off Conington Road, Fenstanton**

<b>Site reference</b>	Fenstanton 4
<b>Site name</b>	Land off Conington Road, Fenstanton

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land off Conington Road, Fenstanton	Fenstanton	33.80

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Custom and self build housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Supporting infrastructure</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural green or open spaces</li> <li>Biodiversity net gain opportunities</li> </ul>	Up to 500 homes (market and affordable and self and custom build plots) 5.5ha of employment land Small local centre 11.7ha of green infrastructure 0.5ha of biodiversity net gain	Available 2024- 2028 Build out over 8 years

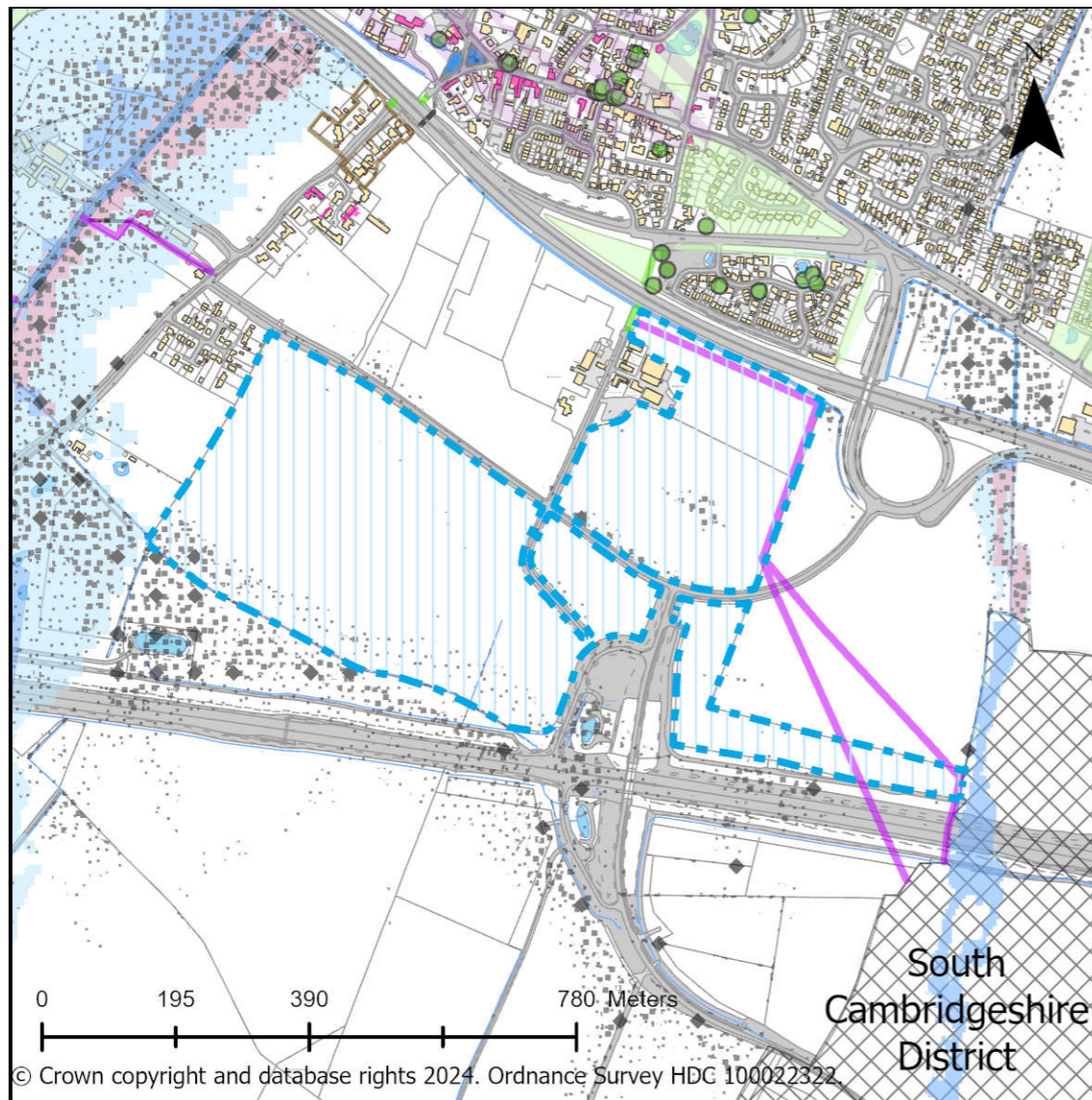
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:265
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Vision Document (June 2023)</li> <li>Transport Technical Note (June 2023)</li> </ul>

	<ul style="list-style-type: none"> <li>Technical Delivery Note (June 2023)</li> <li>Civils Technical Note (June 2023)</li> </ul>
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



former Conington Road routeing. Parcels C and D (the most easterly of the parcels south of Conington Road) are bisected by the southerly spur of the realigned Conington Road.

The site is within flood zone 1, however a very small portion of the south western corner of parcel B is at a higher risk of flooding. This is associated with existing watercourses located beyond the site boundaries to the west and east of the site. There is recorded risk form surface water flooding along the south-west boundary and within the central parts of the site. Parcel A is wholly classified as grade 2 agricultural land, parcel B is mainly grade 3 with only a small portion of its north eastern corner being grade 2, parcel C is half grade 2 and half grade 3, and parcel D is mainly grade 3 agricultural land with only some of its northern edge being grade 2 agricultural land. The site generally flat with some vegetation and trees along its site boundaries. The site is very open and with minimal vegetation to enclose the site visually, development is likely to have significant landscape impacts and require substantial levels of landscaping and green infrastructure to mitigate this impact.

There is no known contamination on site, however the site promoter has stated that an assessment of contamination will need to be undertaken as there may be contamination relating to the current and historic agricultural use of the site. There are no oil pipelines running through the site but there is an existing water main cutting across the central part of the site and an intermediate pressure gas main running along the southern site boundary. The site is located to the south of the A1307 (formerly the A14), as such there are likely to be increased levels of air, noise and visual forms of pollution which will require mitigation. There are no nature conservation designations or heritage assets within the site. However, there are three grade II listed buildings (The Gables, Barn and Former Barn) Hilton Road & along Hilton Road located to the north of Parcel B whose setting could be impacted by development. There are public rights of way running along the northern and eastern edges of Parcel A which extend out into the open countryside and also run through the eastern half of Parcel D. The Transport Technical Note identifies that vehicular access to the development parcels comprising the site can be achieved via Conington Road with with suitable junction arrangements. The exact location and form of the junctions, priority T-junctions or roundabouts, will be discussed and agreed with Cambridgeshire County Council.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site has four distinct land parcels currently used for agricultural purposes. The Transport Technical Note submitted as part of this call for sites submission have identified them as parcels A-D (for ease, these will be used in this site assessment):</p> <ul style="list-style-type: none"> <li>Parcel A lies on land to the south of the A1307 (Cambridge Road) and north of Conington Road.</li> <li>Parcels B-D are all on land to the south of Conington Road. Parcels B (the most westerly of the parcels south of Conington Road) and C (the central of the parcels south of Conington Road) are bisected by an existing agricultural access road, the</li> </ul>	
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<p><b>Availability</b></p>	<p>+</p>
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<p>The site is in single family ownership with a promotion agreement in place. The site promoter has identified that the development is supported by the landowners and that there are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 8 years to complete.</p>	
<p><b>Achievability</b></p> <p>The Civils Technical Note that supports the call for site submission identifies that asset plans have identified existing potable water, electric and gas infrastructure located within the proposed site boundaries. There is an existing water main cutting across the central part of the site, an intermediate pressure gas main running along the southern site boundary, and a small section of existing electrical apparatus located within the north-west part of the site which serves the existing Model Farm. The public highway and digital and telecommunications infrastructure are accessible from the site boundary. There are no buildings on site to clear and the site is fairly level. There are likely to be substantial landscape impacts arising from the development which will require mitigation as will impact due to the site's proximity to the A1307. Access is possible via Conington Road but it will need to be assessed whether this road can accommodate the proposed scale of development and the necessary transport infrastructure works. Additionally, the site is physically detached from Fenstanton, while the scale of the proposed development is proposed to be a somewhat self sustaining community with a small local centre and some employment opportunities, there will still be the need to access services and education within Fenstanton. Therefore, integrating it with the existing settlement will be challenging. It would also densify the largely rural character of the area.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location of the site in proximity to the A1307 will need mitigation as will the impact on the landscape and the rural nature of the area. The presence of a gas mains will also need to be considered in future design proposals. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024 and 2028. Taking into account the scale of potential development and the constraints to development and that no planning application has been submitted yet, the site is categorised as developable.</p>	

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land largely within flood zone 1 apart from a small amount of the site being at a higher risk of flooding</li> <li>• Is physically detached from the main built form of Fenstanton separated by the A1307</li> <li>• Potential for increased levels of pollution arising from its proximity to the A1307</li> <li>• Has very limited access to public transport options</li> <li>• Limited accessibility to services and facilities, primary education and employment opportunities as there is no footpath connecting the site.</li> <li>• A pedestrian route is available via an underpass, however this may present safety concerns which would require assessment.</li> <li>• Remote from natural green space</li> <li>• Located within the Great Ouse Valley Green Infrastructure Priority Area</li> <li>• Potential for adverse impacts on heritage assets</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• The development could not be masterplanned so that it would effectively integrate with the existing place and community due to its physical detachment from the main settlement (Fenstanton) which is located on the other side of the A1307.</li> <li>• Would not support sustainable place making.</li> <li>• Presents safety concerns due to potential increased usage of underpass to access Fenstanton.</li> <li>• Is inappropriate for built development due to the adverse impacts on the landscape and on heritage assets.</li> <li>• Would significantly disrupt the rural character of the area due to the scale of the proposal</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>The site is considered inappropriate for development so no capacity calculation has been undertaken.</p>	<p>N/A</p>	<p>N/A</p>

**Updates after the Initial Assessment**

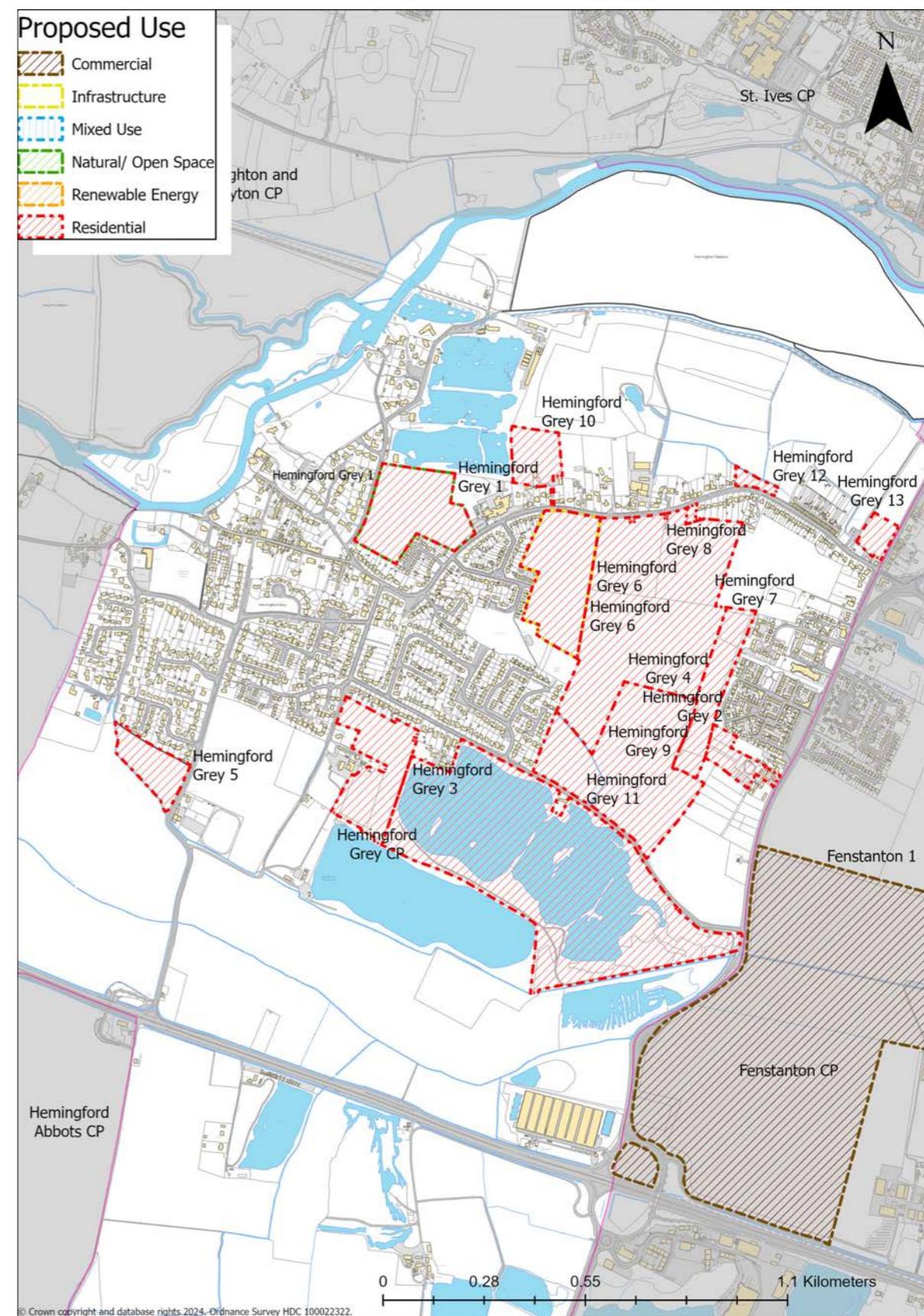
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## 5 Hemingford Grey

5.1 A total of 13 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hemingford Grey 1: Mill Lane Field, Hemingford Grey
- Hemingford Grey 2: Land West of Cullum Farm, London Road, Hemingford Grey
- Hemingford Grey 3: Land South of Marsh Lane and East of Long Lane, Hemingford Grey
- Hemingford Grey 4: Land North of Marsh Lane and East of Dendys, Hemingford Grey
- Hemingford Grey 5: Land off Gore Tree Road, Hemingford Grey
- Hemingford Grey 6: Land East of Daintree Way, Hemingford Grey
- Hemingford Grey 7: Land West of Cullum Farm and Yes! Estate, London Road, Hemingford Grey
- Hemingford Grey 8: Garden at 1 Hemingford Road, St Ives (Hemingford Grey)
- Hemingford Grey 9: Land South of Hemingford road, Hemingford Grey
- Hemingford Grey 10: Dockesy's Farm, North of St Ives Road, Hemingford Grey
- Hemingford Grey 11: Hemingford Grey Lake, South of Marsh Lane, Hemingford Grey
- Hemingford Grey 12: Land North of Hemingford Road, Hemingford Grey
- Hemingford Grey 13: Land West of London Road, Hemingford Grey





5.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

### Hemingford Grey 1: Mill Lane Field, Hemingford Grey

Note: This site has been submitted twice, once by the landowners (Cambridgeshire County Council) and by Hemingford Grey Paris Council for differing uses:

- CfS:29 for open space uses (natural, green or open space uses, and biodiversity net gain opportunities) and land for a cemetery. This was submitted by Hemingford Grey Parish Council.
- CfS:336 for residential development by Cambridgeshire County Council (the landowners).

Each permutation has been assessed within this site assessment to avoid duplication.

<b>Site reference</b>	Hemingford Grey 1
<b>Site name</b>	Mill Lane field, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Mill Lane field, Hemingford Grey	Hemingford Grey	5.45

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Proposed use submitted by landowner under CfS:336: Residential: Market and/or affordable housing	70+ homes	Available 2024 - 2028 Build out over 3 - 4 years
Proposed use submitted by Hemingford Grey Parish Council under CfS:29 Open space uses: Natural, green or open spaces Biodiversity net gain opportunities Other: Cemetery	2.22ha for open spaces 2.23ha for biodiversity net gain 1ha for cemetery	Available 2024 - 2028 Complete over 2 - 3 years

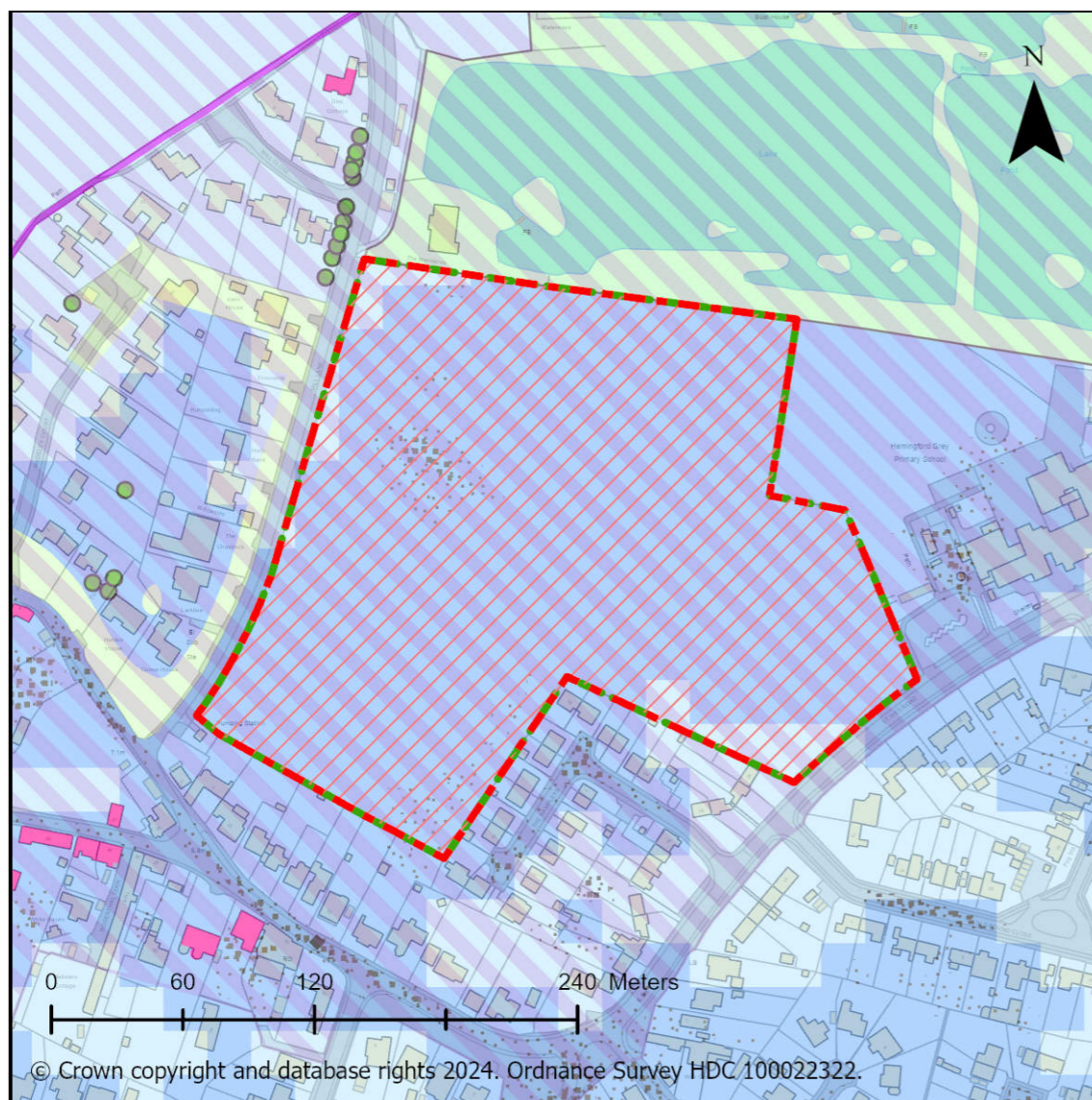
#### Core information

How was the site identified?	Call for Sites 2023 submissions: 1. site reference CfS:29 by Hemingford Grey Parish Council 2. site reference CfS:336 by Cambridgeshire County Council (the landowners)
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	90% of the site is within flood zone 3a but not in flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<b>Call for Sites Reference Number:</b>	<b>336</b>	<b>29</b>
<b>Context, constraints and potential suitability</b>		
Approximately 90% of the site is classified as being in flood zone 3a with the remaining land being flood zone 2, this makes the proposed residential uses submitted under CfS:336 unsuitable as there is not sufficient amount of land left in a lower flood zone (or any in flood zone 1) that could accommodate residential development. Residential uses are classified as being a more vulnerable use as per NPPF and development in such locations are strongly discouraged. However, the site could potentially be used for open space and biodiversity net gain as submitted under CfS:29. It may not be suitable for a cemetery as submitted under CfS:29 due to the level of flood risk on the site which could result in greater	-	+

risk of contamination. This would require guidance and engagement with the Environment Agency. The site also has some surface water flood risk. The majority of the site is classified as grade 3 agricultural land with the northern quarter being classified as grade 4. The site is broadly flat with planting along its boundaries, most densely along its western edge along Mill Lane and also along its northern edge where the site adjoins the Hemingford Grey Gravel Pits County Wildlife Site. The site's boundaries are more open on its eastern edge. To the south and west are residential properties, to the north the County Wildlife Site and to the east Hemingford Grey Primary School.

There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site but it adjoins the Hemingford Grey Gravel Pits County Wildlife Site to the north. The site is wholly located within a conservation area and there is a grade II listed building (Oak Cottage) abutting the southwestern edge of the site. Access is possible via St Ives Road.

The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

**Availability**

The site is owned and controlled by a single organisation. The landowner supports the development of the site for residential uses. There are no known legal restrictions impacting the site. The site promoter working on behalf of the landowners state that it is their intention to acquire planning permission and then sell to a third party for development. They state that the site could be available between 2024 and 2028 and take 3 to 4 years to complete.

A third party also submitted this site for consideration, in their submission they state that they wish buy or lease the land from the landowner and would then apply for the necessary planning permissions for cemetery and other natural, green or open space use. The availability of the site to this third party is therefore dependent upon agreement with the landowner.

**Achievability**

Hemingford Parish Council in their submission state that all mains access and supplies are accessible from the site boundary. The site promoter working on behalf of the landowner state that the public highway and digital and telecommunications infrastructure are accessible from the site boundary but gas supply, mains water supply and electricity supply are unknown. There are no buildings on site to clear. The site is fairly level, it is however heavily constrained by fluvial flood risk, as such residential uses are considered to be unsuitable but open space and biodiversity uses could be pursued on site. The potential cemetery is also uncertain without further engagement with the Environment Agency.

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<p>Additionally, the Parish Council identify that grants and/or loans would be required for them to develop the cemetery and open space and biodiversity with tree planting and footpaths. The Parish Council have stated that they wish to buy or lease the land from the landowner for such uses. The site could be accessed from St Ives Road.</p> <p>The potentially suitable open space and biodiversity net gain uses have not been submitted by the landowners and also conflict with the aspirations of the landowner, as such the achievability of delivering these land uses is uncertain.</p>		
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear, delivering open space and biodiversity net gain opportunities on the site are likely to be more achievable on the site with little need for mitigation. Residential uses are unsuitable on this site as flooding is a key development constraint and will shape future proposals in particular the type of open space and the types of habitats that could be supported and maintained on the site. The landowner has differing aspirations for the site which may impact the delivery of the site for open space and biodiversity net gain. As such, the site is categorised as developable.</p>	-	~

- May be appropriate for open space uses and biodiversity net gain opportunities providing linkages to the CWS and within the Green Infrastructure Priority Area. Although the flood risk on the site will shape the type of open space and the types of habitats that could be supported and maintained on the site.
- It may not be suitable for a cemetery as submitted under CfS:29 due to the level of flood risk on the site which could result in greater risk of contamination
- This is also subject to the agreement of the landowners who have differing aspirations for the site and also if funding can be secured to deliver the open space uses and biodiversity net gain projects.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The gross site area is 5.45 ha	Open space uses and biodiversity net gain opportunities  5.45ha of land for such uses	Available 2024 - 2028  Complete over 2 - 3 years - subject to grant funding and agreement of the landowners

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>The site will progress to the sustainability appraisal stage but it will only be appraised for open space uses and biodiversity net gain opportunities. The risk of flooding on site makes the site unsuitable for residential uses and as a cemetery.</p>
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**Updates after the Initial Assessment**

<p> </p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land</li> <li>• Is significantly constrained by fluvial flooding with 90% of the site within flood zone 3a</li> <li>• Is within the Great Ouse Valley Green Infrastructure Priority Area</li> <li>• Is located within a conservation area and adjacent a listed building</li> <li>• Very limited accessibility via public transport options but accessible on foot or cycle</li> <li>• Located within the main built form of Hemingford Grey adjoining residential development and primary school so can be integrated into the existing place and community</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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**Hemingford Grey 2: Land West of Cullum Farm, London Road, Hemingford Grey**

<b>Site reference</b>	Hemingford Grey 2
<b>Site name</b>	Land West of Cullum Farm, London Road, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Land West of Cullum Farm, London Road, Hemingford Grey	Hemingford Grey	1.4

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self build housing	30 - 40 homes	Available 2024 - 2028 Build out over 2 - 3 years

**Core information**

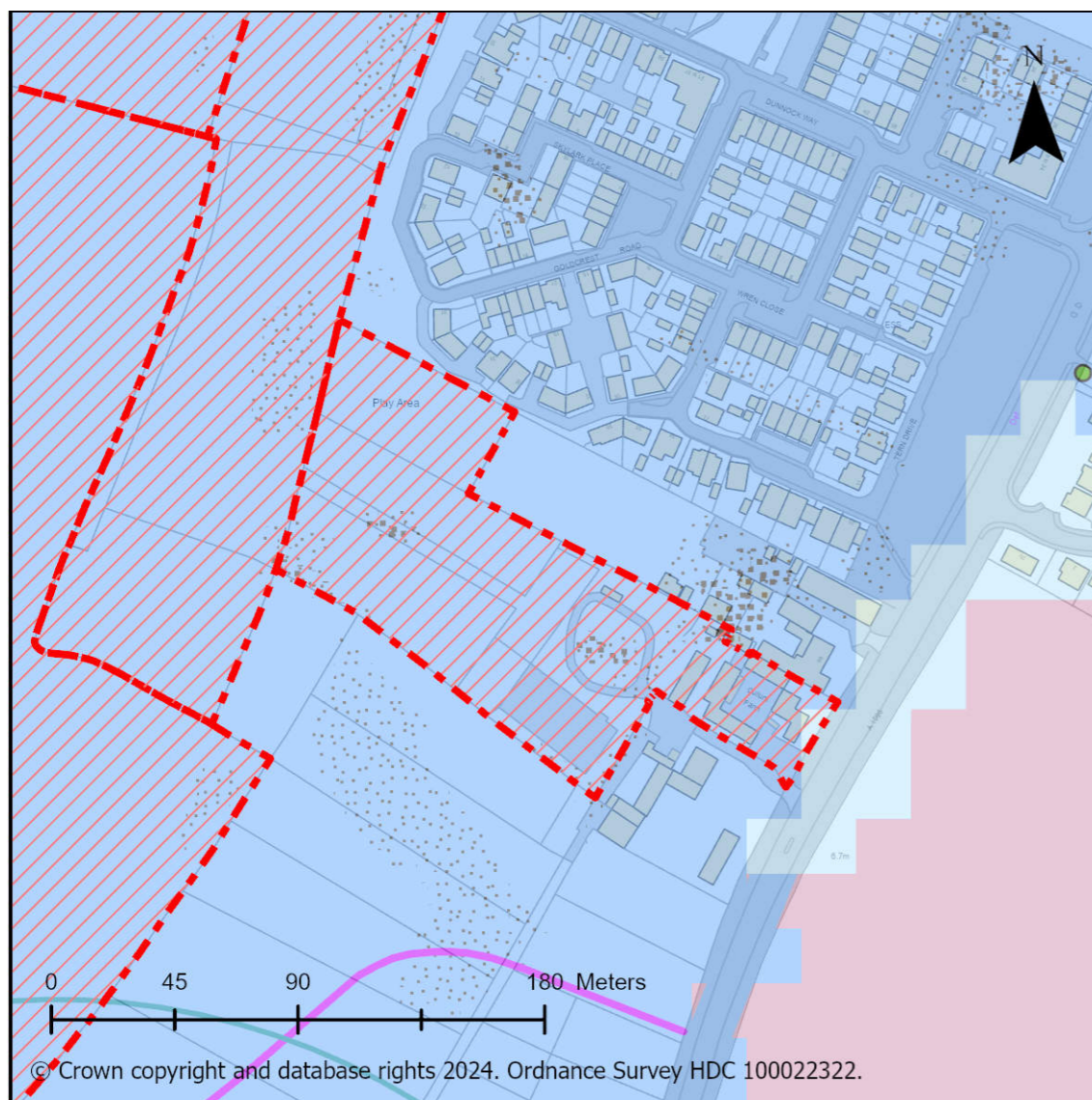
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:91
Relevant planning history	None relevant HELAA (December 2017): West of Cullum Farm
Land type	Part greenfield and part previously developed
Current use of the site	Agricultural land and residential
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	The whole of the site is located within flood zone 3a but none in flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. There is some surface water flood risk towards the centre of the site. The site is wholly classified as grade 3 agricultural land. The site is broadly flat and includes a farm house and associated buildings on the eastern part, with the larger western part comprised of rough grassland, used for grazing ponies. To the north of the eastern part of the site are more farm buildings and a paddock; beyond this and adjacent to the western part of the site is recent residential development; to the south and west, separated by hedgerows, is open countryside.</p>	-
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<p>There is no known contamination or pollution on site but this may require further investigation considering the current agricultural use of the site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. Access can be achieved from London Road.</p> <p>The site is mostly greenfield with some previously developed land where the farmhouse is, so its development will somewhat contribute to the reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p> <p>Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.</p>	
<p><b>Availability</b></p> <p>The site is in multiple ownership but the site promoter states that it is within individual control. They state that all landowners support the development of the site. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by a housebuilder. The promoter suggests the land will be available between 2024 and 2028 and take between 2 and 3 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There are buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site can be accessed from London Road where there is an existing access to the site.</p>	-
<p><b>Deliverability / developability</b></p> <p>There are some existing structures to clear but there is very significant risk from flooding across the entirety of the site meaning development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to deliver the site directly by a housebuilder. The site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.</p>	-

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No, due to the site being wholly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
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**Impact of the Sustainability Appraisal on the assessment**

Not applicable as the site does not progress to the Sustainability Appraisal stage.
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
No capacity is calculated as the site is considered to be unsuitable for development	N/A	N/A

**Updates after the Initial Assessment**

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**Hemingford Grey 3: Land South of Marsh Lane and east of Long Lane, Hemingford Grey**

<b>Site reference</b>	Hemingford Grey 3
<b>Site name</b>	Land South of Marsh Lane and East of Long Lane, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Land South of Marsh Lane and East of Long Lane, Hemingford Grey	Hemingford Grey	3.4

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self build housing Nursing and care homes	25 market and/or affordable homes 14 self and custom build plots 50 bedrooms	Available 2024 - 2028 Build out over 1 to 2 years

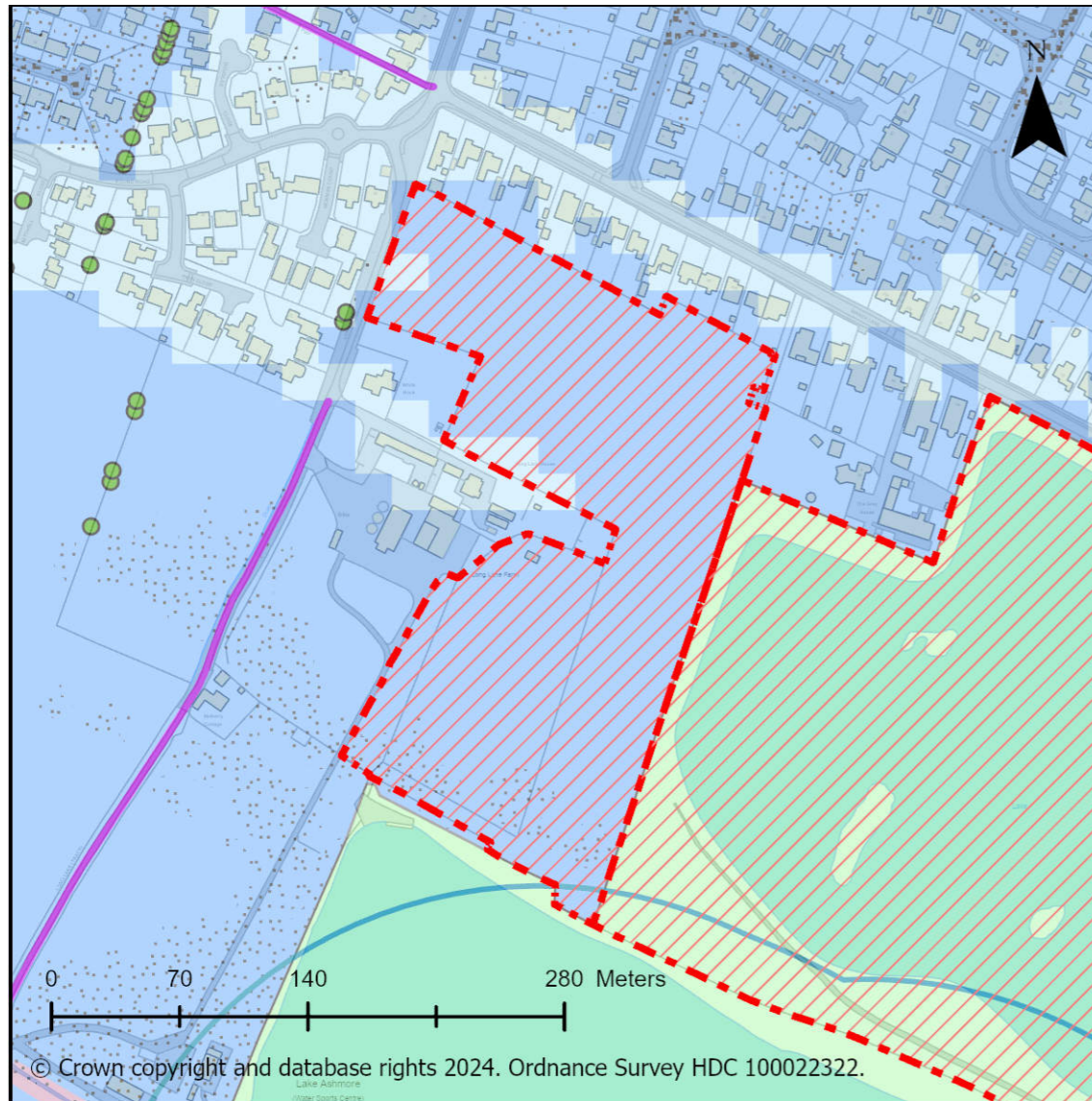
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:49
Relevant planning history	None relevant HELAA (December 2017): East of Long Lane, South of Marsh Lane, Hemingford Grey (103)
Land type	Greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	The site is almost completely within flood zone 3a but not 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is almost wholly located within flood zone 3a with a small patch of the site north of Long Lane House and Farm which is within flood zone 2. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. The site is wholly classified as grade 3 agricultural land. The site broadly level with trees and hedgerows along most of the site's boundaries apart from the western edge where it adjoins London Road where it is completely open providing views into and across the site. Trees and vegetation are most dense along the site's eastern boundary where it adjoins the Marsh Lane Gravel Pits County Wildlife Site. To the north</p>	-
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<p>of the site and along a section of the eastern and western site boundaries is residential development. Abutting the remaining sides is open countryside. The Marsh Lane Gravel Pits County Wildlife Site is situated immediately east and south of the site.</p> <p>There is no known contamination or pollution on site. Telegraph poles run along the site's frontage along Long Lane. There are no gas or oil pipelines running through the site. There are no nature conservation designations on site but it adjoins a County Wildlife Site. There are no heritage designations on site. The site can be accessed from Long Lane.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p> <p>Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status for the site and then sell the site to a third party for obtaining planning permission and development. The promoter suggests the land will be available between 2024 and 2028 and take between 1 to 2 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from electricity supply which is available within the site. Telegraph poles run along the site's frontage. Additionally, the site adjoins a County Wildlife Site which may be impacted by the proposed development. There are no buildings on site to clear apart from outbuilding and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site can be accessed from Long Lane.</p>	-
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear apart from an outbuilding on site but there is very significant risk from flooding on the site across the entirety of the site means that development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to acquire an allocation status for the site and then sell the site to a third party for obtaining planning permission and then development. The site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.</p>	-

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No, due to the vast majority of the site being located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
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**Impact of the Sustainability Appraisal on the assessment**

Not applicable as the site does not progress to the Sustainability Appraisal stage.
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
No capacity is calculated as the site is considered to be unsuitable.		

**Updates after the Initial Assessment**

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**Hemingford Grey 4: Land North of Marsh Lane and east of Dendys, Hemingford Grey**

<b>Site reference</b>	Hemingford Grey 4	
<b>Site name</b>	Land North of Marsh Lane and East of Dendys, Hemingford Grey	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land North of Marsh Lane and East of Dendys, Hemingford Grey	Hemingford Grey	11.6

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	50 homes	Available 2024 - 2028 Build out over 2 years

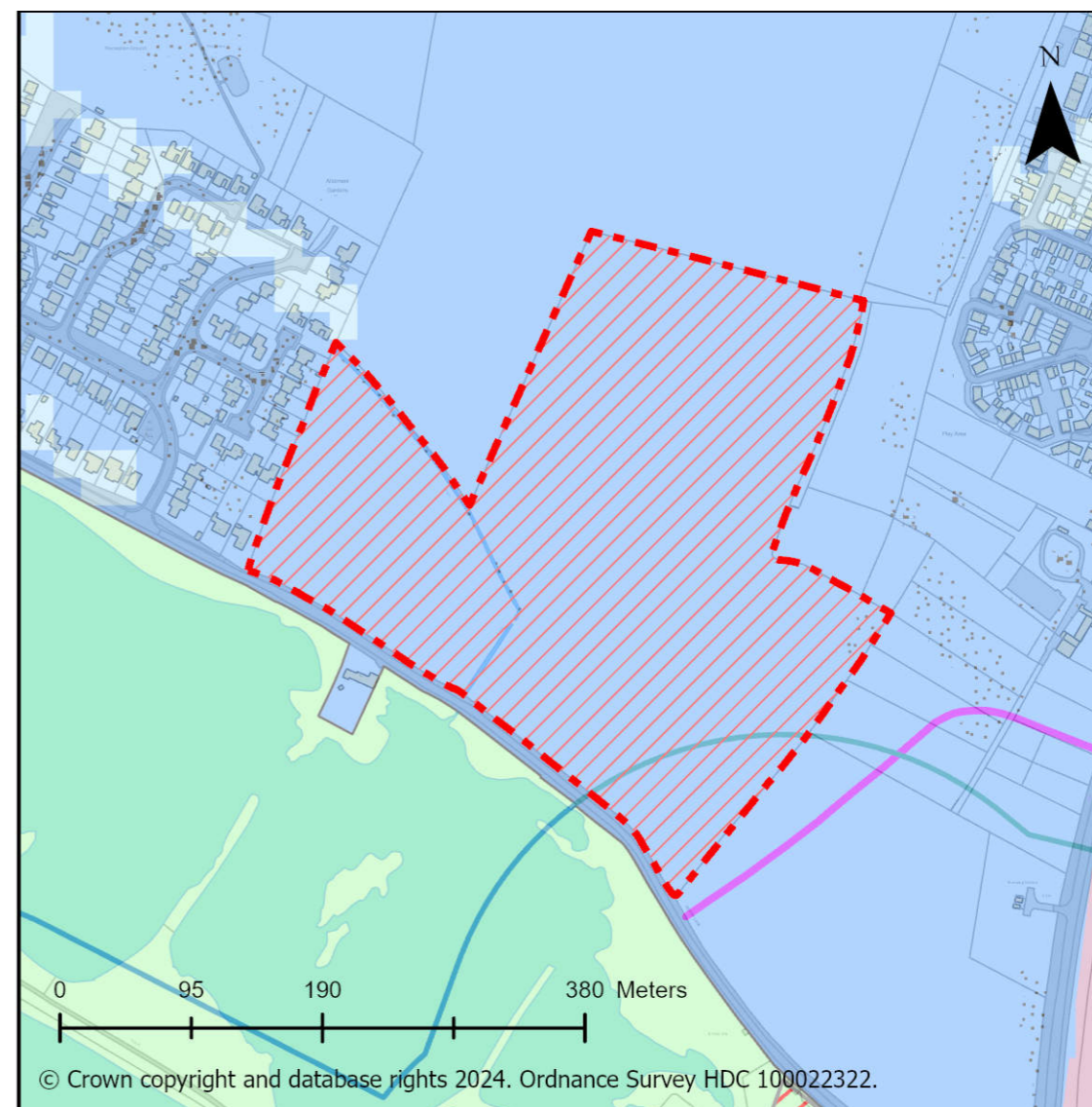
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:89
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	The site is almost completely within flood zone 3a but not 3b.	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Part of the south eastern corner of the site is within the buffer zone of a Mineral Development Area.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. There is some surface water flood risk along the drain that is present through the site. The site is wholly classified as grade 3 agricultural land. The land within the site is fairly level. There is a hedgerow along the site's eastern edge and along the drain. The site is very open on its northern and southern edges meaning there are longer range views into and across the site. To the south is the Marsh Lane Grave Pits County Wildlife Site, to the west is residential development and countryside to the north and east.</p> <p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site but it is adjacent to the a County Wildlife Site. There are no heritage designations on site. The site can be accessed from Marsh Lane.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site but the south eastern corner of the site falls within the buffer zone of a mineral development area.</p> <p>Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.</p>	-
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status for the site and then sell the site to a third party for obtaining planning permission and development. The promoter suggests the land will be available between 2024 and 2028 and take 2 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site is adjacent to a County Wildlife Site, the impact of potential development will need to be assessed. Also, development is likely to result in significant landscape impact arising from the open nature of the site. The site can be accessed from Marsh Lane.</p>	-
<p><b>Deliverability / developability</b></p>	-

There are no existing structures to clear but there is very significant risk from flooding on the site across the entirety of the site means that development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to acquire an allocation status for the site and then sell the site to a third party for obtaining planning permission and then development. The site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No, due to the site being wholly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.</p>
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**Impact of the Sustainability Appraisal on the assessment**

Not applicable as the site does not progress to the Sustainability Appraisal stage.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>No capacity is calculated as the site is considered to be unsuitable.</p>		

**Updates after the Initial Assessment**

**Hemingford Grey 5: Land off Gore Tree Road, Hemingford Grey**

<b>Site reference</b>	Hemingford Grey 5
<b>Site name</b>	Land off Gore Tree Road, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Land off Gore Tree Road, Hemingford Grey	Hemingford Grey	2.13

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	50 homes	Available 2024 - 2028 Build out over 2 years

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:48
Relevant planning history	None relevant HELAA (December 2017): West of Gore Tree Road, South of Haley Close. Hemingford Grey (176)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Completely within flood zone 3a but not 3b.	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. About half of the site on its southern and western edges is at risk from surface water flood risk. This is attributed to a drain which defines the southern and western boundaries of the site. The site is wholly classified as grade 3 agricultural land. The land is flat and very open with no substantial vegetation on the southern and eastern boundaries. A public right of way runs along the northern boundary of the site providing further views of the site from public vantage points. North of the site is residential development, whilst to the east, south and west is predominantly open countryside.</p> <p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site. There are no heritage designations on site but it is adjacent to a conservation area to the north west of the site. The site could potentially be accessed from Gore Tree Road but the feasibility and achievability of access will require engagement with Cambridgeshire County Council.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p> <p>Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.</p>	-
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire planning permission for the site and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 2 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk and surface water flood risk with all of the site being within flood zone 3a. The development is likely to result in significant landscape impacts considering the current openness of the site. Additionally, the public right of way will need to be retained within any masterplanning of the site. The achievability of the access from Gore Tree Road also requires further scoping.</p>	-
<p><b>Deliverability / developability</b></p>	-

There are no existing structures to clear but there is very significant risk from flooding on the entirety of the site meaning development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at this time.

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No due to the site being wholly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.</p>
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**Impact of the Sustainability Appraisal on the assessment**

Not applicable as the site does not progress to the Sustainability Appraisal stage.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>No capacity is calculated as the site is considered to be unsuitable.</p>		

**Updates after the Initial Assessment**



## Hemingford Grey 6: Land East of Daintree Way, Hemingford Grey

Note: This site has been submitted twice, once by the landowner and by Hemingford Grey Parish Council for differing uses:

- CfS:105 for residential development by an agent working on behalf of the landowner
- CfS:170 for infrastructure (transport/parking), open space uses (natural, green or open space, and biodiversity net gain opportunities) and a cemetery by Hemingford Grey Parish Council.

Each site submission has been assessed within this site assessment to avoid duplication.

<b>Site reference</b>	Hemingford Grey 6	
<b>Site name</b>	Land East of Daintree Way, Hemingford Grey	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land East of Daintree Way, Hemingford Grey	Hemingford Grey	5.8

### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Proposed use submitted by landowner under CfS:105: Residential: Market and/or affordable housing	170 homes (102 market and 68 affordable homes at 30dph)	Available 2024 - 2028 Build out over 4 years
Proposed use submitted by Hemingford Grey Parish Council under CfS:170 Infrastructure: • Transport and parking Open space uses: • Natural, green or open spaces • Biodiversity net gain opportunities	0.15ha for parking 2.3ha for natural or open space 2.3ha for biodiversity net gain 1ha for cemetery	Available 2024 - 2028 Complete over 2 - 3 years

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Other: • Cemetery		

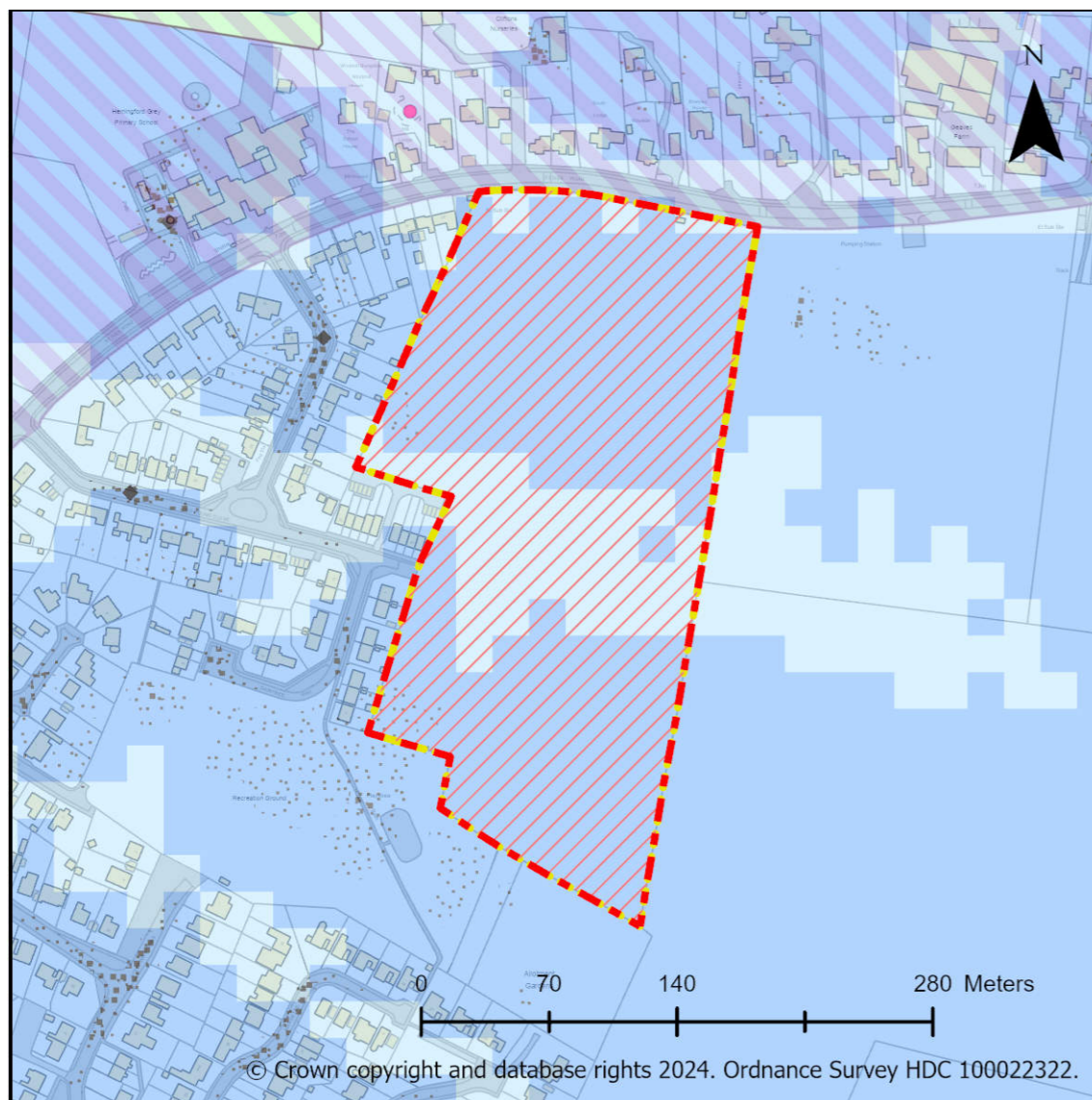
### Core information

How was the site identified?	Call for Sites 2023 submissions: 1. site reference CfS:105 by the landowner 2. site reference CfS:170 by Hemingford Grey Parish Council
Relevant planning history	None relevant  HELAA (December 2017): South of St Ives Road, East of Old Pount Close, Hemingford Grey (121)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	The following have been submitted under CfS105: • Access and Transport Statement (April 2023) • Flood Risk and Drainage Site Appraisal (November 2022)

### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 75% of the site falls within flood zone 3a and 25% in flood zone 2. None in 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

Call for Sites Reference Number:	105	170
Context, constraints and potential suitability	-	+

Approximately 75% of the site falls within flood zone 3a and 25% in flood zone 2, this makes the proposed residential uses submitted under CfS:105 unsuitable as there is not sufficient amount of land left in a lower flood zone (or any in flood zone 1) that could accommodate residential development. Residential uses are classified as being a more vulnerable use as per NPPF and development in such locations are strongly discouraged. The site promoter working on behalf of the landowner has submitted a Flood Risk and Drainage Assessment which concludes that whilst the site is within flood zone 3, it benefits from defences making it safe from flooding. The updated SFRA has shown that the site is still within flood zone 3a. Rather than housing, the site could potentially be used for open space and biodiversity net gain as submitted under CfS:170. It may not be suitable for a cemetery or for parking as submitted under CfS:170 due to the level of flood risk on the site which could result in greater risk of contamination and surface water runoff. This would require guidance and engagement with the Environment Agency and Cambridgeshire County Council as the Local Lead Flood Authority and as the Highways Authority. The site has minimal risk from surface water flood risk. The majority of the site is classified as grade 3 agricultural land with the northern edge being classified as grade 4. The site broadly flat and is bordered by trees and hedgerows which provide some screening, but there are long distance views across and beyond the site from the north western corner of the site on Hemingford Road towards the south east. To the south of the site are allotments and a play area, situated within the playing fields. To the opposite side of St Ives Road and to the west of the site is residential development. To the east of the site is open countryside.

There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. Electricity lines run along the site's frontage along St Ives Road/ Hemingford Road. There are no nature conservation designations on site. There are no heritage designations on site either but the site is immediately adjacent to a conservation area and the grade II listed The Windmill is nearby, approximately 60m, to the north-west of the site. Access to the site is currently available via an existing gated agricultural access from St Ives Road/ Hemingford Road to the north east of the site. Submission CfS:105 have submitted an Access and Transport Statement which sets out the proposed access to serve residential development.

The site is greenfield, so its development will not contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

**Availability**

The site is within the ownership of a family with multiple owners. The landowners support the development of the site for residential uses. There are no known legal restrictions impacting the site. The site promoter working on behalf of the landowners state that it is their intention to deliver the site via a housebuilder. They state that the site could be available between 2024 and 2028 and take up to 4 years to complete.

+	~



<p>A third party has also submitted this site for assessment, in their submission they state that they wish buy or lease the land and would then apply for the necessary planning permissions for cemetery and other natural, green or open space use. The availability of the site to the third party is therefore dependent upon agreement with the landowner.</p>		
<p><b>Achievability</b></p> <p>Hemingford Parish Council in their submission state that all mains access and supplies are accessible from the site boundary. The site promoter working on behalf of the landowner state that all are accessible from the site boundary apart from mains water supply which is available within the site. There are no buildings on site to clear. The site is fairly level, it is however heavily constrained by fluvial flood risk, as such residential uses are considered to be unsuitable but open space and biodiversity uses could be pursued on site. The potential cemetery is also uncertain without further engagement with the Environment Agency. Also, the potential parking uses on site which could lead to increased surface water runoff and it needs to be access if the traffic movements this would generate can be accommodate here. Additionally, the Parish Council identify that grants and/or loans would be required for them to develop the cemetery and open space and biodiversity with tree planting and footpaths. They also identify that Cambridgeshire County Council Highways would need to be consulted and would be responsible for delivering possible mixed use cycle path(s).The Parish Council have stated that they wish to buy or lease the land from the landowner for such uses. The site could be accessed from St Ives Road/ Hemingford Road.</p> <p>The potentially suitable open space and biodiversity net gain uses have not been submitted by the landowners and also conflict with the aspirations of the landowner, as such the achievability of delivering these land uses is uncertain.</p>	-	~
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear, delivering open space and biodiversity net gain opportunities on the site are likely to be more achievable on the site with little need for mitigation. Residential uses are unsuitable on this site as flooding is a key development constraint and will shape future proposals in particular the type of open space and the types of habitats that could be supported and maintained on the site. The landowner has differing aspirations for the site which may impact the delivery of the site for open space and biodiversity net gain. As such, the site is categorised as developable.</p>	-	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>The site will progress to the sustainability appraisal stage but it will only be appraised for open space uses</p>
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	<p>and biodiversity net gain opportunities. The risk of flooding on site makes the site unsuitable for residential uses and as a cemetery or parking.</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land</li> <li>• Is significantly constrained by fluvial flooding with 90% of the site within flood zone 3a</li> <li>• Is within the Great Ouse Valley Green Infrastructure Priority Area</li> <li>• Is located within a conservation area and adjacent a listed building</li> <li>• Very limited accessibility via public transport options but accessible on foot or cycle</li> <li>• Located within the main built form of Hemingford Grey adjoining residential, allotment and play space uses so can be integrated into the existing place and community</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for open space uses and biodiversity net gain opportunities providing linkages to the CWS and within the Green Infrastructure Priority Area. Although the flood risk on the site will shape the type of open space and the types of habitats that could be supported and maintained on the site.</li> <li>• May not be suitable for a cemetery or for parking as submitted under CfS:170 due to the level of flood risk on the site which could result in greater risk of contamination and surface water runoff.</li> <li>• This is also subject to the agreement of the landowners who have differing aspirations for the site and also if funding can be secured to deliver the open space uses and biodiversity net gain projects.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>The gross site area is 5.8ha</p>	<p>Open space uses and biodiversity net gain opportunities</p> <p><b>5.8ha</b> of land for such uses</p>	<p>Available 2024 - 2028</p> <p>Complete over 2 - 3 years - subject to grant funding and agreement of the landowners</p>

**Updates after the Initial Assessment**

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**Hemingford Grey 7: Land West of Cullum Farm and Yes! Estate, London Road, St Ives (Hemingford Grey)**

<b>Site reference</b>	Hemingford Grey 7
<b>Site name</b>	Land west of Cullum Farm and Yes! Estate, London Road, St Ives (Hemingford Grey)

Site address	Parish(es)	Site area (ha)
Land west of Cullum Farm and Yes! Estate, London Road, St Ives (Hemingford Grey)	Hemingford Grey	3.27

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	50 - 70 homes	Available 2024 - 2028 Build out over 3 - 4 years

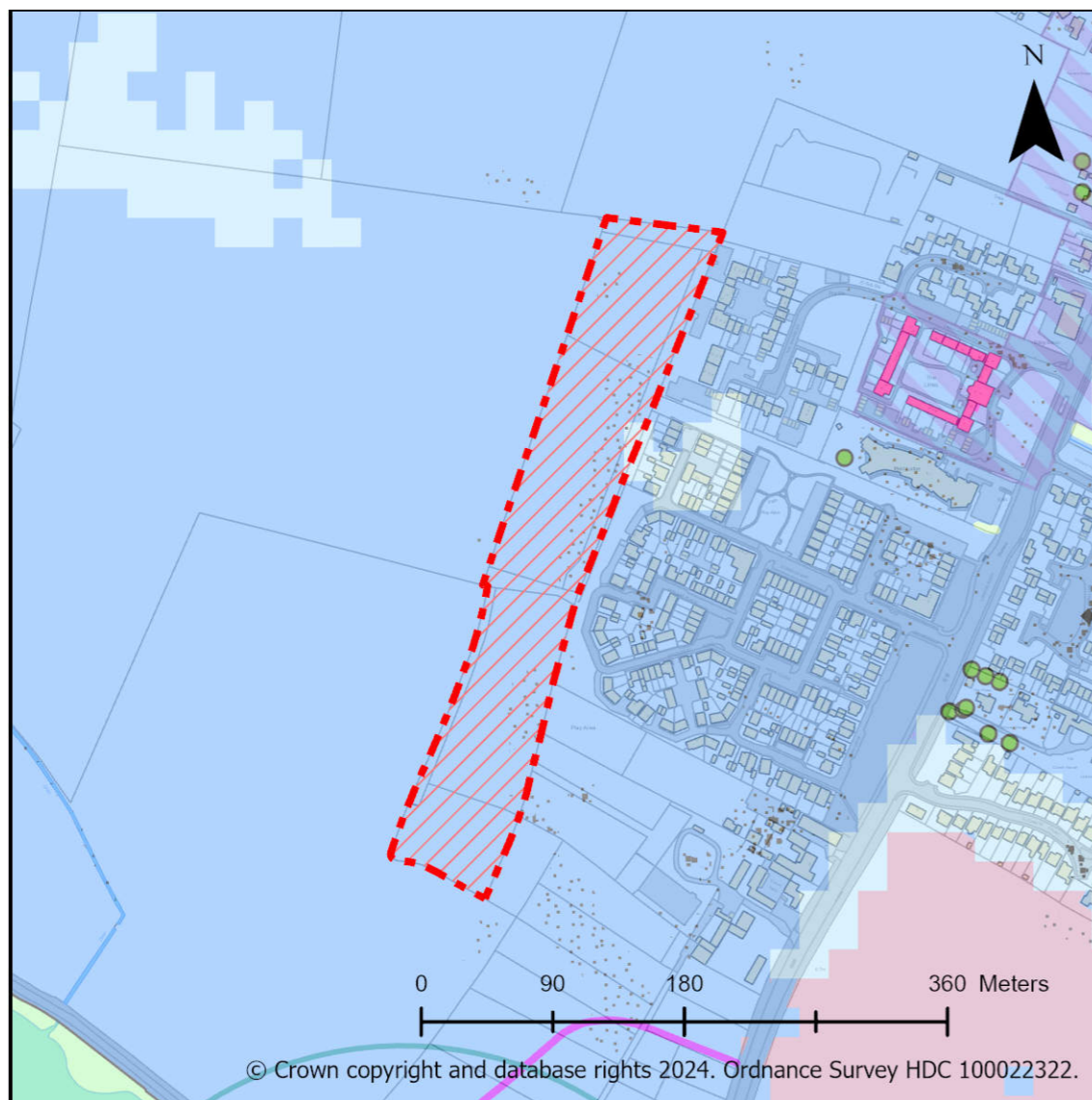
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:180
Relevant planning history	None relevant HELAA (December 2017): West of Cullum Farm and Yes! Estate, St Ives (028)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Completely within flood zone 3a but not 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

Context, constraints and potential suitability	
The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. There is surface water flood risk along the eastern edge of the site. The site is	-

<p>wholly classified as grade 3 agricultural land. The land within the site is broadly level with along its boundaries. There is residential development immediately to the east of the site and countryside to the north, south and west.</p> <p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site. There are no heritage designations on site. The site has no access of its own and could only be delivered together with or following development at West of Cullum Farm (see CfS:91 - Hemingford Grey 2).</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p> <p>Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.</p>	
<p><b>Availability</b></p> <p>The site is in multiple ownership but with individual control. Development is supported by all owners. There are no known legal restrictions impacting the site. It is intended to deliver the site directly by a housebuilder. The promoter suggests the land will be available between 2024 and 2028 and take between 3 and 4 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from the public highway which is not immediately accessible. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The achievability of the access also requires further scoping as there is no highways access to the site currently with it only being potentially achievable in conjunction with any development of Cullum Farm which adjoins the south east corner of the site.</p>	-
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but there is very significant risk from flooding on the site across the entirety of the site means that development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. Access is also a key constraint in developing the site. The site which could assist in the deliver of an access route (CfS:91 - Hemingford Grey 2) has been assessed as being unsuitable for development. The site promoter seeks to deliver the site directly by a housebuilder. The</p>	-

site promoter states the site will be available between 2024 and 2028, but considering the significant flooding issues on the site and the issues with access, the site is not considered to be deliverable or developable at this time.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No due to the site being wholly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
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**Impact of the Sustainability Appraisal on the assessment**

Not applicable as the site does not progress to the Sustainability Appraisal stage.

**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
No capacity is calculated as the site is considered to be unsuitable.		

**Updates after the Initial Assessment**



**Hemingford Grey 8: Garden at 71 Hemingford Road, St Ives (Hemingford Grey)**

<b>Site reference</b>	Hemingford Grey 8
<b>Site name</b>	Garden at 71 Hemingford Road, St Ives (Hemingford Grey)

Site address	Parish(es)	Site area (ha)
Garden at 71 Hemingford Road, St Ives (Hemingford Grey)	Hemingford Grey	0.13

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	1 home	Available 2024 - 2028 Build out over 1 and 4 years

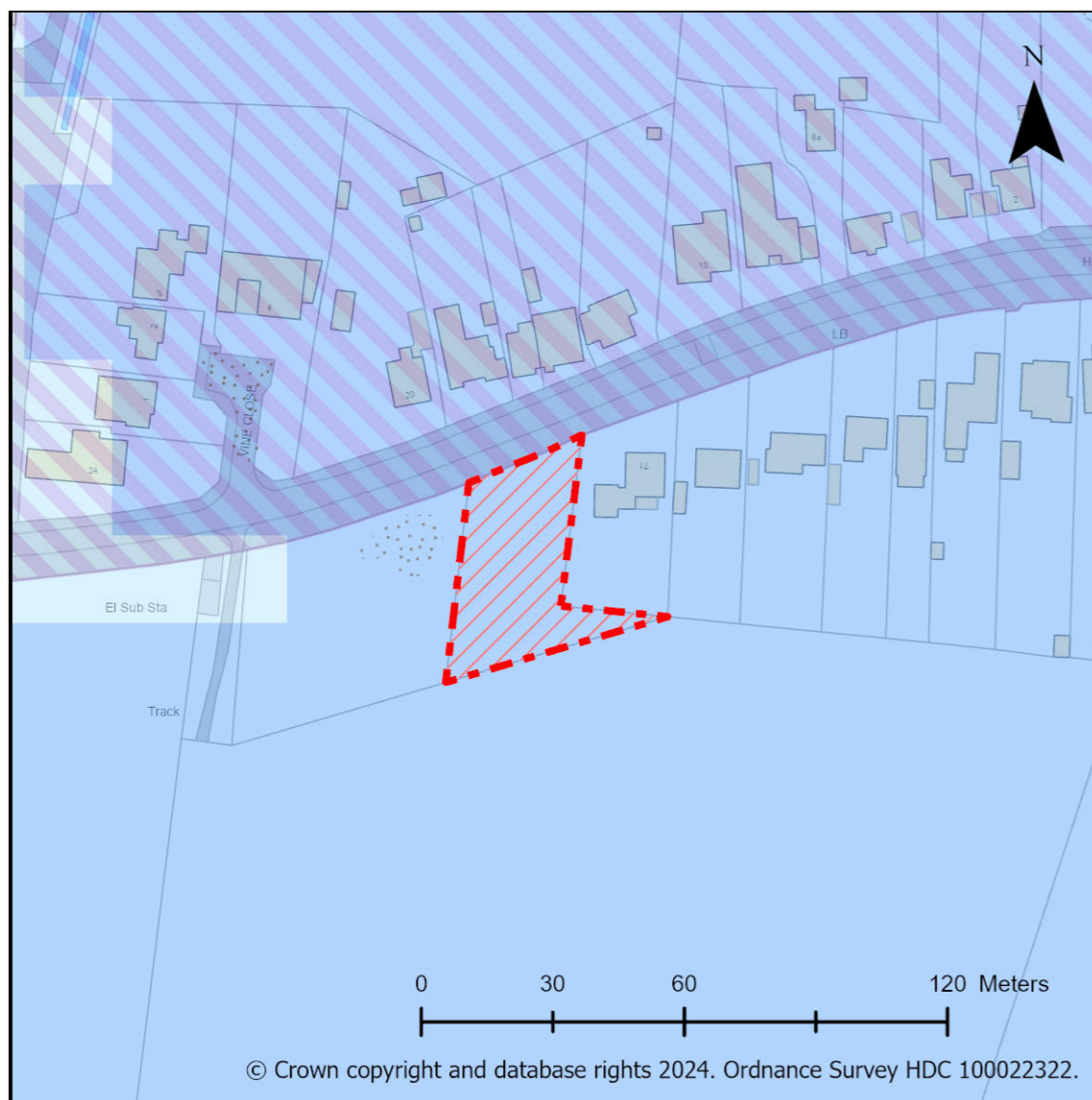
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:282
Relevant planning history	23/01156/CLED for the lawful development certificate to confirm that the lawful use of the land as residential garden forming part of the curtilage of 71 Hemingford Road. Only the land immediately south of the existing boundary line of 71 Hemingford Road was certified as being residential land, the remaining land was not certified. This was decided in June 2023.
Land type	Wholly greenfield land
Current use of the site	Part agricultural land/ part garden land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	Completely within flood zone 3a but not 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	The site is before the size threshold at 0.13ha and cannot accommodate more than 5 homes.	Fail



**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is below the required minimum site threshold for detailed assessment.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No as the site falls below the 0.25ha size threshold and can not accommodate 5 or more homes.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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**Hemingford Grey 9: Land South of Hemingford Road, Hemingford Grey**

<b>Site reference</b>	Hemingford Grey 9
<b>Site name</b>	Land south of Hemingford Road, Hemingford Grey

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land south of Hemingford Road, Hemingford Grey	Hemingford Grey	19.00

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	TBC	Available 2024  Build out rate to be confirmed

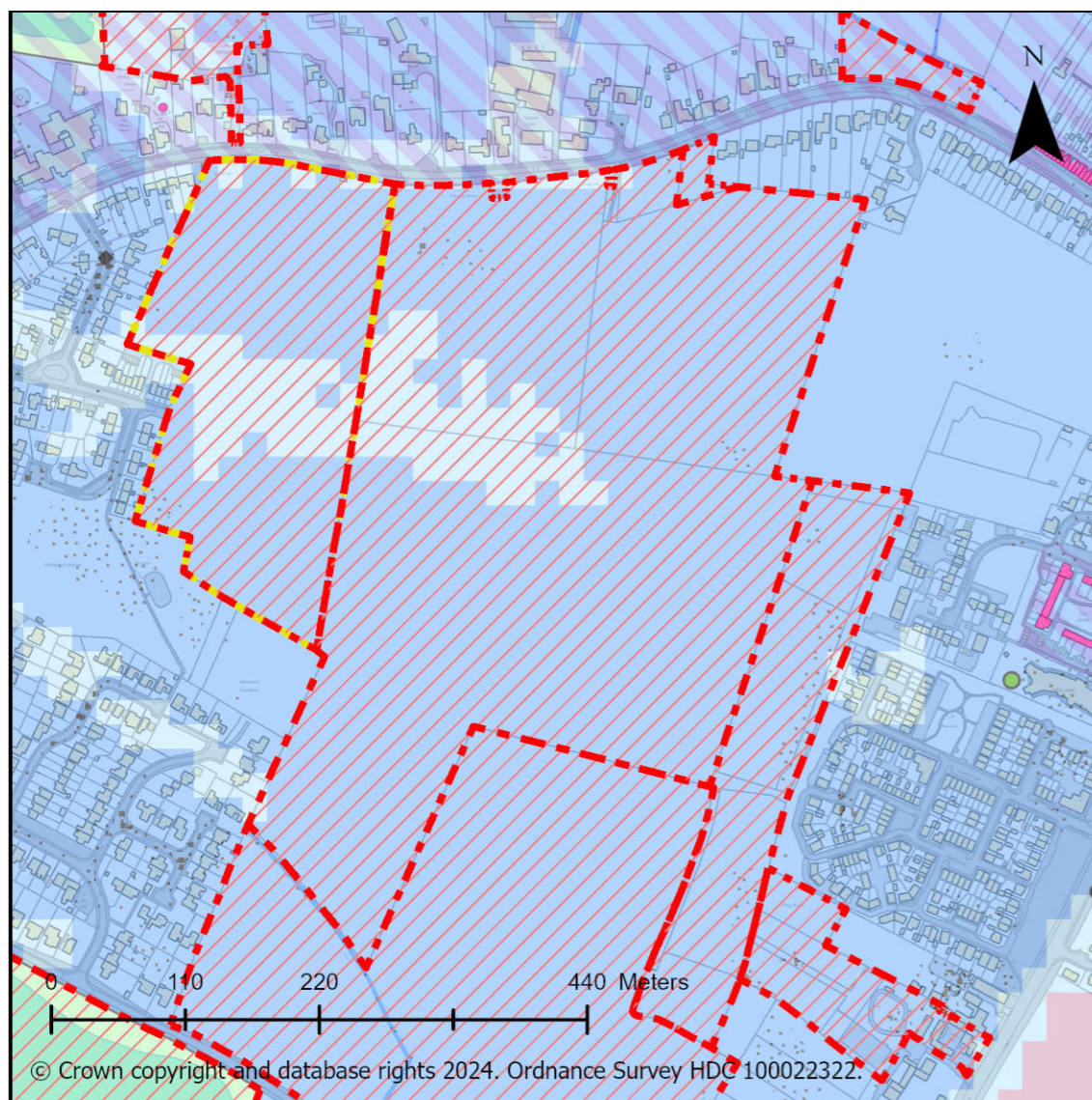
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:332
Relevant planning history	None relevant  HELAA (December 2017): South of Hemingford Road to East of Sadlers Way, Hemingford Grey (170)  The site was assessed in the HELAA 2017 (South of Hemingford Road to East of Sadler Way, Hemingford Grey, site reference 170) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	Almost completely within flood zone 3a, with a small portion of the northern edge of the site being in flood zone 2. None in flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is almost completely located within flood zone 3a, with a small portion of the northern edge and centre of the site being in flood zone 2. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. There is some surface water flood risk across the site. The vast majority of the site is classified as grade 3 agricultural land with its northern edge being grade 4. The site consists of several agricultural fields. The land is flat and the landscape is generally open with limited substantial vegetation apart from hedgerows on some field boundaries. The site forms a green wedge between residential development. Parts of the</p>	-
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<p>site along the northern and western site boundaries abut residential development, with fields extending to the south of the site. Part of the western site boundary abuts allotments beyond which are playing fields.</p> <p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are telegraph poles running across the site. There are no nature conservation designations on site. There are no heritage designations on site but it is adjacent to a conservation area on its northern boundary. The site could be accessed from Hemingford Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p> <p>Considering the very high flooding risk within the site and none of it being located within a lower risk zone, the site is considered unsuitable for development.</p>	
<p><b>Availability</b></p> <p>The site is in single individual control, the owner supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status or the site and then sell it to a third party for obtaining planning permission and development. The promoter suggests the land is available now and is unsure how long it will take to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk with almost all of the site being within flood zone 3a. The site could be accessed from Hemingford Road. The site forms a green wedge within the village which would be eroded if developed and impact the landscape and townscape character of the village. The presence of telegraph poles across the site is also a constraint.</p>	-
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but there is very significant risk from flooding on almost all of the site meaning that development cannot be located in a part of the site at lower flood risk. The site promoter identifies that a detailed assessment of the flood risk including site specific mitigation measures will be required. The site promoter seeks to acquire an allocation status for the site and then sell it to a third party for obtaining planning</p>	-

permission and development. The site promoter states the site is available now, but considering the significant flooding issues on the site and the issues with access, the site is not considered to be deliverable or developable at this time.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No due to the site being almost completely located within flood zone 3a, with a small portion of the northern edge of the site being in flood zone 2 and the proposed residential uses being classed as a more vulnerable use.
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**Impact of the Sustainability Appraisal on the assessment**

Not applicable as the site does not progress to the Sustainability Appraisal stage.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
No capacity is calculated as the site is considered to be unsuitable.	N/A	N/A

**Updates after the Initial Assessment**



**Hemingford Grey 10: Dockesy's Farm, North of St Ives Road, Hemingford Grey**

<b>Site reference</b>	Hemingford Grey 10
<b>Site name</b>	Dockesy's Farm, north of St Ives Road, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Dockesy's Farm, north of St Ives Road, Hemingford Grey	Hemingford Grey	1.95

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	25 - 30 homes	Available 2024 - 2028 Build out over 1 year

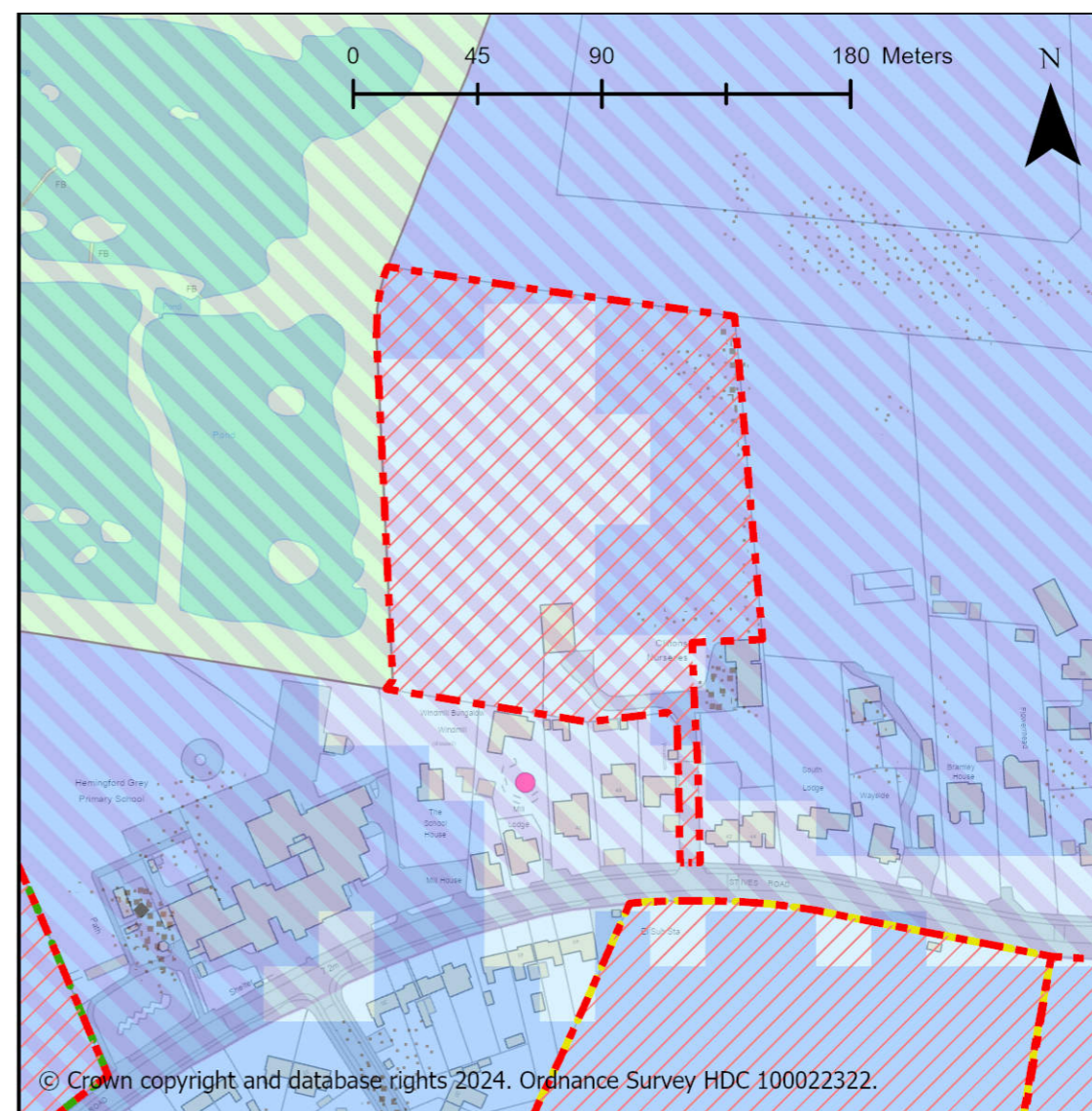
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:337
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Mostly flood zone 2 and 3a, no flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The entire site is constrained by fluvial flooding with all of the site being within flood zone 2 with about a third of the site being within flood zone 3a on its northern and eastern edges. There is some risk from surface water flooding along its eastern edge. Residential uses are classified as being a more vulnerable use as per the NPPF. The site is wholly classified as grade 4 agricultural land. The site is broadly level with extensive trees and vegetation along all of its boundaries enclosing the site. There are several agricultural structures along the southern edge of the site. The site adjoins residential development on its southern boundary and open countryside to the north, south and east. The Hemingford Grey Gravel Pits County Wildlife Site adjoins the site on its western edge.</p> <p>There is no known contamination on site and there are no oil pipelines running through the site. There are no nature conservation designations within the site but it does adjoin the Hemingford Grey Gravel Pits County Wildlife Site to the west. The site is wholly located within a conservation area and there is the grade II listed The Windmill to the south of the site. There is an existing gated access to the site from St Ives Road/ Hemingford Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site but the south western corner of the site falls within 400m of a waste management area.</p> <p>Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.</p>	
<p><b>Availability</b></p> <p>The site is owned and controlled by a single organisation who support the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire planning permission for the site and then sell it to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 1 year to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are unknown apart from access to a public highway which is accessible from the site boundary. There are several structures on site to clear and it is heavily constrained by fluvial flood risk. The site promoter identifies that a series of technical studies will be required including a heritage statement, ecological assessment and a flood risk assessment to accompany any future planning application. The potential impact on the County Wildlife Site and on designated heritage assets are key development constraints. Additionally, the development of the site would introduce in depth development which is less characteristic of the area and could give rise</p>	

<p>to impacts on residential amenity, a thorough consideration of these constraints will be required in future masterplanning. The site has an existing access from St Ives Road/ Hemingford Road.</p>	
<p><b>Deliverability / developability</b></p> <p>There are several existing structures to clear but flooding and the impact of development on heritage, nature conservation sites and the wider countryside are key barriers to overcome which may impact the deliverability and developability of the site. The site promoter states that they anticipate that the site will be available between 2024 and 2028, as such the site is categorised as developable.</p>	

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land</li> <li>• Is significantly constrained by fluvial flooding with 75% of the site within flood zone 2 and the remaining 25% being flood zone 3a</li> <li>• Is within the Great Ouse Valley Green Infrastructure Priority Area and adjoins the Hemingford Grey Gravel Pits CWS to the west</li> <li>• Is located within a conservation area and adjacent a listed building</li> <li>• Very limited accessibility via public transport options but accessible on foot or cycle</li> <li>• Good accessibility to primary education, shops and leisure and cultural facilities within Hemingford Grey and to employment options in St Ives</li> <li>• Located adjoining the main built form of Hemingford Grey so could be integrated into the existing place and community but would extend the form of the village into the countryside which could adversely impact the landscape character of the area</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for built development due to the significant risk of flooding across the whole of the site, its potential landscape impact as well as its potential adverse impact on nature conservation and heritage designations</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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**Hemingford Grey 11: Hemingford Grey Lake, South of Marsh Lane, Hemingford Grey**

<b>Site reference</b>	Hemingford Grey 11
<b>Site name</b>	Hemingford Grey Lake, south of Marsh Lane, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Hemingford Grey Lake, south of Marsh Lane, Hemingford Grey	Hemingford Grey	29.6

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Moorings	68 berths	Available 2024 - 2028  Complete over 2 years

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:216
Relevant planning history	<p>Cambridgeshire County Council applications relating to mineral extraction on the site:</p> <ul style="list-style-type: none"> <li>H/0655/95/CM to enable the quarry to be reopened and for mineral extraction to recommence.</li> <li>H/0655/95/CM/N1) was approved in August 2019 which allowed changes to the working, restoration and landscaping schemes affecting conditions 8, 10, 11, 13 and 25 of H/0655/95/CM. These changes were necessary as a consequence of the archaeological mitigation strategy which includes retaining a mid-Iron Age farmstead complex at the southwest of the site in situ. No mineral working activities including movement of vehicles or storing of soils will be permitted in this area which will be fenced off to protect it.</li> <li>CCC/20/064/NMA was approved in October 2020 which allowed further changes to the phasing and working and restoration affecting condition 10.</li> </ul>

Land type	Greenfield land
Current use of the site	Lake
Supporting information	<ul style="list-style-type: none"> <li>Covering letter (June 2023)</li> </ul>

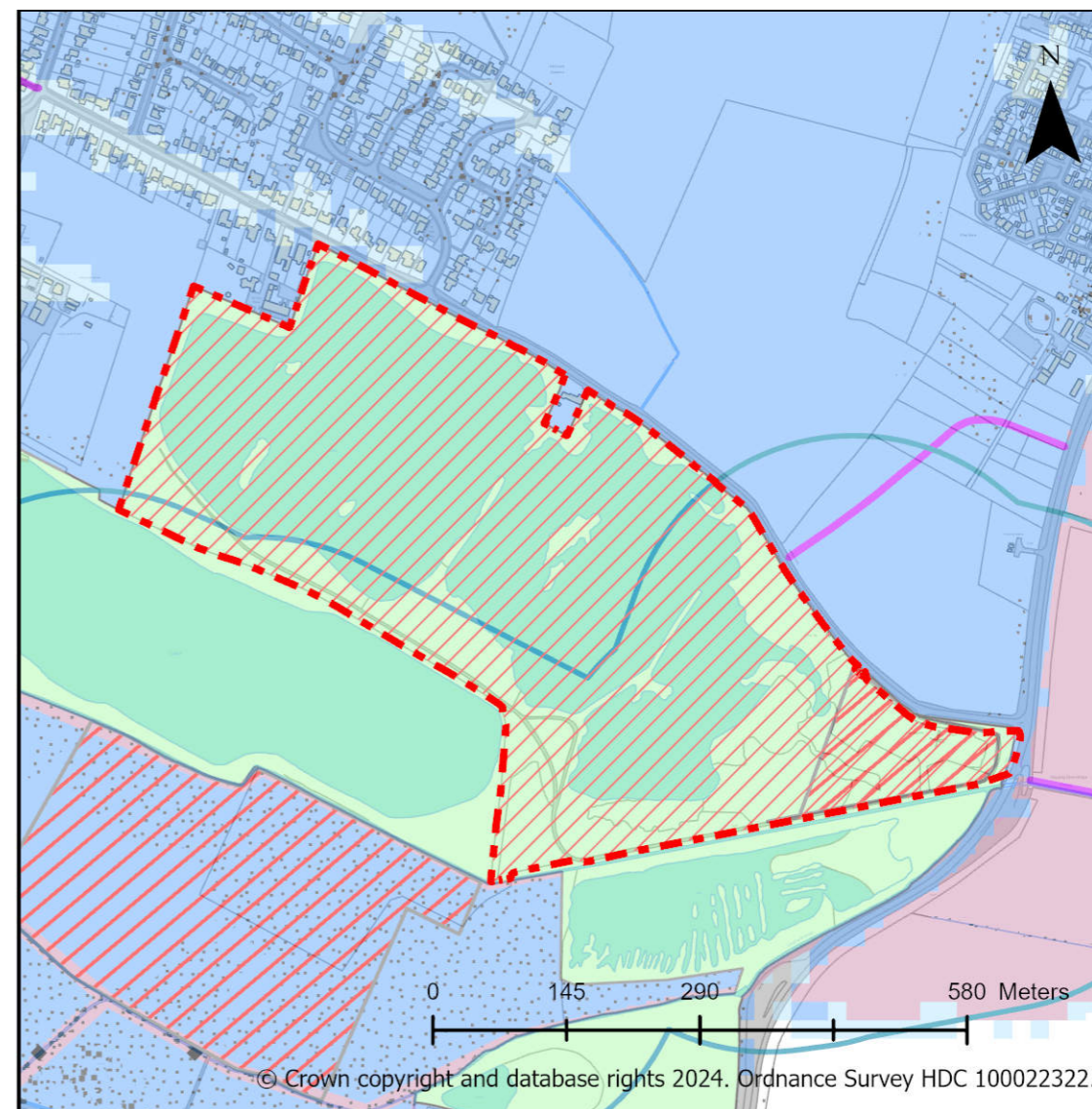


**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	The site is completely classified as being within flood zone 3a, not 3b. The proposed development of moorings is a water compatible development.	Pass
Designated local green space	None	Pass
Nature conservation designation	The site is completely located within the Marsh Lane Gravel Pits County Wildlife Site.	Pass
Within mineral development area or water recycling area	The south eastern corner of the site includes a Mineral Development Area and approximately half of the site falls within the buffer zone of this MDA as well as another MDA located to the south west of the site. The covering letter does not assess the impact of the proposed development on the MDAs.	Pass

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Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

Context, constraints and potential suitability
The site comprises a large lake to the southeast of Hemingford Grey, situated south of Marsh Lane, also known as Hemingford Grey Lake. The site is completely located within flood zone 3a, while proposed for residential uses it is proposed to deliver moorings which are a form of water compatible development. Although engagement with the Environment

<p>Agency will still be required to ensure that any berths are adequately installed and boats securely in place. Most of the site is classified as non-agricultural land but nearly half of the site is classified as grade 3 agricultural land. The site is broadly level and is bounded by mature trees and the eastern end of the site comprises overgrown land. The north-western edge of the site adjoins residential development on Marsh Lane. To the north and east of the site are agricultural fields. To the south is a lake used for outdoor recreational sport activities with associated facilities.</p> <p>There is no known contamination on site but this may require further investigation as some of the site is within a mineral development area. There are no oil pipelines running through the site. The site completely falls within the Marsh Lane Gravel Pits County Wildlife Site. The Inland Waterways Association identify that moorings are required to have a hard edge and an adequate depth of water which could impact the CWS. Impact of location berths within the County Wildlife Site will be required. There are no heritage designations on site. The site promoter identifies that there is a private track road that runs around the perimeter of the lake but this is only accessible to permit holders. The lake is not connected to the river so houseboats would have to be delivered to the site via the road network and Marsh Lane.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site but the south eastern corner of the site includes a Mineral Development Area and approximately half of the site falls within the buffer zone of this MDA as well as another MDA located to the south west of the site. The covering letter does not assess the impact of the proposed development on the MDAs. It is understood that the gravel extraction within the south eastern corner of the site has been completed and works to restore the land are underway. Engagement with Cambridgeshire County Council will be required.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site. It is intended to deliver the site via a master developer. The promoter suggests the land will be available between 2024 and 2028 and take two years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that the public highway is accessible from the site's boundary and that all other services are unknown. In their submission, the site promoter has identified that several technical studies will be required including an arboricultural assessment, landscape and visual impact assessment and an ecological conservation management plan. The site is within flood zone 3a but the proposed berths fall within water</p>	~

<p>compatible development. The site promoter states that 'the design of the floating structure would be adequately secured in the event of a flood in the proposed location, considering the risk if the proposed development becomes mobile in the event of a flood (for example if the structure because mobile it could cause a blockage or increase flood risk elsewhere)'. Further engagement with the Environment Agency would be required. The lake is not connected to the river so houseboats would have to be delivered to the site via the road network and Marsh Lane. The potential achievability of the development will not overload the environmental, navigational or flood conveyance capacity of the watercourse or water body. Assessment will require engagement with the relevant water bodies and organisations to assess this. Additionally, it needs to be understood the progress made on mineral extraction on site and whether works have now completed on site enabling the site to be further restored and reused for other uses. No site plan has been submitted to date, an extract of a potential layout showing the potential spacing between berths have been provided in the site promoter's covering letter in support of the submission. Also, impact on the County Wildlife Site will need to be assessed.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is heavily constrained from flood risk and by falling completely within a County Wildlife Site with substantial amount of trees and vegetation present. The site is also an active mineral extraction site. The site promoter intends to deliver the site via a master developer delivering up to 68 berths across the site. They identify that the site will be available between 2024 and 2028, it is unclear at this stage the location of these potential berths in relation to the mineral extraction activities on site and whether works are nearing completion on site. Considering this and the constraints on site, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● The site is wholly within flood zone 3a</li> <li>● Is within the Great Ouse Valley Green Infrastructure Priority Area</li> <li>● The site is within the Marsh Lane Gravel Pits CWS</li> <li>● Very limited accessibility via public transport options but accessible on foot or cycle</li> </ul>
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- Good accessibility to primary education, shops and leisure and cultural facilities within Hemingford Grey and to employment options in St Ives
- Located near to the main built form of Hemingford Grey so could be integrated into the existing place and community as well as establishing a micro community of house boats but would consideration would be needed on the types of moorings to be provided (leisure and or residential)

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for provision of moorings (leisure and/or residential), consideration would be needed on the scale of the potential moorings on the CWS and wider landscape impact.

**HDC's Delivery Calculations**

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HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The net developable area will need to be determined in collaboration with the relevant water management bodies to reflect the capacity of the river and the physical layout of any moorings.	Moorings (leisure and/or residential)	Post 2028 Build out over 1-2 years

**Updates after the Initial Assessment**

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**Hemingford Grey 12: Land North of Hemingford Road, Hemingford Grey**

<b>Site reference</b>	Hemingford Grey 12
<b>Site name</b>	Land north of Hemingford Road, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Land north of Hemingford Road, Hemingford Grey	Hemingford Grey	0.4

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	TBC	Available 2024 Build out rate to be confirmed

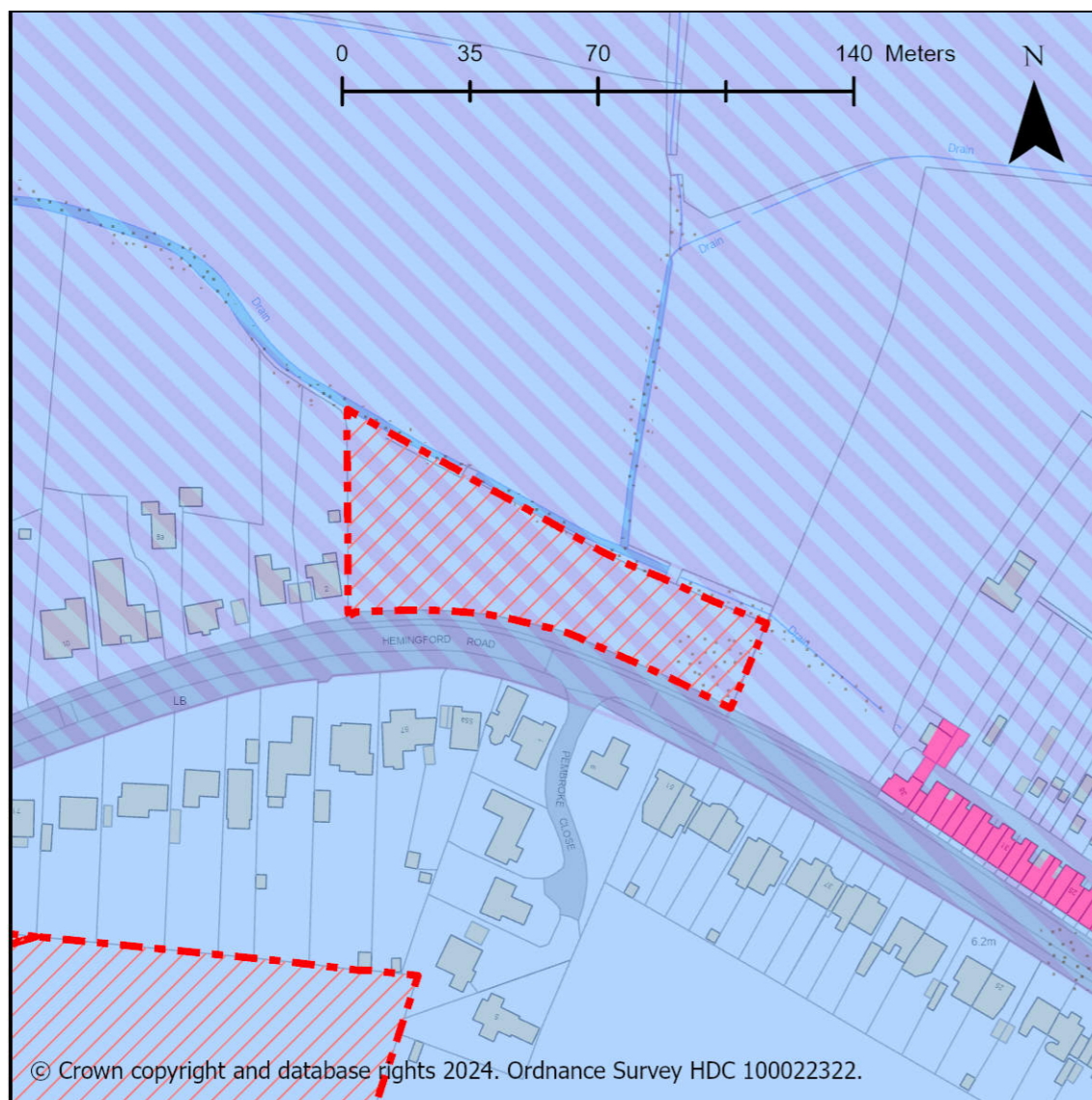
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:333
Relevant planning history	None relevant HELAA (December 2017): Opposite Pembroke Close, Hemingford Road, Hemingford Grey (169)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	Wholly within flood zone 3a, not flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	None	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. There is a risk from surface water flooding along its northern edge arising from a drain which runs along the site's boundary. The site is wholly classified as grade 4 agricultural land. The land is flat and is bordered by trees and hedgerows which provide some screening, but which allow some views through to fields to the north. The site adjoins residential development on its western edge, to the south is Hemingford Road and further residential development. To the east is a field separating the site from further residential development and to the north is open countryside.</p>	-
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<p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site. The site is wholly located within a conservation area and is adjacent to a series of grade II listed Victoria Terraces to the east along Hemingford Road. The site could be accessed from Hemingford Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p> <p>Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.</p>	
<p><b>Availability</b></p> <p>The site is in single individual control, the owner supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status or the site and then sell it to a third party for obtaining planning permission and development. The promoter suggests the land is available now and is unsure how long it will take to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site promoter identifies that a mitigation assessment could be undertaken as the 'village is protected by a flood bank and a pumping station elsewhere on the client's land'. The site could be accessed from Hemingford Road.</p>	-
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but there is very significant risk from flooding on the site across the entirety of the site means that development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to acquire an allocation status or the site and then sell it to a third party for obtaining planning permission and development. The site promoter states the site is available now, but considering the significant flooding issues on the site and the issues with access, the site is not considered to be deliverable or developable at this time.</p>	-

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No, due to the site being wholly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.
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**Impact of the Sustainability Appraisal on the assessment**

Not applicable as the site does not progress to the Sustainability Appraisal stage.
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
No capacity is calculated as the site is considered to be unsuitable.	N/A	N/A

**Updates after the Initial Assessment**

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**Hemingford Grey 13: Land West of London Road, Hemingford Grey**

<b>Site reference</b>	Hemingford Grey 13
<b>Site name</b>	Land west of London Road, Hemingford Grey

Site address	Parish(es)	Site area (ha)
Land west of London Road, Hemingford Grey	Hemingford Grey	0.8

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	TBC	Available 2023 Built out rate to be confirmed

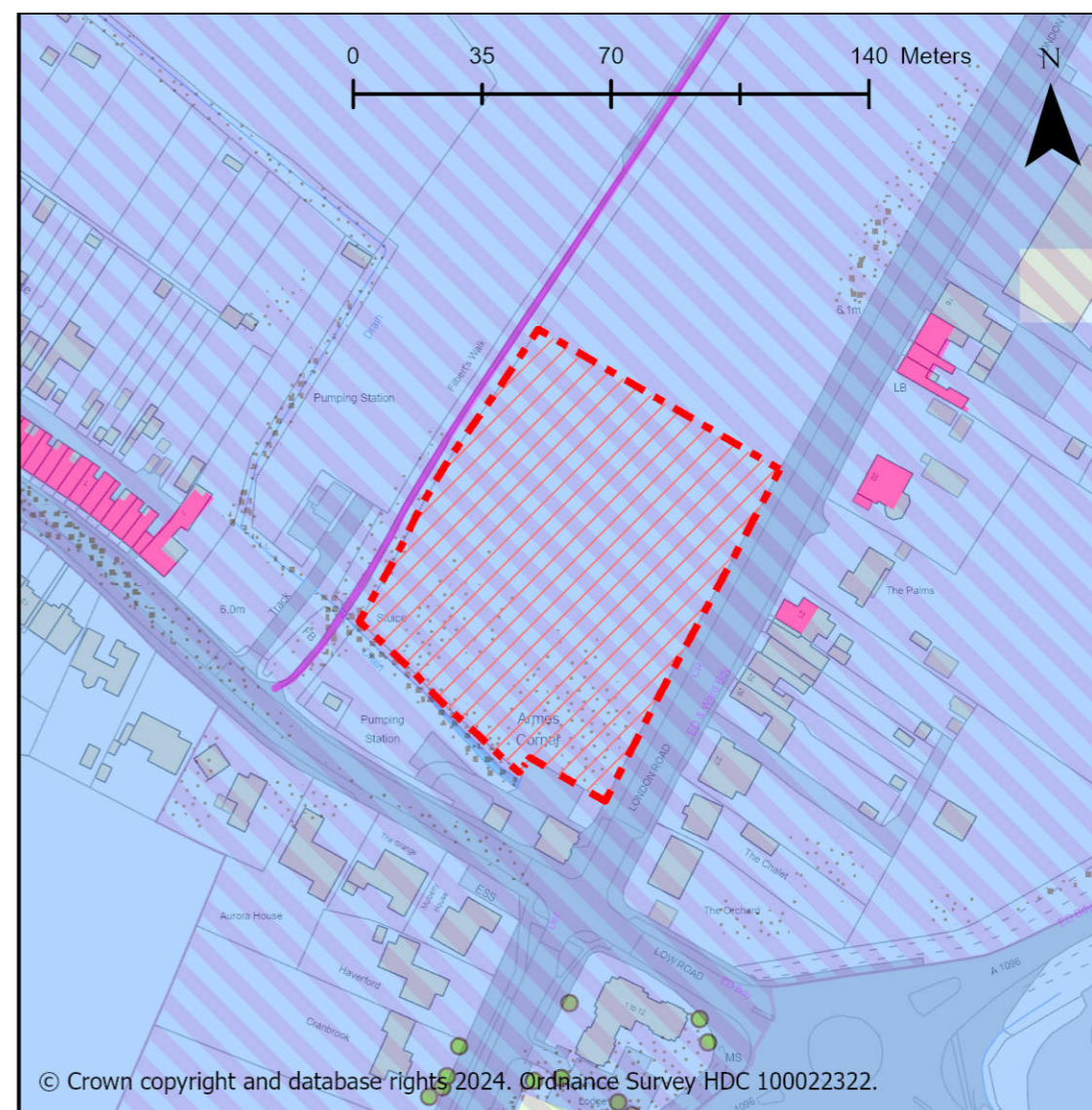
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - Cfs:334
Relevant planning history	None relevant HELAA (December 2017): London Road, north of Ames Corner, Hemingford Grey (168).
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Completely within flood zone 3a, not flood zone 3b	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. The southern half of the site is also at risk form surface water flooding arising from the presence of a drain and sluice which is associated with a pumping station located immediately south of the site. Almost all of the land is classified as grade 4 agricultural land, with the exception of a small area on the southern edge of the site being grade 3. The site broadly flat and is well screened by trees and hedgerows on the western boundary of the site with some more modest planting along its eastern boundary along London Road. The site is completely open on its northern edge with no planting, as such, there are views across the site towards St Ives medieval town bridge and Hemingford Meadow. There is a public right of way adjacent to the site's western boundary. London Road forms an eastern edge to the site. There is a pumping station and residential property immediately south of the site. Across the road from the site is further residential development. The site is located at a junction between London Road, Hemingford Road and Low Road.</p> <p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site but this may require further investigation considering the proximity to a pumping station. There are no nature conservation designations on site. The site is wholly located within a conservation area and adjacent to the grade II listed Victoria Terrace, 18, 19, 20 and 21 London Road.</p> <p>The site could be accessed from London Road but this would require further scoping and engagement with Cambridgeshire County Council.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p> <p>Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.</p>	-
<p><b>Availability</b></p> <p>The site is in single individual control, the owner supports the development of the site. There are no known legal restrictions impacting the site. It is intended to acquire an allocation status or the site and then sell it to a third party for obtaining planning permission and development. The promoter suggests the land is available now and is unsure how long it will take to complete.</p>	+
<p><b>Achievability</b></p>	-

<p>The site promoter has identified that all access and services are accessible from the site boundary apart from gas supply which is unknown. There are no buildings on site to clear and it is heavily constrained by fluvial flood risk with all of the site being within flood zone 3a. The site promoter identifies that a mitigation assessment could be undertaken as the 'village is protected by a flood bank and a pumping station elsewhere on the client's land'. Additionally, impact on heritage assets and the conservation area are significant constraints on development. The site could be accessed from London Road.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but there is very significant risk from flooding across the entirety of the site meaning development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter seeks to acquire an allocation status or the site and then sell it to a third party for obtaining planning permission and development. The site promoter states the site is available now, but considering the significant flooding issues on the site and the issues with access, the site is not considered to be deliverable or developable at this time.</p>	-

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No, due to the site being wholly located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>Not applicable as the site does not progress to the Sustainability Appraisal stage.</p>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>No capacity is calculated as the site is considered to be unsuitable.</p>	<p>N/A</p>	<p>N/A</p>

**Updates after the Initial Assessment**

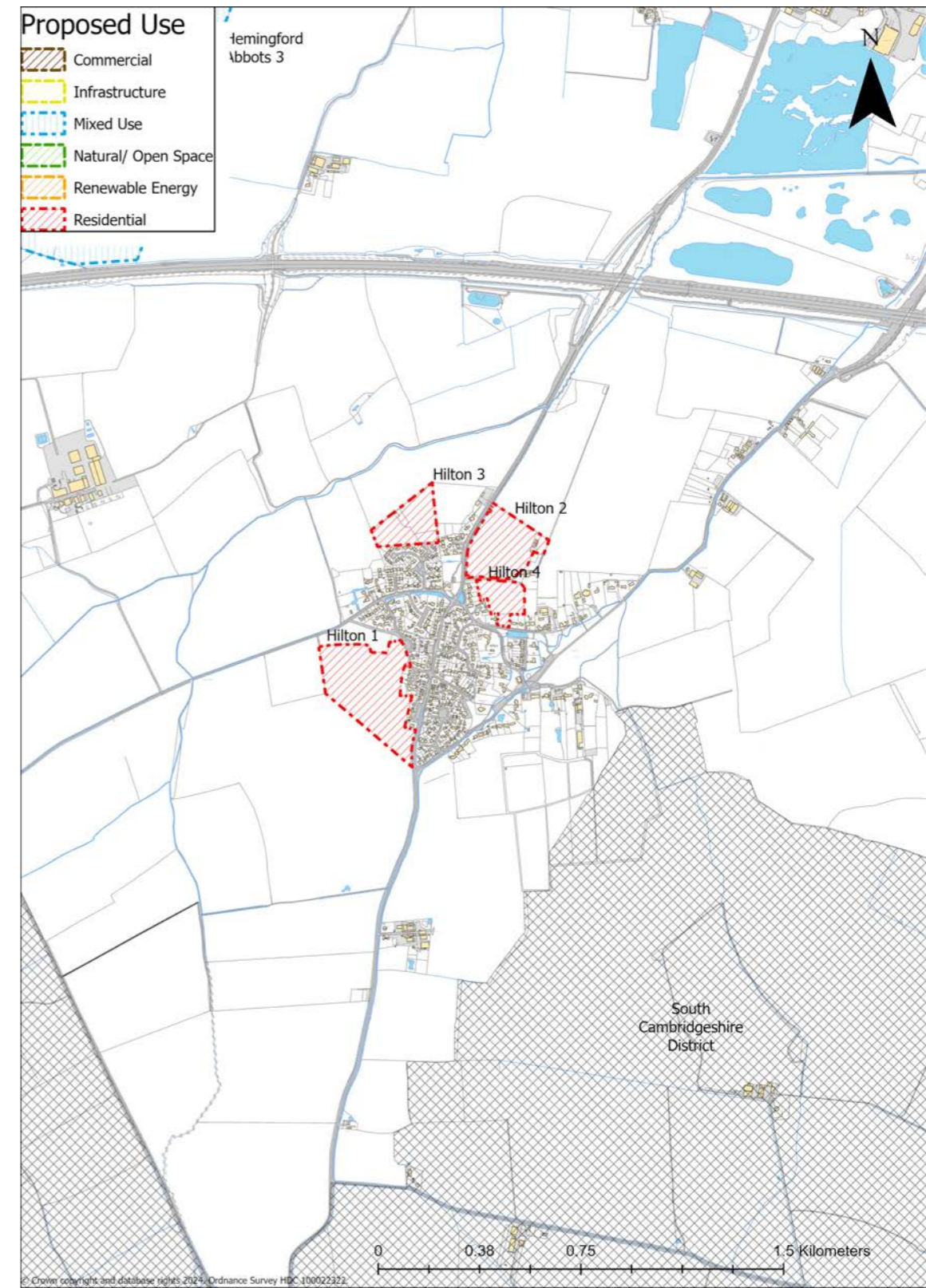
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### 6 Hilton

6.1 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hilton 1: Land West of Potton Road, Hilton
- Hilton 2: Land East of The Paddocks, Hilton
- Hilton 3: Land North of New England, Hilton
- Hilton 4: Land North of High Street, Hilton





6.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Hilton 1: Land West of Potton Road, Hilton**

<b>Site reference</b>	Hilton 1	
<b>Site name</b>	Land West of Potton Road, Hilton	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land west of Potton Road, Hilton	Hilton	9.24ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential:	135 - 150 homes	Available 2023
Market and/or affordable housing	Open spaces and biodiversity net gain to be confirmed	Build out over 3-7 years
Open Spaces		
Natural green or open spaces		
Biodiversity net gain		

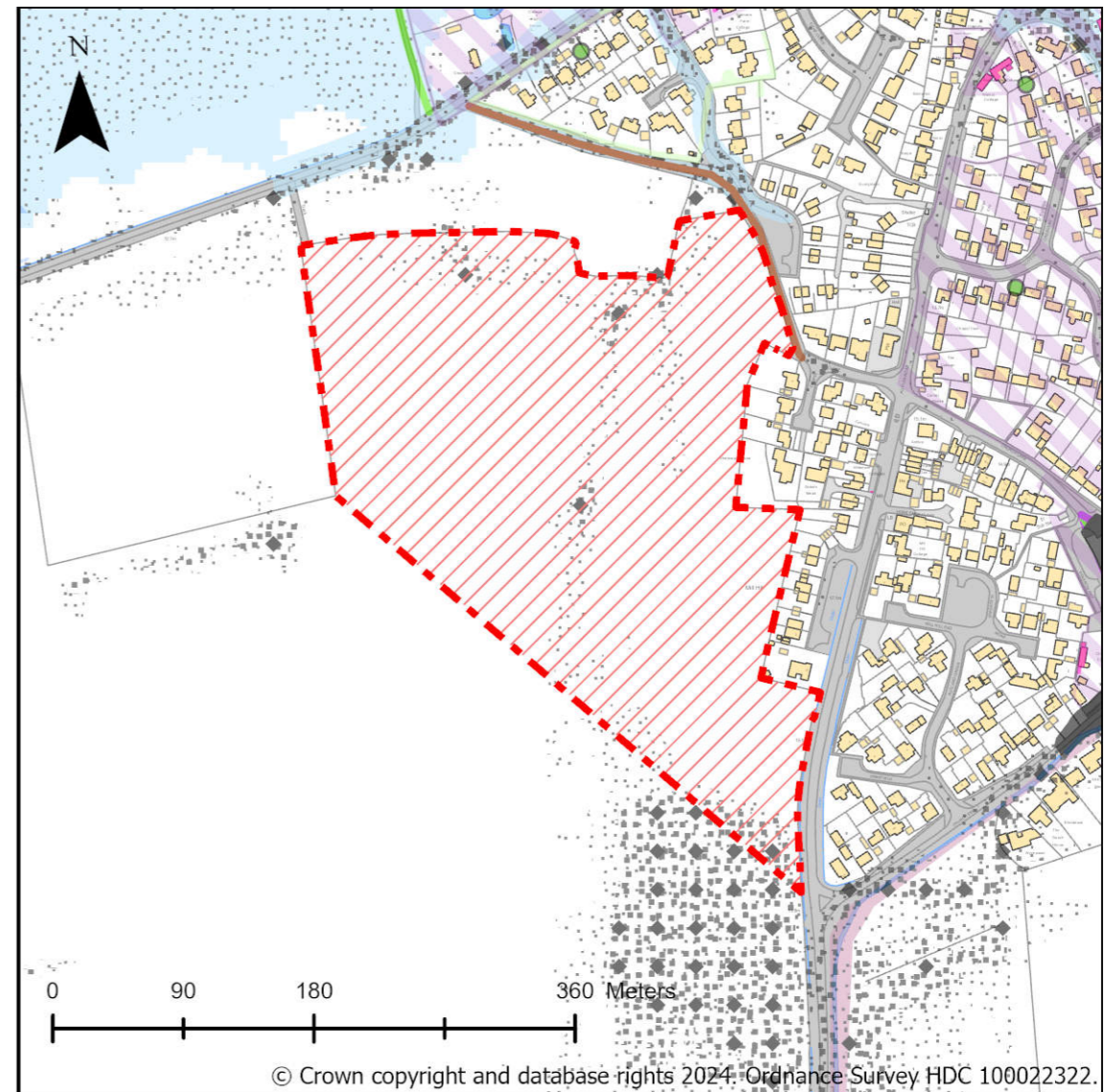
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:42
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
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<p>The site is wholly within flood zone 1, there is some recorded risk from surface water across the site with most recorded along the western half of the site running north to south. The site is wholly classified as grade 2 agricultural land. The site is generally flat but does gently rise to the west. The site is clearly marked out by trees and vegetation but there are gaps within these allowing for views into the site. This in combination with the generally flat landscape means that development will likely have a more prominent landscape impact. The site while located on the edge of Hilton, extends significantly into the countryside. To the east of the site are residential properties, to the north, western and south is open countryside.</p> <p>There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. Access is possible via Potton Road at the southern most corner of the site.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a family with multiple owners, development is supported by all. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and take between 3 and 7 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter notes that access to gas, mains water and electricity supply alongside digital and communications infrastructure is unknown.</p> <p>There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site.</p> <p>The site promoter has identified that the public highway is accessible from the site boundary/ within the site with all other services being unknown. There are no buildings on site to clear and the site is fairly level, it is however constrained by some flood risk and landscape impacts could be significant. The site could be accessed from Potton Road.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no existing structures to clear, location of the site on the western edge of the village means that landscape impact will require mitigation. Flood mitigation would be required. The proposal would require confirmation of access to gas, mains water and electricity supply alongside digital and communications infrastructure. The site promoter states the site is available now, as it is not proposed as a rural exceptions scheme the proposed development is contrary to current adopted planning policy so allocation status would be required. As such, the site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield classified as being grade 2 agricultural land
- Is within flood zone 1 but there is some risk from surface water flooding
- Limited accessibility to public transport options, local services, primary education and employment opportunities
- Accessible to natural green space
- The site is opposite existing residential development presenting the opportunity to mirror the built form to the east.
- It is well located to the existing settlement on the western edge of the village but the size of the site and potential scale of development would alter the character of the village and surrounding countryside

In combination the outcomes of the LAA and SA indicate that the site:

- Is well related to the existing settlement meaning it could be effectively masterplanned to become part of the existing community.
- Due to its scale and location would extend the village significantly into the countryside altering the landscape and character of the village and surrounding countryside and require landscape mitigation.
- Would require a reduction in developable area to provide development proportionate to the existing village context.
- Would require confirmation of access to gas, mains water and electricity supply alongside digital and communications infrastructure.
- Requires flood mitigation



**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 9.24ha</p> <p>Reduction of gross site area by 50% to provide proportionate development in keeping with the existing settlement.</p> <p>9.24ha x 50% = 4.62ha gross site area</p> <p>70% net developable area to allow for strategic landscaping.</p> <p>4.62ha x 70% = <b>2.772ha</b></p>	<p>Net developable area of 2.722 ha</p> <p>Very low density of 25dph to reflect site's location within a smaller village and the lower density context of the surrounding housing.</p> <p>Capacity = 2.722ha x 25dph = <b>67 homes</b></p>	<p>Available post 2028 to allow for allocation</p> <p>Build out 2 to 5 years</p>

**Updates after the Initial Assessment**

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**Hilton 2: Land East of The Paddocks, Hilton**

<b>Site reference</b>	Hilton 2
<b>Site name</b>	Land East of The Paddocks, Hilton

Site address	Parish(es)	Site area (ha)
Land east of The Paddocks, Hilton	Hilton	5.29

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	60 - 70 homes	Available 2023 Build out over 3-6 years

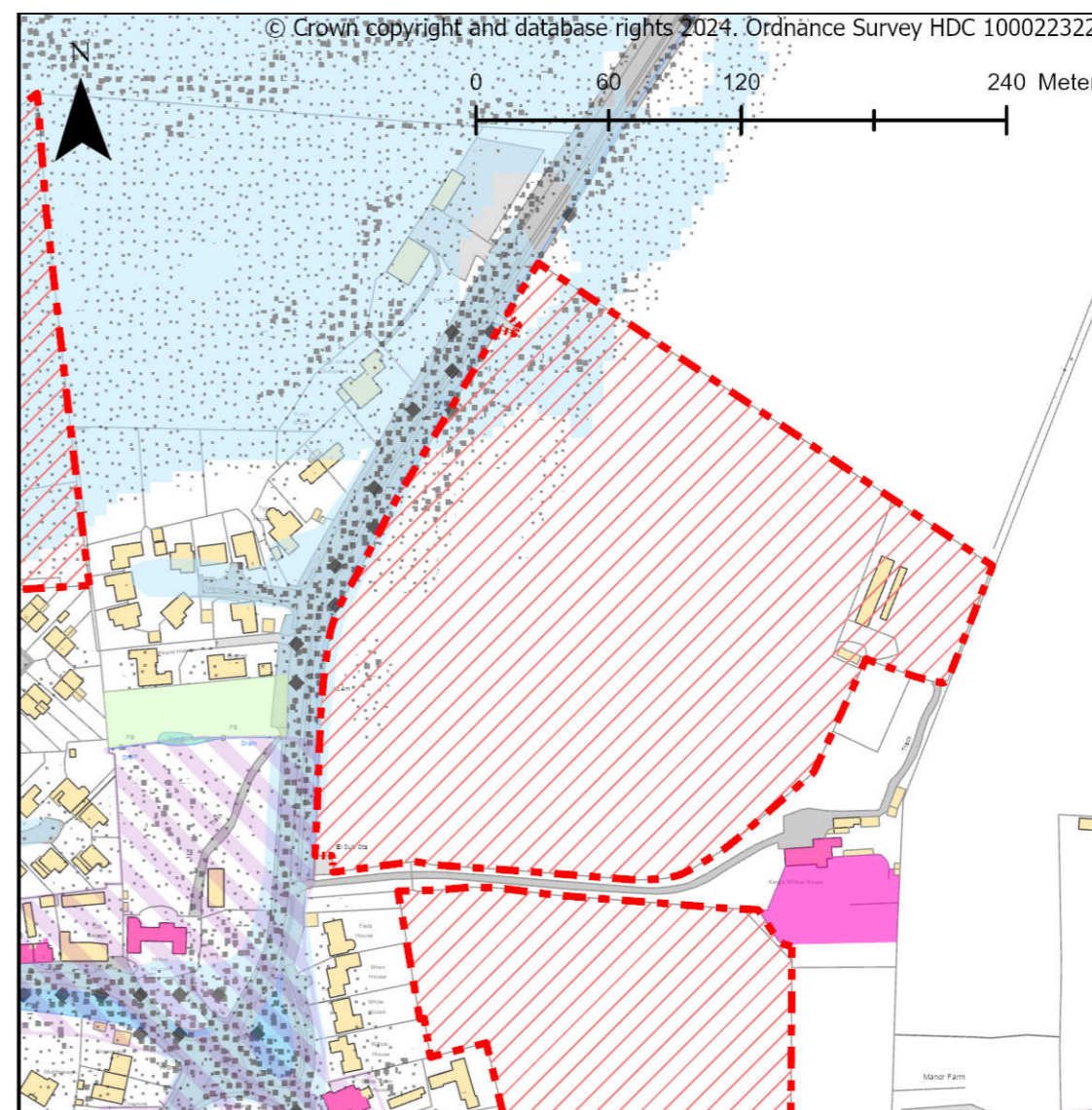
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:41
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
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<p>The site is largely within flood zone 1, with small portion of the northern most corner of the site falling with flood zone 2. The site is also constrained by surface water flood risk along its western edge. The site is wholly classified as grade 2 agricultural land. The site is generally flat but land levels gently undulate across the site. The site is well contained with trees and vegetation clearly marking out its southern and western boundaries. Its western edge adjoins St Ives Road where there is very minimal vegetation making the site very open on this side. There is some vegetation along its northern edge but there are several gaps meaning with the generally flat landscape of the site and the surrounding area, development could have a more significant impact on longer range views across the countryside. The site is surrounded by residential properties and agricultural buildings and grazing land on its southern, eastern and western edges, to the north is the open countryside.</p> <p>There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. The site does adjoin the conservation area at its south western corner and to the south east of the site is the grade II listed King's Willow House. Access is possible via St Ives Road (the B1040) where there is an existing access for farm vehicles.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. Only a portion of the southern part of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a family with multiple owners, development is supported by all. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land is available now and take between 3 and 6 years to complete.</p>	+
<p><b>Achievability</b></p> <p>Achievability The site promoter has identified that the public highway is accessible from the site boundary/ within the site with all other services being unknown. There are no buildings on site to clear and the site is fairly level, it is however constrained by some flood risk and there also some heritage constraints to consider. Development can be located within flood zone 1. The site has an existing access from St Ives Road.</p>	+
<p><b>Deliverability / developability</b></p>	~

There are no existing structures to clear but the location of the site on the northern edge of the village means that any future development will need to be very sensitive to its location and context particularly in relation to landscape and heritage assets. It will also need to incorporate sustainable drainage solutions to address flood risk issues. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site is available now, as it is not proposed as a rural exceptions scheme, it is likely that the success development of the site will require an allocation status. As such, the site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield classified as being grade 2 agricultural land
- Is mostly within flood zone 1 but a portion of the northern corner is in flood zone 2 and there is some risk from surface water flooding
- Limited accessibility to public transport options, local services, primary education and employment opportunities
- Accessible to natural green space
- Located on the north eastern edge of village and of a scale that could be integrated with the existing place and community
- May impact the setting of designated heritage assets

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for built development
- Development will be required to be located in flood zone 1 incorporating landscaping and sustainable drainage to mitigate the flood risk on site and to provide a soft development edge to minimise its impact on the countryside and on heritage assets



HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 5.29ha  65% net developable area allowed to enable the northern third of the site to be used for landscaping and sustainable drainage to mitigate against flooding risk and landscape impact.  5.29 ha x standard proportion of 65% = <b>3.43 ha</b>	Residential - market and/or affordable homes  Very low density of 25 dph anticipated due to the edge of village location.  Very low density of 25 dph = 3.43 ha x 25 dph = <b>86 homes</b>	Available 2024 - 2028  Build out over 3-6 years

Updates after the Initial Assessment

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**Hilton 3: Land North of New England, Hilton**

<b>Site reference</b>	Hilton 3
<b>Site name</b>	Land North of New England, Hilton

Site address	Parish(es)	Site area (ha)
Land north of New England, Hilton	Hilton	3.41

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	50 - 60 homes	Available 2023 Build out over 3-5 years

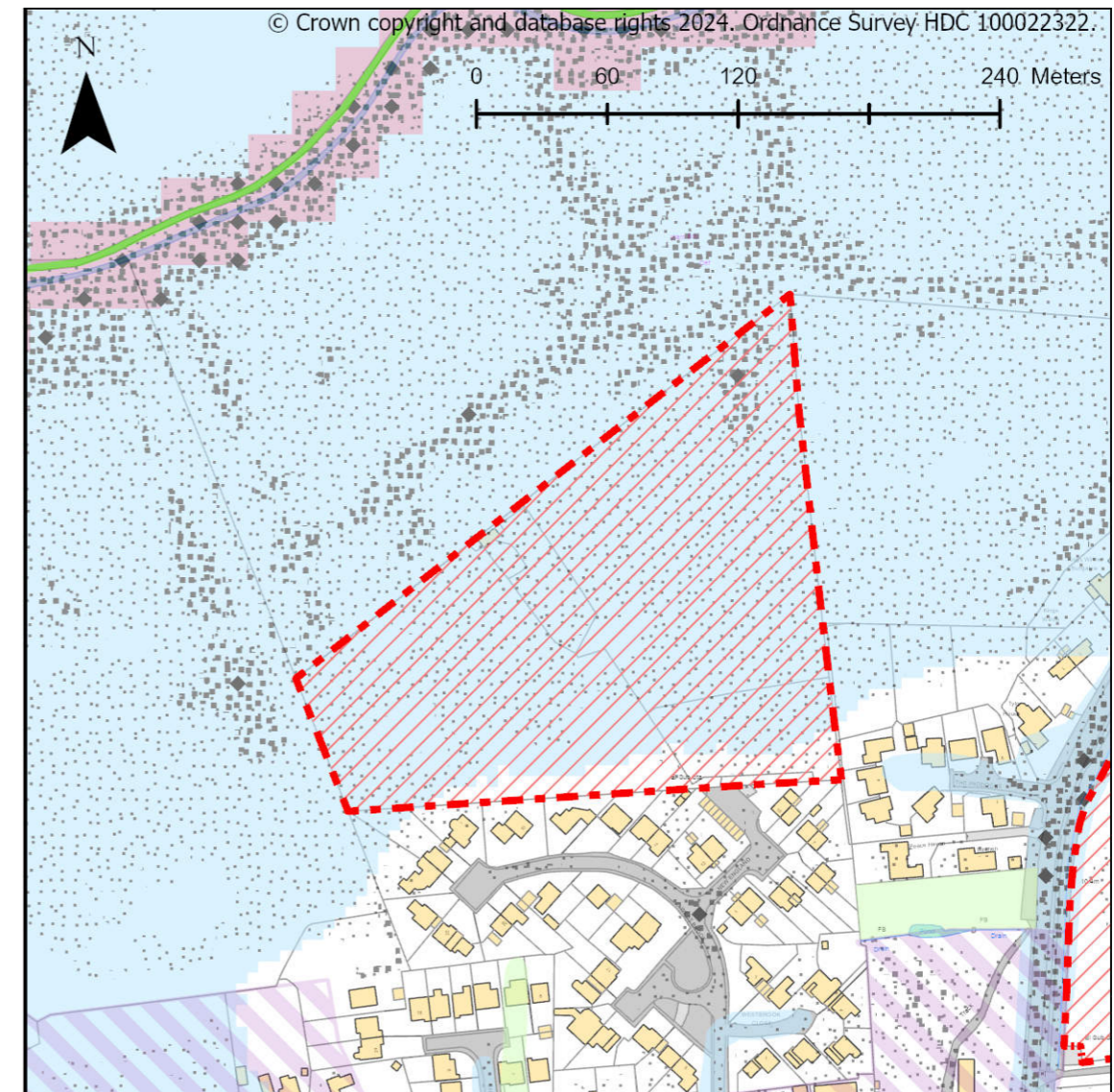
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:40
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None of the site is within flood zone 3b but almost all of the site is within FZ3a apart from a thin strip along the southern edge of the site.	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>Approximately 90% of the site is located within flood zone 3a. The site promoter has put the site forward for residential uses which are classed as being more vulnerable to flooding according to the NPPF. The site is almost entirely at risk from surface water flooding. The site is wholly classified as grade 2 agricultural land. The site is generally flat and open with trees and hedgerows running along the boundaries of the site. To the south and south east the site adjoins residential development. To the north and west is open countryside.</p> <p>There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no nature conservation designations or heritage designations on site. There is no direct highway access to the site, however it may be possible to provide an access off from New England where there is an existing access to the site. Engagement would be required with Cambridgeshire County Council as to the feasibility of this and whether this would be an appropriate access for the additional traffic movements.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p> <p>Considering the very high flooding risk within the site and the very small proportion of the site that is located within a lower at risk zone, the site is considered unsuitable for development.</p>	-
<p><b>Availability</b></p> <p>The site is controlled by a family with multiple owners, development is supported by all. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development with the owners aiming to work on a promotion agreement basis with a third party to achieve planning and sale. The promoter suggests the land is available now and take between 3 and 5 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that the public highway is accessible from the site boundary/ within the site with all other services being unknown. There are no buildings on site to clear and the site is fairly level, it is however heavily constrained by fluvial and surface water flood risk and landscape impacts could be significant. Less than 10% of the site is within a lower flood zone than 3a, and almost all of the site is at risk from surface water flood risk.</p>	-

<p>The site promoter identifies that a flood risk assessment and a sustainable drainage strategy will need to be prepared. The site could be accessed from New England where there is an existing access to the site.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but very significant risk from flooding across the entirety of the site means that development cannot be located in a part of the site at lower flood risk. A flood risk assessment or sustainable drainage strategy have not yet been prepared to assess this further at this stage. The site promoter does not appear to seek an allocation status for the site but intends to acquire planning permission and then sell the site to a third party for development. The site promoter states the site is available now, but considering the significant flooding issues on the site, the site is not considered to be deliverable or developable at thi time.</p>	-

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No due to vast majority of the site being located within flood zone 3a and the proposed residential uses being classed as a more vulnerable use.</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The site did not progress to Sustainability Appraisal.</p>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Hilton 4: Land North of High Street, Hilton**

<b>Site reference</b>	Hilton 4
<b>Site name</b>	Land North of High Street, Hilton

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land north of High Street, Hilton	Hilton	2.1

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	Up to 47 homes	Available 2024-2028  Build out between 1 and 5 years

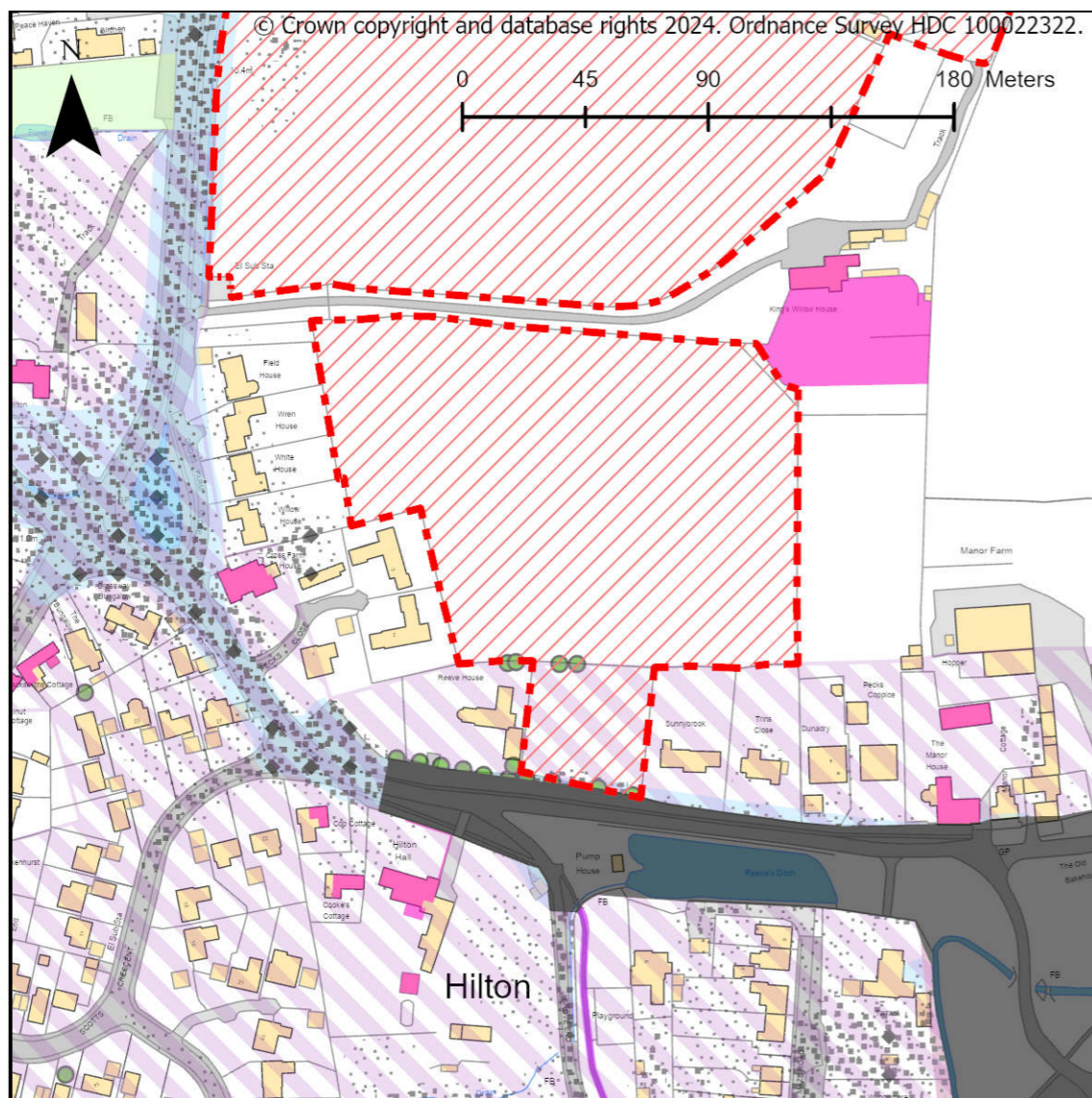
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:235
Relevant planning history	Application number: 9801552 and 0602793S73 Proposed development: Outline planning permission for the erection of a single dwelling and garage  Outcome: Granted  A subsequent reserved matters was submitted in in 2008:  Application number: 0701300REM  Proposal: Approval of siting, design, external appearance, means of access and landscaping for the erection of a dwelling.  Outcome: Granted
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	<ul style="list-style-type: none"> <li>Covering letter (June 2023) with an appendix detailing the illustrative Visions submitted by potential development partners:</li> <li>Vision Document RIBA Stage 1 by Campbell Buchanan George (Document Reference: 4119-PEN-XX-XX-SA-A-8000-S0-P6)</li> <li>Vision Document by Stonebond (May 2023)</li> </ul>
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**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is within flood zone 1, with only a very small portion of the site's frontage onto the High Street being within Flood zone 2. The site is only constrained by surface water flood risk where it adjoins the High Street. The site is mostly classified as grade 3 agricultural land with some of the northern half of the site being grade 2. The site is generally flat and is currently used for grazing. The site is well contained with trees and vegetation clearly marking out its boundaries. The site is surrounded by residential properties and large residential gardens on its eastern, western and southern edges, to the north is the open countryside.</p>	~
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There is no known contamination or pollution on site. There are no gas or oil pipelines running through the site. There are no nature conservation designations on site but there are several trees protected by Tree Preservation Orders along the site's frontage and within the site. To the north east of the site is the grade II listed King's Willow House and part of the site which fronts onto the High Street falls within the conservation area. Access is possible via the High Street frontage which would require clearing existing vegetation and potentially TPO trees, and there is also an existing access in the north western corner of the site via Cross Farm Close.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

<p><b>Availability</b></p> <p>The site is in single individual ownership and controlled by an investor who supports its development. There are understood to be some restrictive covenants on the titles to the parcels of land. These relate primarily to the plot with frontage onto High Street and include a restriction to limit its development to no more than a single dwelling. At present the land is let to an agricultural tenant. Permission was granted for residential development in 1998 which was renewed in 2003 on the site's frontage and reserved matters granted in 2008 but this has not been taken forward. The site remains in the same ownership since this time.</p> <p>The site promoter states that the landowner is working closely with planning agent to market the site to potential development partners. Following the selection of a development partner, a comprehensive masterplan would be prepared for the site. Alongside the Call for Sites submission, two illustrative visions have been developed. The promoter suggests the land will be available between 2024 and 2028 and take up to 5 years to complete.</p>	~
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<p><b>Achievability</b></p> <p>The site promoter has identified that all access and servicing are accessible from the site's boundary. There are no buildings on site to clear but there are several trees, some of which are protected by TPOs. The site is fairly flat and constrained by some minimal flood risk, there are also heritage constraints to consider. The site has an existing access but an additional access could be achieved from the High Street but an assessment on the impact to protected trees will be required.</p>	~
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<p><b>Deliverability / developability</b></p>	~
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There are no existing structures to clear but the presence of protected trees and the location means that any future development will need to be very sensitive to its location and context particularly in relation to heritage assets. The site promoter does not appear to seek an allocation status for the site. The landowner is working with a planning agent to market the site to potential development partners and two draft vision documents setting out potential schemes for the site have been prepared. The site promoter anticipates the site to be available between 2024 and 2028, as such, the site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield, mostly classified as being grade 3 agricultural land but with some of the northern half being grade 2
- Is mostly within flood zone 1 but a portion of the frontage is in flood zone 2 and there is some risk from surface water flooding
- Limited accessibility to public transport options, local services, primary education and employment opportunities
- Accessible to natural green space
- Relates well to the settlement being accessed from the High Street and of a scale that could be integrated with the existing place and community
- The site's frontage is located within a conservation area, development may also impact the setting of the grade II listed King's Willow House to the north
- TPO protected trees along the site's frontage

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for built development
- Development will be required to be located in flood zone 1, incorporating landscaping and sustainable drainage to mitigate the flood risk on site and to provide a soft development edge to minimise its impact on the countryside and on heritage assets
- Will need to assess the impact on TPO protected trees and what vegetation will need to be removed in order to enable an access into the site

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 2ha  70% net developable area allowed to enable the northern third of the site to be used for landscaping and sustainable drainage to mitigate against flooding risk and landscape impact.  2 ha x standard proportion of 70% = <b>1.4 ha</b>	Residential - market and/or affordable homes  Very low density of 25 dph anticipated due to the village location.  Very low density of 25 dph = 1.4 ha x 25 dph = <b>35 homes</b>	Available 2024-2028  Build out between 1 and 5 years

**Updates after the Initial Assessment**

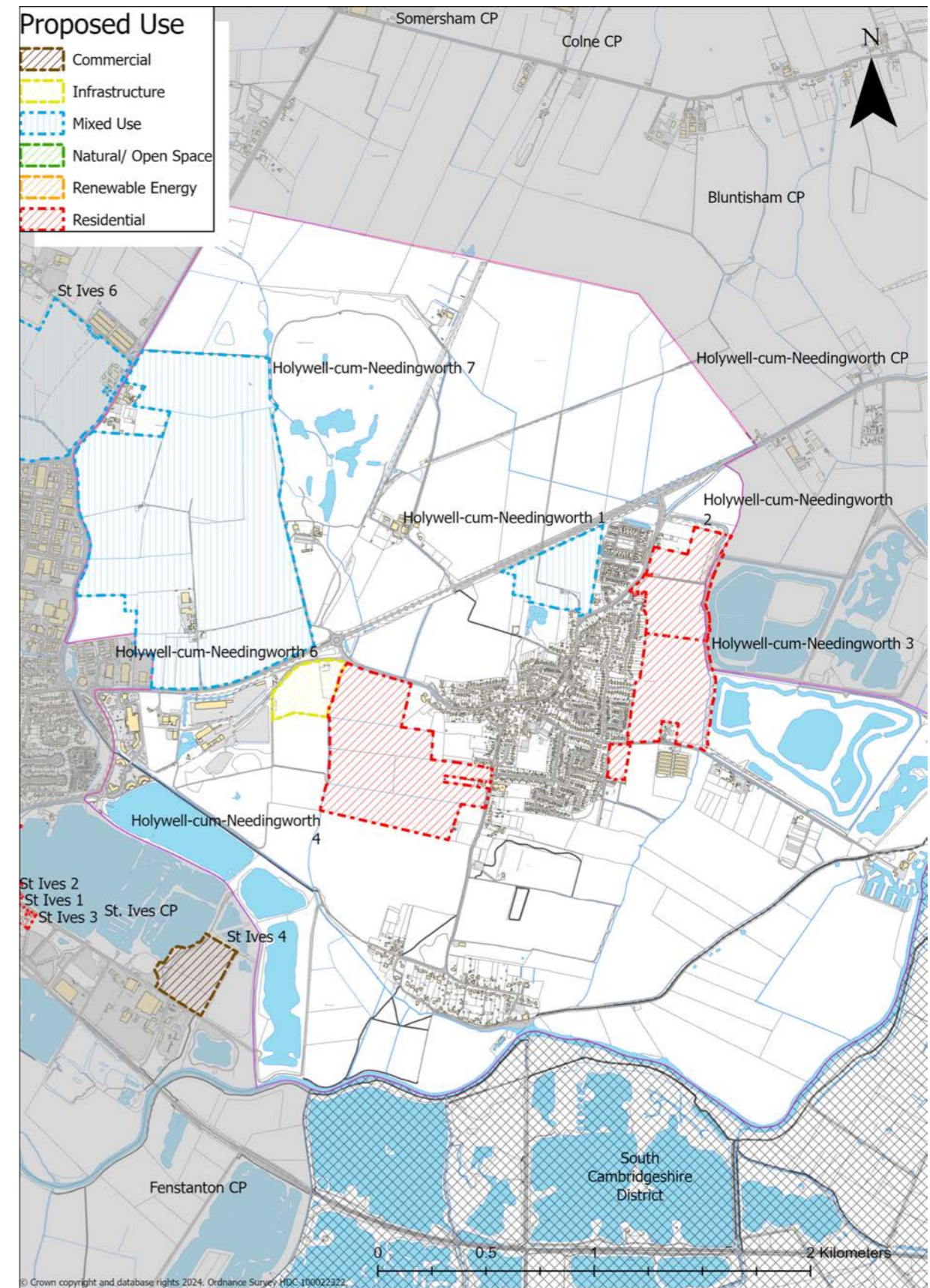
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## 7 Holywell-cum-Needingworth

7.1 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Holywell-cum-Needingworth 1: Land North of Bluntisham Road, Needingworth
- Holywell-cum-Needingworth 2: Land East of Bluntisham (northern part), Needingworth
- Holywell-cum-Needingworth 3: Land East of Bluntisham Road (larger site), Needingworth
- Holywell-cum-Needingworth 4: Land West of Needingworth
- Holywell-cum-Needingworth 5: Lodel Farm, Overcote Road, Needingworth
- Holywell-cum-Needingworth 6: Burgess & Walker, South of entrance to Needingworth Industrial Estate, St Ives (Needingworth)
- Holywell-cum-Needingworth 7: Giffords Park, East of B1040, St Ives (Needingworth)



7.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas



**Holywell-cum-Needlingworth 1: Land North of Bluntisham Road, Needlingworth**

<b>Site reference</b>	Holywell-cum-Needlingworth 1
<b>Site name</b>	Land North of Bluntisham Road, Needlingworth

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land north of Bluntisham Road, Needlingworth	Holywell-cum-Needlingworth	10.6

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Retail</li> </ul> Open spaces uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul>	130 homes  2,000 sqm commercial floor space  4.6ha of open space uses	Available 2024 - 2028  Build out over 4 years

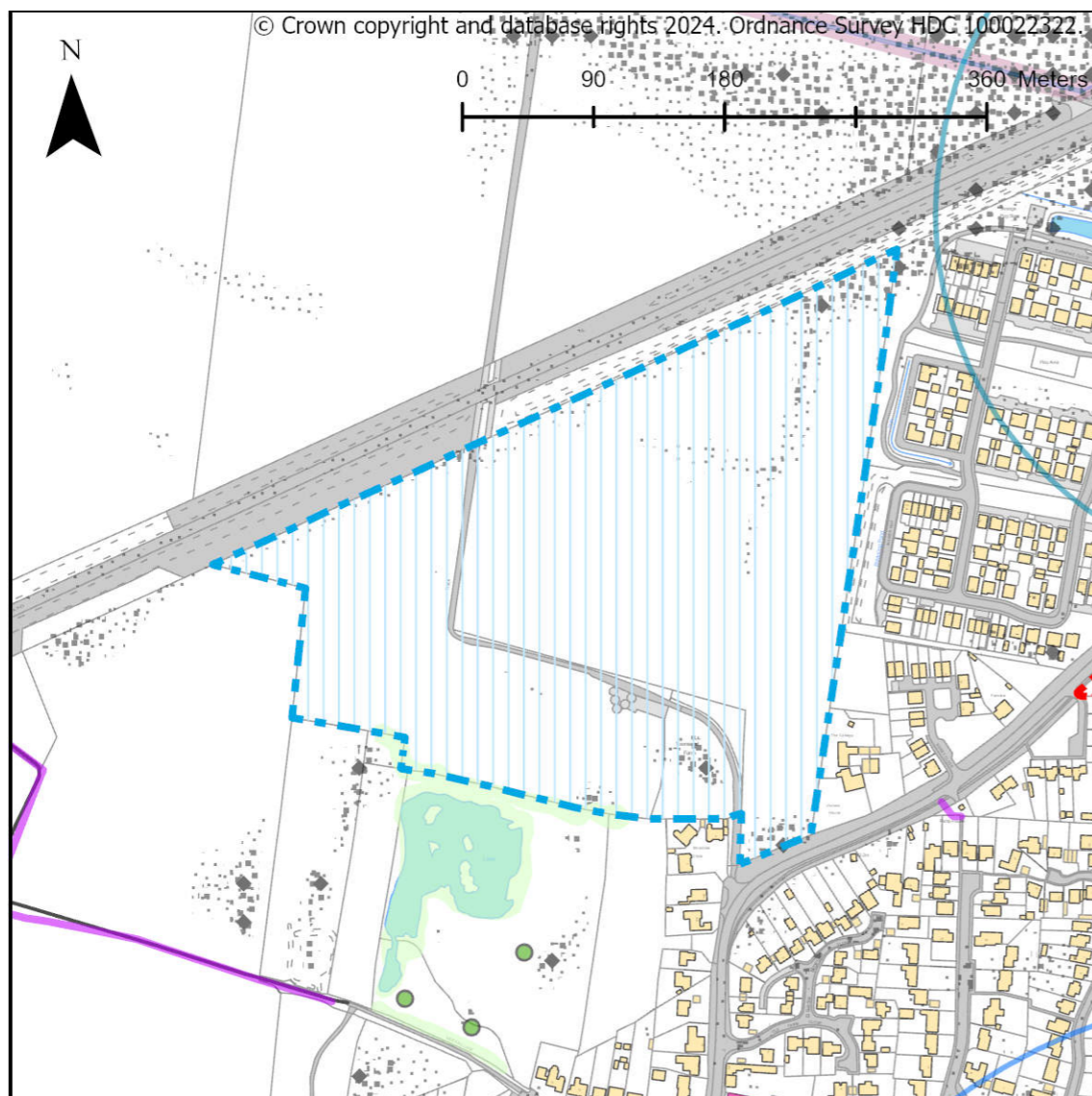
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:185
Relevant planning history	None relevant
Land type	Mostly greenfield land with some agricultural structures
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Site layout plan (drawing number: 23/05/201/01) (June 2023)</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1 but has some surface water flood risk along its northern edge along the A1123 (Needlingworth Road) which runs into the centre of the site. The northern edge of the site is classified as grade 3 agricultural land with the majority of the site classified as grade 2. The site is greenfield with some agricultural structures remaining related to Townsend Farm. The site gently slopes downwards towards the A1123, with its boundaries being clearly marked out by field lines, vegetation and trees, the thickest being along its northern edge providing a buffer form the A1123. The site is open apart from several trees located around some agricultural structures and silos to the south of the site's centre. To the north of the site is the A1123, to the east is residential development. To the</p>	~
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<p>west are agricultural fields and to the south is some residential development at Silverdale Close. The south western edge borders a site that has permission for residential development.</p> <p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however electricity and telegraph poles located along the site's frontage along Bluntisham Road and also within the site. The site promoter states that these telephone and power lines will be placed underground as part of the proposed development. The site's proximity to the A1123 may give rise to additional levels of air and noise pollution. There are no nature conservation designations or heritage designations on site. Access is possible via a pre-existing access point to serve agricultural uses on the site from Bluntisham Road which runs through the site connecting to the A1123. The proposed site layout plan submitted alongside the call for sites submission proposes that the access point at the A1123 will not be used instead only access from Bluntisham Road will be used. Engagement will be required with the County Council to ascertain how suitable this access point will be to serve the scale and type of development proposed as the existing point of access is located on a curve along Bluntisham Road. Traffic levels arising from the development and in particular the retail element will also need to be assessed.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a family with multiple owners, development is supported by all. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development although in the submission, the site promoter appears to seek an allocation for the site. The promoter suggests the land will be available between 2024 and 2028 and take 4 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all services and access are accessible from the site boundary. There are some agricultural structures on site to clear, the site gently slopes downwards towards the A1123 and has some surface water flood risk. There are electricity poles located along the site's frontage along Bluntisham Road and also within the site. The site promoter states that these telephone and power lines will be placed underground as part of the proposed development. Engagement with utility providers will be required to ascertain if this will be achievable and viable. The site can be accessed from Bluntisham Road.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are minimal structures to clear on site, but the presence of electricity poles, surface water flood risk and access are constraints to development. The site promoter intends to acquire planning permission and then sell the site to a third party for development, it also appears that they seek an allocation status for the site. The site promoter states the site will be available between 2024 and 2028, as such, the site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land, mostly classified as grade 2 agricultural land
- Is within flood zone 1 but there is some surface water flood risk
- Proximity to the A1123 may give rise to additional levels of pollution
- In walking distance to village services and facilities and primary education
- Reasonable accessibility to public transport options and employment opportunities
- Remote from natural green space
- Located on the north western edge of the village and could be integrated into the existing place and community providing additional retail facilities to support the sustainability of the village

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially suitable but access and traffic flows will be a key consideration
- Has potential to provide built development of a scale that could be integrated into the existing place and community particularly following recent planning permissions on adjoining land
- Should provide landscaping to provide noise mitigation and sustainable drainage to address surface water flood risk

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 10.6ha Minus 4.6ha for open space uses leaves 6ha	Residential - market and/or affordable homes Commercial - retail	Available 2028 subject to allocation Build out over 4 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
75% net developable area to incorporate additional landscaping for noise mitigation and also sustainable drainage.  6 ha x standard proportion of 75% = <b>4.5 ha</b>	0.6ha of the net developable area for retail uses leaving 3.9ha for residential uses  Very low density of 25 dph anticipated due to the edge of village location.  Very low density of 25 dph = 3.9 ha x 25 dph = <b>98 homes</b>  Retail outlet using 0.25 plot ratio = 0.6 x 0.25 = 0.15 x 10,000 = <b>1,500 sqm</b>	

**Updates after the Initial Assessment**

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**Holywell-cum-Needingworth 2: Land East of Bluntisham Road (northern part), Needingworth**

<b>Site reference</b>	Holywell-cum-Needingworth 2	
<b>Site name</b>	Land East of Bluntisham Road (northern part), Bluntisham	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land east of Bluntisham Road (northern part), Bluntisham	Holywell-cum-Needingworth	14.7

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	150 homes (90 market and 60 affordable homes)	Available 2024 - 2028 Build out over 3 to 4 years

**Core information**

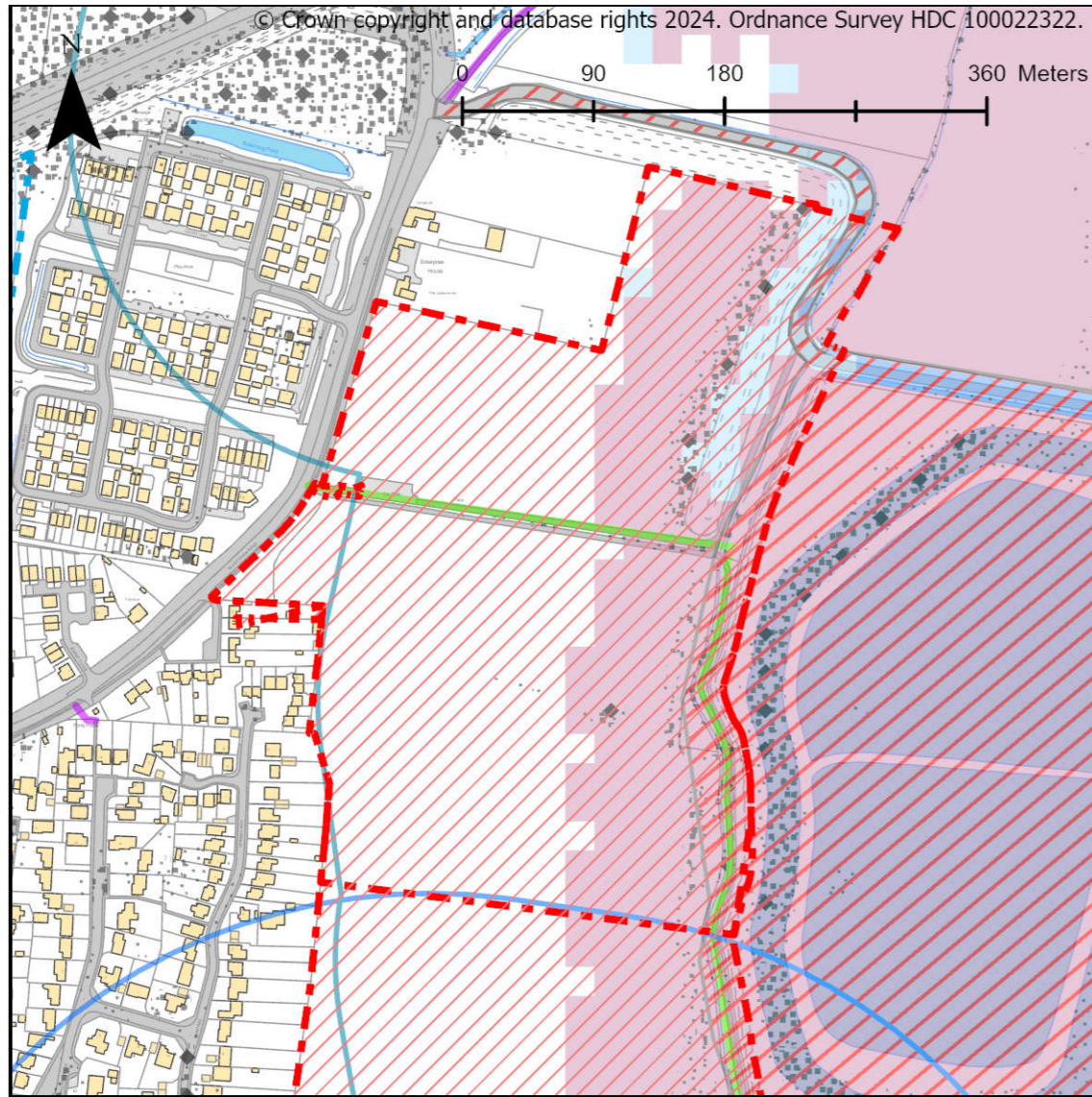
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:290
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Supporting Statement</li> <li>Indicative Site Access Plan (drawing number: 19157-NEED-5-101) (June 2022)</li> <li>Vision document and masterplan</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	The eastern third of the site is within flood zone 3b, there is more than 0.25ha of the site in flood zone 1.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself.	N/A	N/A

**Updates after the Initial Assessment**

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No because the site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MDA.
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**Holywell-cum-Needingworth 3: Land East of Bluntisham Road (larger site), Needingworth**

<b>Site reference</b>	Holywell-cum-Needingworth 3	
<b>Site name</b>	Land east of Bluntisham Road (larger site), Needingworth	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land east of Bluntisham Road (larger site), Needingworth	Holywell-cum-Needingworth	28.34

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	300 (180 market and 120 affordable)	Available 2024 - 2028  Build out over 5 to 6 years

**Core information**

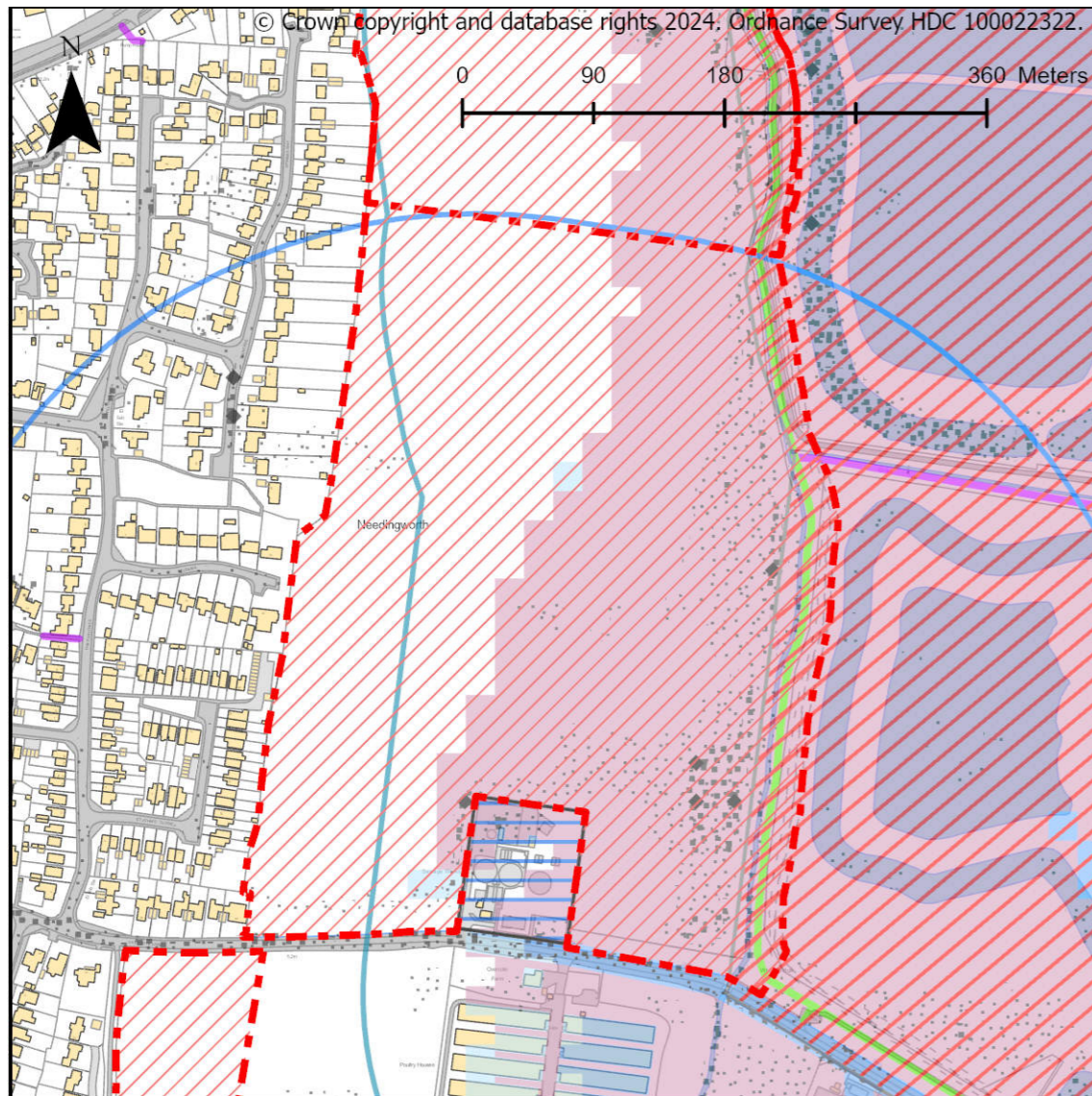
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:291
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Supporting Statement</li> <li>Indicative Site Access Plan (drawing number: 19157-NEED-5-101) (June 2022)</li> <li>Vision document and masterplan</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None but over half of the site is within flood zone 3a.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	<p>The site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself.</p> <p>The southern half of the site is also within 400m of a Water Recycling Area. The site promoter has not submitted an odour assessment so at this time the site is discounted from further assessment.</p>	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No because the site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MDA.</p>
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	<p>Also because the southern half of the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted apart from a short statement in the supporting statement to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.</p>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Capacity calculation not undertaken as the site falls within 250m of a mineral development area and the eastern edge of the site is within the mineral development area itself. The southern half of the site is also within 400m of a Water Recycling Area.</p>	<p>N/A</p>	<p>N/A</p>

**Updates after the Initial Assessment**

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**Holywell-cum-Needingworth 4: Land West of Needingworth**

<b>Site reference</b>	Holywell-cum-Needingworth 4
<b>Site name</b>	Land West of Needingworth

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land west of Needingworth	Holywell-cum-Needingworth	35

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul>	400 to 500 homes	Available 2024 - 2028
Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul>	17ha for open space uses	Build out over 12 years

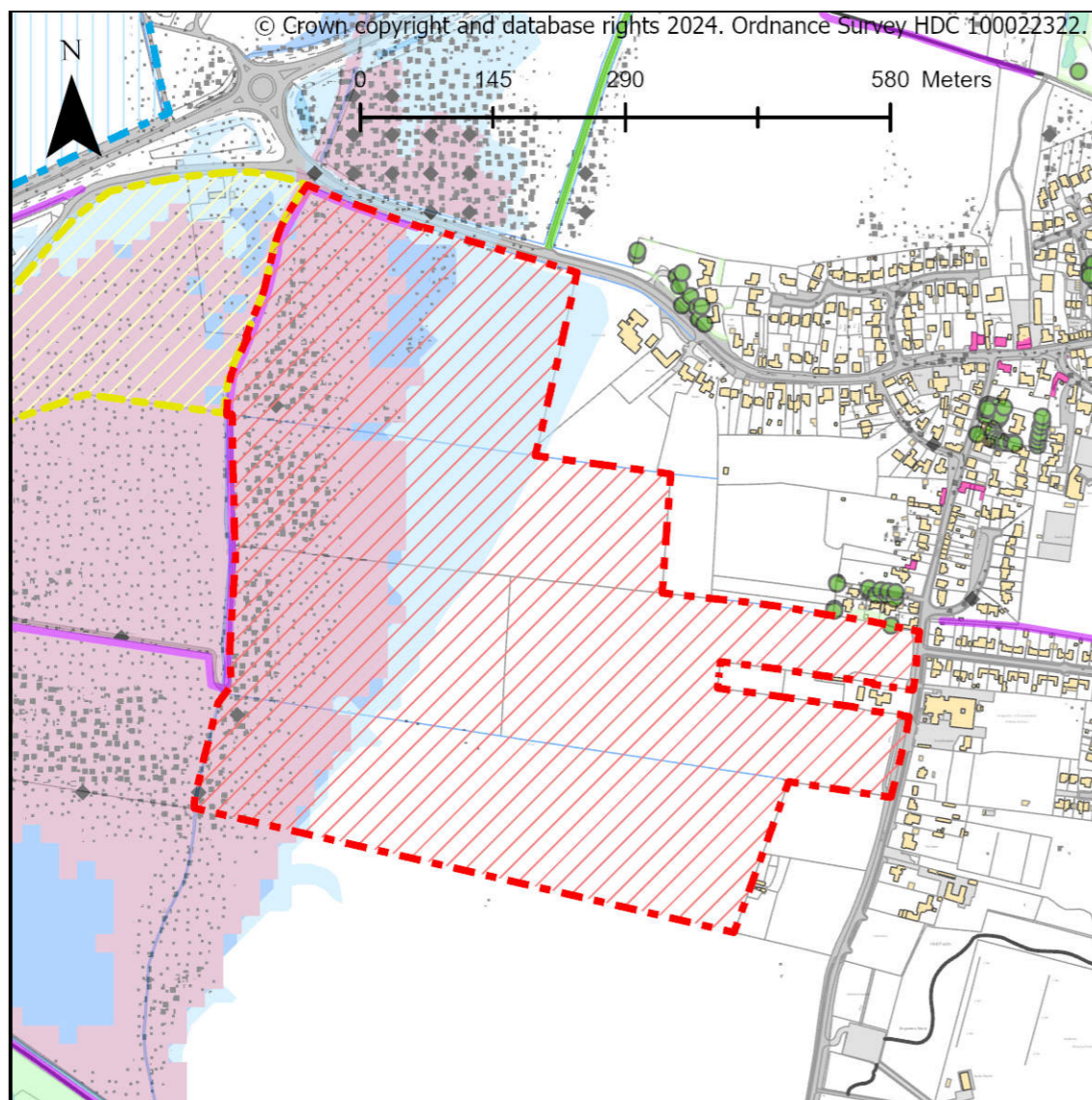
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:211
Relevant planning history	Application number: 20/00443/FUL  Proposed development: Erection of 14 dwellings with associated landscaping, parking, cycle and refuse storage, sustainable drainage system (SUDs) and vehicular access point off Mill Way.  Outcome: Refused  Appeal outcome: Dismissed  Application number: 19/00080/FUL

	Proposed development: The erection of 40 dwellings with associated landscaping, parking, cycle and refuse storage, sustainable drainage systems (SuDs) and vehicular access point off Mill Way.  Outcome: Refused
Land type	Wholly agricultural land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Development principles plan</li> </ul>

**Fundamental Constraints**

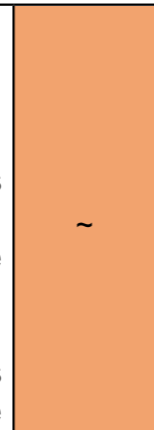
Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately a quarter of the site is within flood zone 3b, it is proposed that this part of the site will form a green wedge/ open space / biodiversity and flood balancing opportunities.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

**Context, constraints and potential suitability**

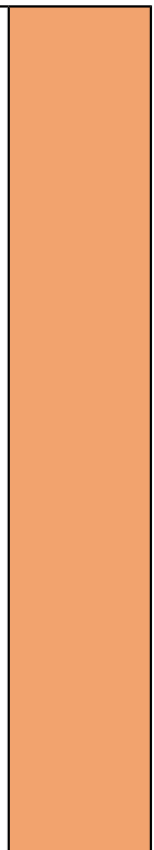
Half of the site is within flood zone 1 but almost all of the western half of the site is constrained by fluvial flood risk (a quarter being within flood zone 3b), this coincides with the site's western boundary aligning with the a drainage channel. The development principles plan submitted alongside the call for sites submission proposes that this part of the site will form a green wedge/ open space / biodiversity and flood balancing opportunities. There are however several other drainage channels that run through the site which will require careful consideration in any potential detailed masterplan for the site. The majority of the site is classified as grade 3 agricultural land with only the eastern edge being classified as grade 2. The site is greenfield and located to the west of Needlingworth extending into the



countryside, large residential curtilages provide separation between the main built form and the site, it only adjoins the main built form of the settlement along Mill Way. The site slopes downwards to the west, the gently increasing land levels towards Mill Way reduces the risk of flooding on this part of the site. It also means that focusing development on the eastern half of the site will have greater landscape impact as it is also where the land is highest. A public right of way runs along part of the site's northern and western edge. The site is very open due to limited substantial boundary markers, the site's southern edge is completely open. This increases the potential impact of development of the landscape setting of the settlement and also reinforces it close relationship with the countryside.

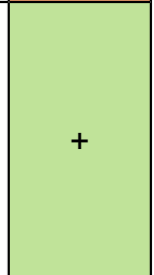
There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however electricity lines located along the site's frontage along Mill Way and along the site's eastern edge. There are no nature conservation designations or heritage designations on site. Access is possible via two pre-existing access points along Mill Way. A further access could be provided from the High Street along the site's northern most edge.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.



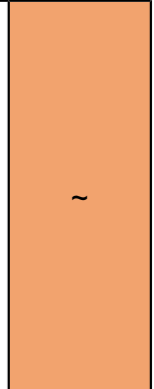
**Availability**

The site is in single ownership who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site via a master developer. The promoter suggests the land will be available between 2024 and 2028 and take 12 years to complete.



**Achievability**

The site promoter has identified that all services and access are accessible from the site boundary. There are no structures on site to clear, the site gently slopes downwards to the west and the site is generally very open so landscape impacts are potentially more significant. Additionally, approximately half the site is constrained by fluvial flood risk minimising the potential net developable area. Access is possible via two pre-existing access points along Mill Way. A further access could be provided from the High Street along the site's northern most edge.



**Deliverability / developability**



There are no structures to clear on site, but the flood risk on site as well as potential landscape impact are clear constraints to development. The site promoter intends to deliver the site via a master developer. The site promoter states the site will be available between 2024 and 2028, as such, the site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land
- Heavily constrained by fluvial flood risk with almost half of the site within flood zone 3b
- In walking distance to village services and facilities and primary education and natural greenspace
- Reasonable accessibility to public transport options and employment opportunities
- Within the Great Ouse Valley Green Infrastructure Priority Area
- Is located to the west of Needingworth extending into the countryside, it is separated from the built form by large residential curtilages
- A green wedge is proposed to mitigate against landscape and flooding issues, however, this does address the harm that development on the rest of the site would result on settlement character

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for development as it would fundamentally adversely impact the character of Needingworth.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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**Holywell-cum-Needlingworth 5: Lodel Farm, Overcote Road, Needlingworth**

<b>Site reference</b>	Holywell-cum-Needlingworth 5
<b>Site name</b>	Lodel Farm, Overcote Road, Needlingworth

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Lodel Farm, Overcote Road, Needlingworth	Holywell-cum-Needlingworth	1.39

**Promoter's Intentions**

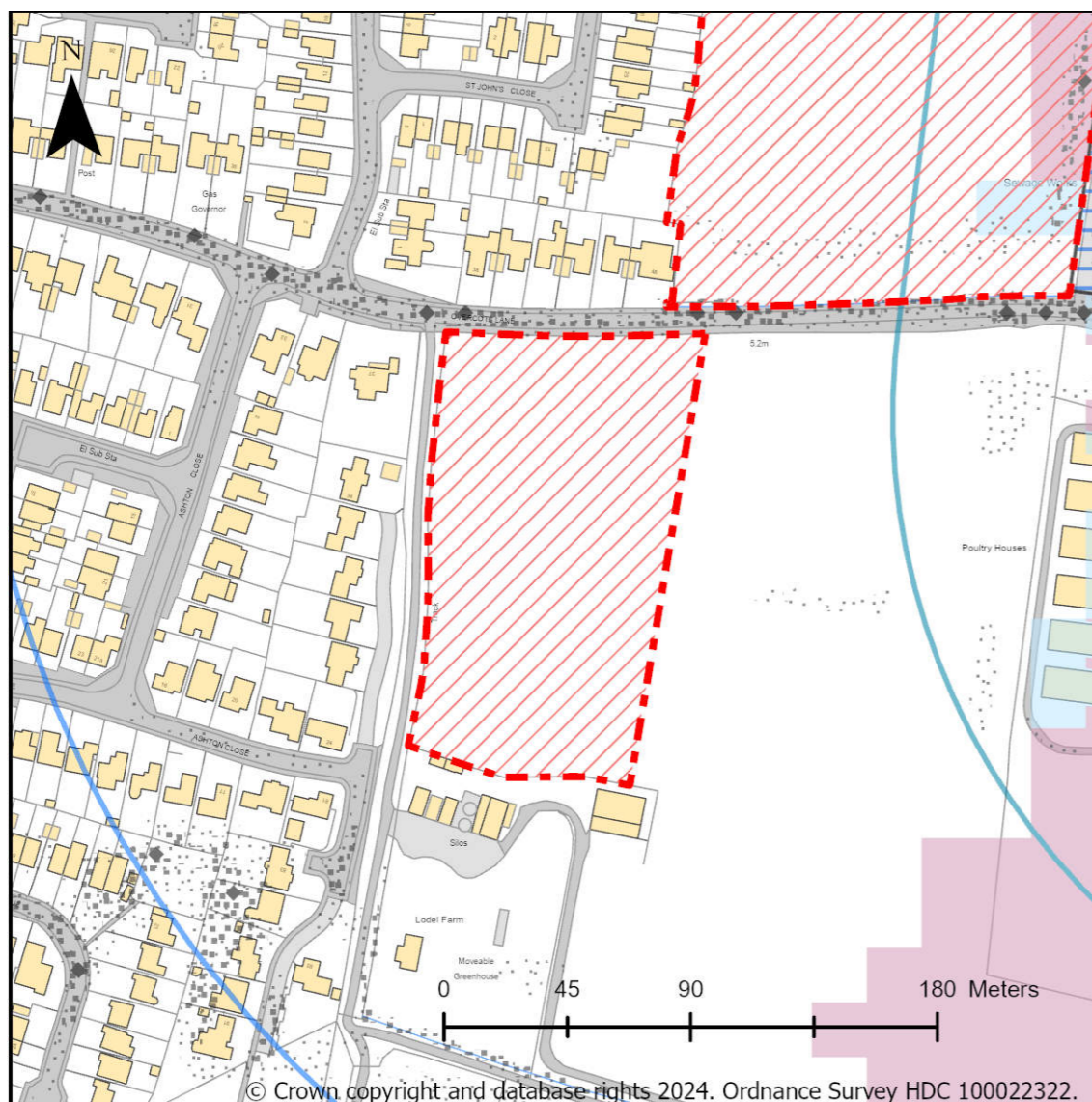
<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	35 homes (submission states these are to be affordable)	Available 2024 Build out over 2 years

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:243
Relevant planning history	Application number: 23/01002/OUT  Proposed development: Proposed development of up to 35 dwellings (100% affordable housing) to include public open space, landscaping, access and associated works  Outcome: Pending consideration
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Flood Risk Assessment &amp; Surface Water Drainage Strategy (document reference: 3065 – FRA &amp; DS -Rev D) (May 2023)</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	The site completely falls within 400m of a Water Recycling Area. The site promoter did not submitted an odour assessment with the call for sites submission. However, one has been submitted in support of planning application 23/01002/OUT.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site completely falls within 400m of a Water Recycling Area.	N/A	N/A

**Updates after the Initial Assessment**

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No because the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.
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**Holywell-cum-Needingworth 6: Burgess & Walker, South of entrance to Needingworth Industrial Estate, St Ives (Needingworth)**

<b>Site reference</b>	Holywell-cum-Needingworth 6
<b>Site name</b>	Burgess & Walker, south of entrance to Needingworth Industrial Estate, St Ives (Needingworth)

Site address	Parish(es)	Site area (ha)
Burgess & Walker, south of entrance to Needingworth Industrial Estate, St Ives (Needingworth)	Holywell-cum-Needingworth	6.5

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Infrastructure: Transport and parking/lorry parking	6.5ha	Available 2023 Build out over 2 years

**Core information**

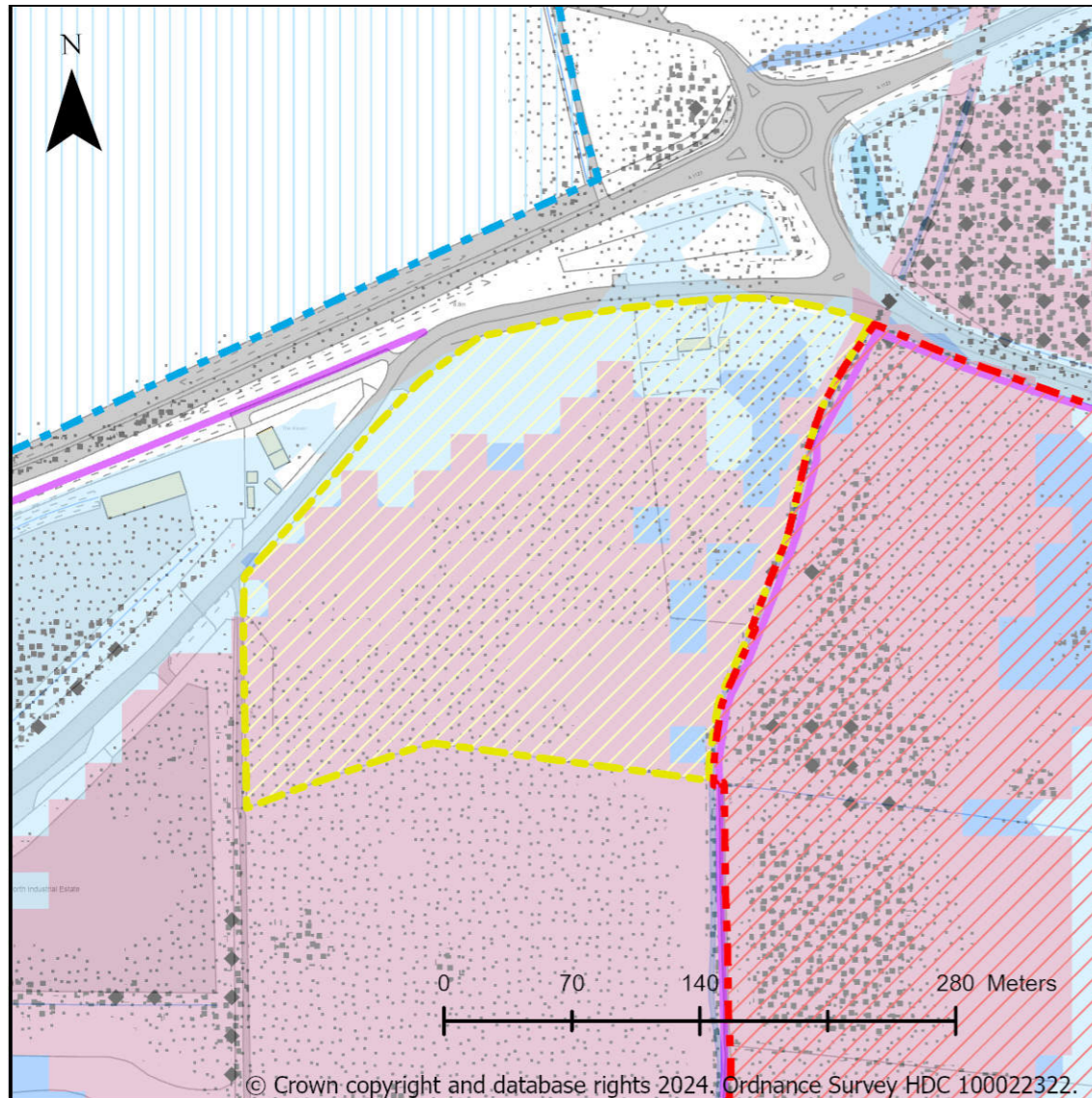
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:205
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	Approximately two thirds of the site is within flood zone 3b with the remaining third of the site being in flood zones 3a and 2. There is also a substantial risk from surface water flood risk. It is proposed for lorry parking which falls under a less vulnerable use in the NPPF but the impact of hardstanding could have significant knock on flooding impacts.	Fail
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as approximately two thirds of the site is within flood zone 3b with the remaining third of the site being in flood zones 3a and 2. There is also a substantial risk from surface water flood risk	N/A	N/A

**Updates after the Initial Assessment**

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No as approximately two thirds of the site is within flood zone 3b with the remaining third of the site being in flood zones 3a and 2. There is also a substantial risk from surface water flood risk. It is proposed for lorry parking which falls under a less vulnerable use in the NPPF but the impact of hardstanding could have significant knock on flooding impacts.
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**Holywell-cum-Needingworth 7: Giffords Park, East of B1040, St Ives, (Needingworth)**

<b>Site reference</b>	Holywell-cum-Needingworth 7	
<b>Site name</b>	Giffords Park, east of B1040, St Ives, (Needingworth)	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Giffords Park, east of B1040, St Ives, (Needingworth)	Holywell-cum-Needingworth	122

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Nursing and care homes</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> <li>Retail</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Supporting infrastructure</li> <li>Health uses</li> <li>Renewable energy</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul> Other: <ul style="list-style-type: none"> <li>Land safeguarded for an A141-St Ives Bypass Corridor</li> </ul>	45.6ha for housing, providing up to 1,750 dwellings including 700 affordable dwellings  0.5ha for a care home  4.2ha for mixed use local centre including retail/employment/health uses  3ha for a primary school  3.3ha for a solar farm  Land included for central park, open space, sport and recreation, and allotments  10ha for biodiversity net gain  Land safeguarded for flooding included within open space area	Available 2024 - 2028  Build out over 10 years

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**Core information**

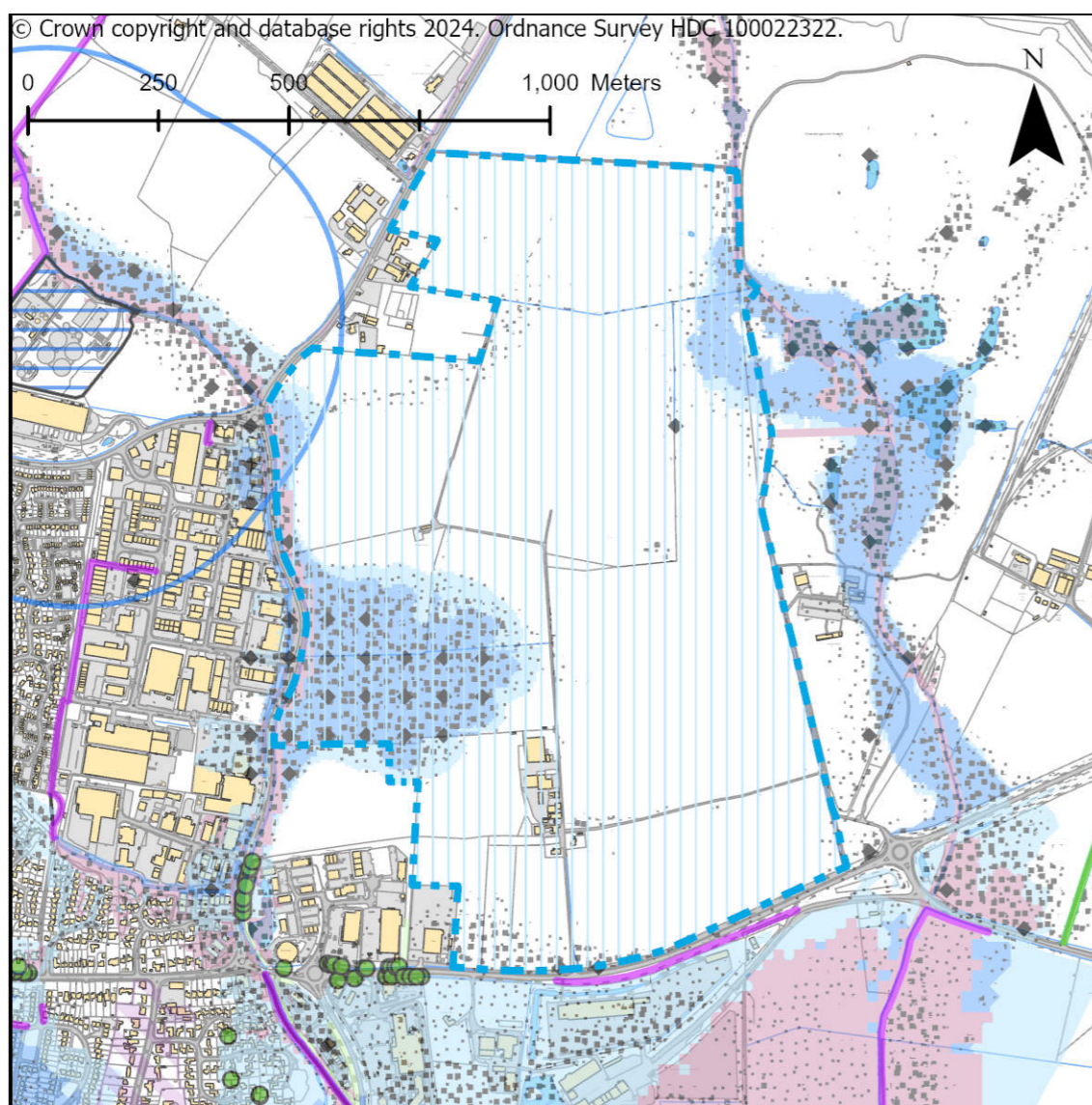
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:240
Relevant planning history	None relevant.  The site was assessed in the HELAA 2017 (Giffords Park, the site area was slightly larger at 127ha) but was not taken forward as an allocation in the Local Plan to 2036.
Land type	Greenfield land (farm complex located within the site)
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Access and Movement Strategy (May 2023)</li> <li>Arboriculture Summary Note (February 2016)</li> <li>Archaeological Evaluation Report (July 2017)</li> <li>Biodiversity Net Gain Technical Note (June 2023)</li> <li>BNG Metric 4.0 Calculation Tool</li> <li>Carbon Reduction Principles (May 2023)</li> <li>Ecological Appraisal (June 2023)</li> <li>Flood Risk and Drainage Appraisal (June 2023)</li> <li>Heritage Desk Based Assessment (March 2016)</li> <li>Landscape and Visual Technical Note (June 2023)</li> <li>Phase 1 Ground Conditions (May 2023)</li> <li>Soils and Agricultural Report (September 2016)</li> <li>Supporting Statement</li> <li>Utilities Constraints Plan (drawing number: 332210604-STN-VUT-ZZ-DR-H4001) (June 2023)</li> <li>Vision Document (June 2023)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Less than 2% of the site is within flood zone 3b.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass



Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	A small portion of the site is within 400m of a water recycling area	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	
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The site is located on the eastern edge of St Ives but in Holywell-cum-Needlingworth parish. The site is bordered by Somersham Road (B1040) to the west and Somersham Road Industrial Estate and Compass Business Park established employment areas; the A1123 to the south; St Ives Golf Club to the east; and agricultural land and the Golf Club towards the north. It adjoins St Ives but extends considerably into the countryside. The site currently primarily comprises of greenfield land for agricultural land use, and farm buildings associated with Giffords Farm. The Soils and Agricultural document identifies that 58% of the site comprises grade 3a agricultural land with 42% of the site being classified as grade 3b. Most of the site is within flood zone 1 but there are areas within flood zones 2 and 3a particularly on its western edge and towards the centre of the site as well as an area in the north east of the site. The Vision document submitted alongside the call for sites submissions proposes that these areas at higher flood risk will consist of green infrastructure and Giffords Park with play spaces and open space uses. A very large proportion of the centre of the site is constrained by surface water flood risk as is the southern edge along the A1123. The site consists of 13 fields, the land is level to very gently sloping, with an average elevation of approximately 10m with the highest points of the site found on its eastern edge. There is a small area of woodland located to the north of Gifford's Farm and Bridge Close Yard is located in the centre of the site. Several drains and tracks are located across the overall site. A small pond feature was recorded in the north-east corner of the site. The flat landscape to the south east of the site does allow some distant views from short sections of the public footpath network. Views towards the site from residential properties on the western and northern edges of Needlingworth and Holywell are typically screened by intervening vegetation at a range of distances.

There is no known contamination or pollution on site, however this may require further investigation when considering the agricultural uses on site. The Ground Condition Assessment submitted concludes that there is potential for asbestos to exist within building materials on-site. The report also identified on-site potential sources of contamination from the dismantled railway line that historically existed in the south-east corner of the site and burning areas and ground fuel storage tanks associated with Giffords Farm and Bridge Close Yard. The report concludes that the overall risk of contamination on-site is very low to moderate/low. There are no gas or oil pipelines running through the site. There are however overhead power lines across the site as shown in the submitted Utilities Constraints Plan. There are no nature conservation designations on site but there is the potential for ecology in the various hedgerows, mature trees, woodlands, watercourses and areas of standing water, found across the site. There are no heritage designations on site but the submitted Heritage Desk-Based Assessment concludes that the site is known to contain the remains of a Roman settlement in its south eastern corner. This is a large cropmark complex and is considered to be of regional significance. The rest of the site is considered to have moderate potential for Prehistoric and Roman remains. The site is considered to have low potential for remains of all other archaeological periods. As such, engagement with Cambridgeshire County Council on the potential of archaeology will be required. The site can be accessed off the A1123 via an existing hardstanding access road linking to the existing farm buildings. There are also opportunities to access the site off the B1040. The scale of the proposed development will require engagement with Cambridgeshire County



<p>Council to ascertain if there is capacity in the current and future road network considering anticipated future changes to strategic road network arising from the A141 and St Ives Improvements schemes.</p> <p>The site is greenfield with agricultural structures associated with Gifford's Farm, so its development will not contribute to reuse of previously developed land or regeneration. The majority of the site is located outside of a mineral safeguarding area, however, the southern most edge and eastern edge of the site fall within the sand and gravel mineral safeguarding area; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. A small portion of the western edge of the site is within 400m of a water recycling area, but the majority of it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in single ownership who supports its development. There are no known legal restrictions impacting the site. The site is currently optioned with a developer involved in delivering the site. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 10 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all services and access are accessible from the site boundary apart from electricity supply which is located within the site. The site is broadly level but gently rises to the east. There are substantial areas of the site at risk from flood risk (both fluvial and surface water), landscape impact of development, and access and road capacity for the scale and proposed mix of uses. Significant highway infrastructure upgrades in the area will be necessary to accommodate the volume of traffic that a site of this scale would be expected to generate. This would need to be supported by increased public transport and active travel infrastructure provision. Substantial work was undertaken during preparation of Huntingdonshire's Local Plan to 2036 to assess deliverability of transport solutions for this site. As at autumn 2023, the Cambridgeshire and Peterborough Combined Authority are preparing an outline business case for a substantial upgrade scheme for the transport network within St Ives. Delivery of the resultant scheme has potential to significantly enhance the achievability of redevelopment of Giffords Park.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are considerable constraints to overcome particularly arising from flood risk, access and road capacity. The outcomes of the Cambridgeshire and Peterborough Combined Authority's substantial upgrade scheme for the transport network within St Ives will likely impact proposals on site. The site is currently optioned with Hallam Land Management the developer involved in delivering the site. The site promoter states it is their intention to</p>	~

acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 10 years to complete, as such the site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land classified as grade 3 agricultural land
- Is mostly within flood zone 1 but there are areas within flood zone 3a particularly on its western edge and towards the centre of the site as well as an area in the north east of the site
- A very large proportion of the centre of the site is constrained by surface water flood risk as is the southern edge along the A1123
- In walking distance to services and facilities within St Ives as well as primary education and natural greenspace
- Of a scale to provide a mix of housing types, sizes and tenures
- Excellent accessibility to public transport options via the Guided Busway and also to several employment sites
- Within the Great Ouse Valley Green Infrastructure Priority Area
- Located on the eastern edge of St Ives and could be integrated into the existing place and community as a strategic expansion of the town

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially suitable for development but access capacity on the road network is a key consideration. Engagement with the County Council will be required
- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Is located in a sustainable location utilising sustainable modes of transport
- Detailed masterplanning will be required to mitigate landscape impacts and to ensure successful integration with the existing settlement and community
- Consultation will also be required with utilities and other infrastructure providers to ensure the development has adequate infrastructure to serve it

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>The gross site area of 122ha</p> <p>41.2% net developable area allowed following the exclusion of land as proposed in the submitted masterplan for:</p> <ul style="list-style-type: none"> <li>3ha for primary school</li> <li>3.3ha for a solar farm</li> <li>65.48ha for green infrastructure, sustainable drainage and accommodation of flood zones.</li> </ul> <p>122ha x 41.2% = <b>50.3 ha</b></p>	<p>The net developable area is 50.3ha.</p> <p><b>0.5ha is deducted for a care home and</b></p> <p><b>4.2ha is deducted for a local centre</b> (this includes retail/employment/health uses), this leaves 45.6ha.</p> <p><b>4.56ha is deducted for additional commercial and employment uses</b> representing 10% of the outstanding site area.</p> <p><b>41.04ha residential development area</b> for a variety of market and affordable homes.</p> <p>Mixed densities to reflect a range of densities reflective of large developments.</p> <ul style="list-style-type: none"> <li>3% of land at very high density 145dph. 1.23ha x 145dph = 178 homes</li> <li>7% of land at high density 85dph. 2.87ha x 85dph = 244 homes</li> <li>25% of land at moderate density 50dph. 10.26ha x 50dph = 513 homes</li> <li>55% of land at low density 35dph. 22.57ha x 35dph = 790 homes</li> <li>10% of land at very low density 25dph. 4.1ha x 25dph = 103 homes</li> </ul>	<p>Available post 2028 subject to allocation</p> <p>Build out over 10 years</p>

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HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	1,828 total homes	

Updates after the Initial Assessment

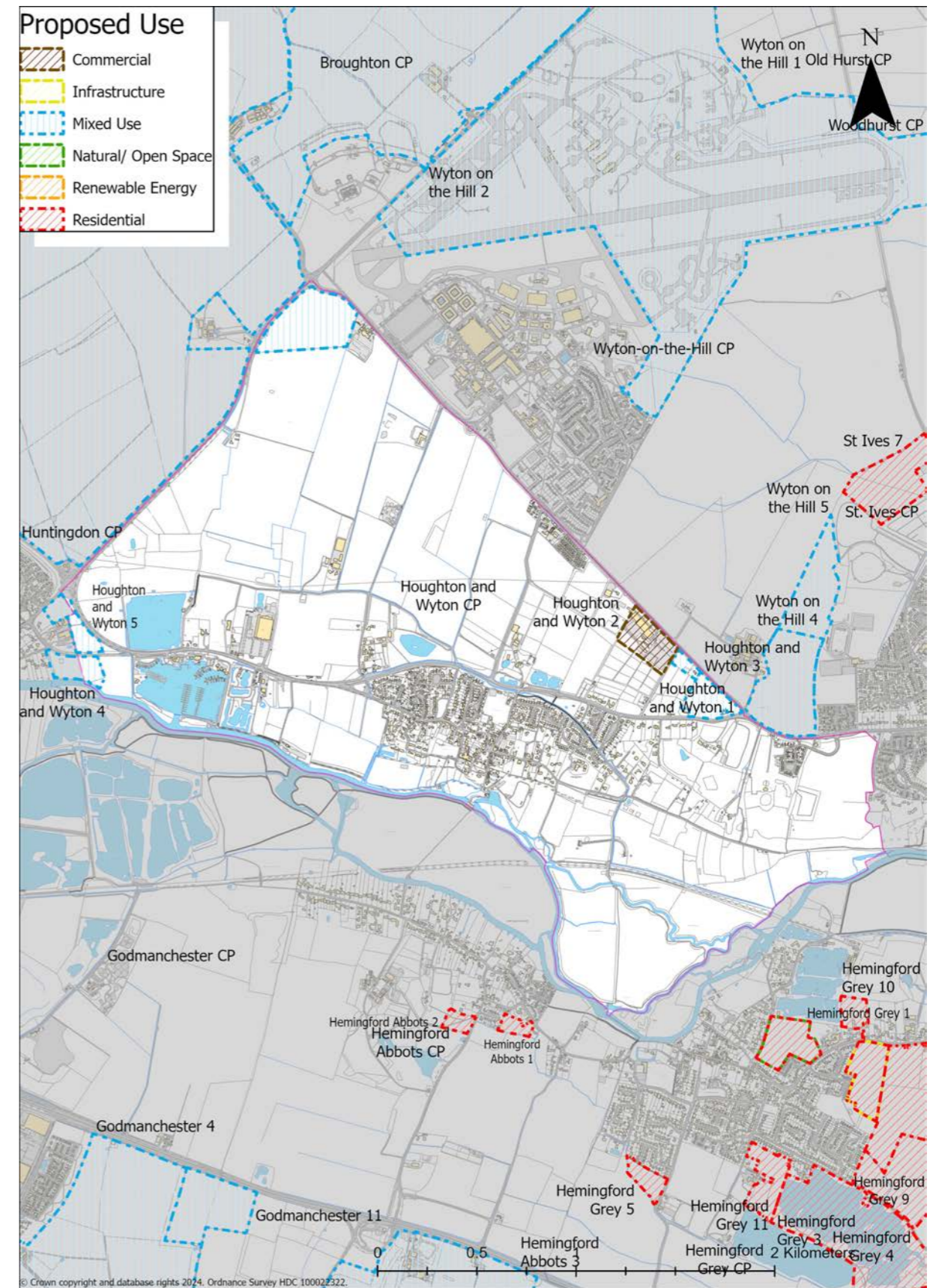
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## 8 Houghton and Wyton

8.1 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Houghton and Wyton 1: tir na Nog, Sawtry Way, Houghton
- Houghton and Wyton 2: Land at New Manor Farm, Sawtry Way, Wyton
- Houghton and Wyton 3: Land between Houghton Hill Road and Sawtry Way, Sawtry
- Houghton and Wyton 4: Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Houghton and Wyton parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.
- Houghton and Wyton 5: Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Houghton and Wyton parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.





8.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

## Houghton and Wyton 1: Tir na Nog, Sawtry Way, Houghton

<b>Site reference</b>	Houghton and Wyton 1
<b>Site name</b>	Tir na Nog, Sawtry Way, Houghton

Site address	Parish(es)	Site area (ha)
Tir na Nog, Sawtry Way, Houghton	Houghton and Wyton	0.92

### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Multiple options including: Residential: <ul style="list-style-type: none"> <li>Specialist housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> <li>Logistics, distribution</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Transport and parking</li> <li>Renewable energy</li> </ul>	Approximately 30 static home pitches Employment floorspace TBC Logistics and distribution floorspace TBC 0.92ha for transport and parking Solar panels	Available 2024 - 2028 Complete over 1 - 2 years

### Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:90
Relevant planning history	Application number: 19/00195/PIP Proposed development: Permission in principle application for three houses Outcome: Refused
Land type	Partly greenfield and partly previously developed
Current use of the site	Partly residential and partly commercial
Supporting information	<ul style="list-style-type: none"> <li>Planning Statement (May 2023)</li> </ul>

### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1, there is a patch of the northern most corner of the site at risk of surface water flooding. The site is wholly classified as grade 2 agricultural land. The topography of the site is broadly level and is consists of elevated ground which falls away to the west which could result in greater landscape impacts in this direction. The site is located within the open countryside. It is fairly well enclosed with a hedgerow running along the frontage of the site along Sawtry Way, an established vegetation belt along its opposite edge and slightly loose vegetation along its eastern and western edges. A bridleway runs along the site's north-western edge.</p>	~
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<p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however overhead power cables located along the site's frontage along Sawtry Way and also within the site. There are no nature conservation designations or heritage designations on site. The site contains an existing residential dwelling served by an existing vehicular access off Sawtry Way. The site promoter states that it is considered that the residential property could be demolished to facilitate development, or that it might be retained as offices or on-site residential accommodation for either of the suggested future development uses. The residential property is no longer required by the owners/applicants.</p> <p>The site is partially previously developed and partially greenfield, so its development will partially contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in ownership of a single family who supports its development. There are known legal restrictions impacting the site relating to overhead power cables. It is intended to deliver the site via the landowner, the site promoter states that the residential property is no longer required by the owners. The supporting statement states that an allocation status is sought for specialist static home pitches, commercial, employment, logistics and renewables development. The promoter suggests the land will be available between 2024 and 2028 and will take 1 to 2 years to complete.</p>	~
<p><b>Achievability</b></p> <p>The site promoter has identified that all services and access are accessible from within the site apart from gas supply which is not immediately accessible. There are potentially structures on site to clear, there are overhead power cables located along the site's frontage and within the site, the site promoter states that these can be relocated underground. Consultation with utility providers will need to be undertaken to assess if these is feasible, practical and viable. The site can be accessed from Sawtry Way.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are potentially structures to clear on site, the site promoter states that these could be retained and reused within the redevelopment of the site. The presence of overhead power cables is a constraint. The site is located within the open countryside and while it is broadly level, it is located on elevated ground resulting in potentially great longer range landscape impacts particularly where land levels drop to the west. The site promoter intends to deliver the site via the landowners and an allocation status is sought. The site promoter states the site will be available between 2024 and 2028, as such, the site is categorised as developable.</p>	~



Progression of Site through to Sustainability Appraisal

Should the site progress to the sustainability stage?	Yes
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is partially greenfield land and partly previously developed land, classified as grade 2 agricultural land
- Is within flood zone 1 but surface water flood risk in the norther most corner of the site
- Somewhat remote from services and facilities and primary education
- Good accessibility to public transport options and employment opportunities
- Remote from natural green space
- Is adjacent to the Great Ouse Valley Green Infrastructure Priority Area
- Is located within the countryside along Sawtry Way
- Promoter is seeing a mix of employment and commercial uses as well as some renewable energy generation and retirement park homes - it is unclear how well these uses can be integrated with each other especially considering the site is less than 1ha in size, nor has evidence on the need for additional park homes in the vicinity has been provided

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially suitable for additional employment and commercial uses (not logistics and distribution) as well as some renewable energy generation
- Is not considered suitable for retirement park homes due to its remoteness from key village serves and facilities.
- The site is within the countryside so will need to provide landscaping to minimise the visual impact of development on the countryside to the south

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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 0.92ha  For solely employment developments, the gross site area is used as there is usually being minimal differences between net and gross site areas in schemes providing purely employment	Commercial - employment  The 0.35 plot ratio is most appropriate to use to calculate an indicative capacity for the site.	Available 2028, subject to allocation  Build out over 1- 2 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
uses due to the need for large amounts of hardstanding for parking, manoeuvring and deliveries and more incidental landscaping.  The site has an existing property on site which could be demolished or retained and converted to offices. As such two capacities will be undertaken, one to reflect the site being cleared and the other where the property is converted.	In the scenario where the site is cleared:  0.35 plot ratio x 0.92 ha =0.322 ha of land for employment uses  equating to <b>3,220 sqm</b> .  In the scenario where the property is retained and converted:  The property and its curtilage make up approximately 0.26ha of the site. The building is approximately 150sqm  0.35 plot ratio x 0.66ha (remainder of the site) = 0.23ha of land for employment uses equating to 2,300 sqm.  Together this could provide <b>2,450 sqm</b> of commercial floorspace.	

Updates after the Initial Assessment

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**Houghton and Wyton 2: Land at New Manor Farm, Sawtry Way, Wyton**

<b>Site reference</b>	Houghton and Wyton 2
<b>Site name</b>	Land at New Manor Farm, Sawtry Way, Wyton

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land at New Manor Farm, Sawtry Way, Wyton	Houghton and Wyton	3.3

**Promoter's Intentions**

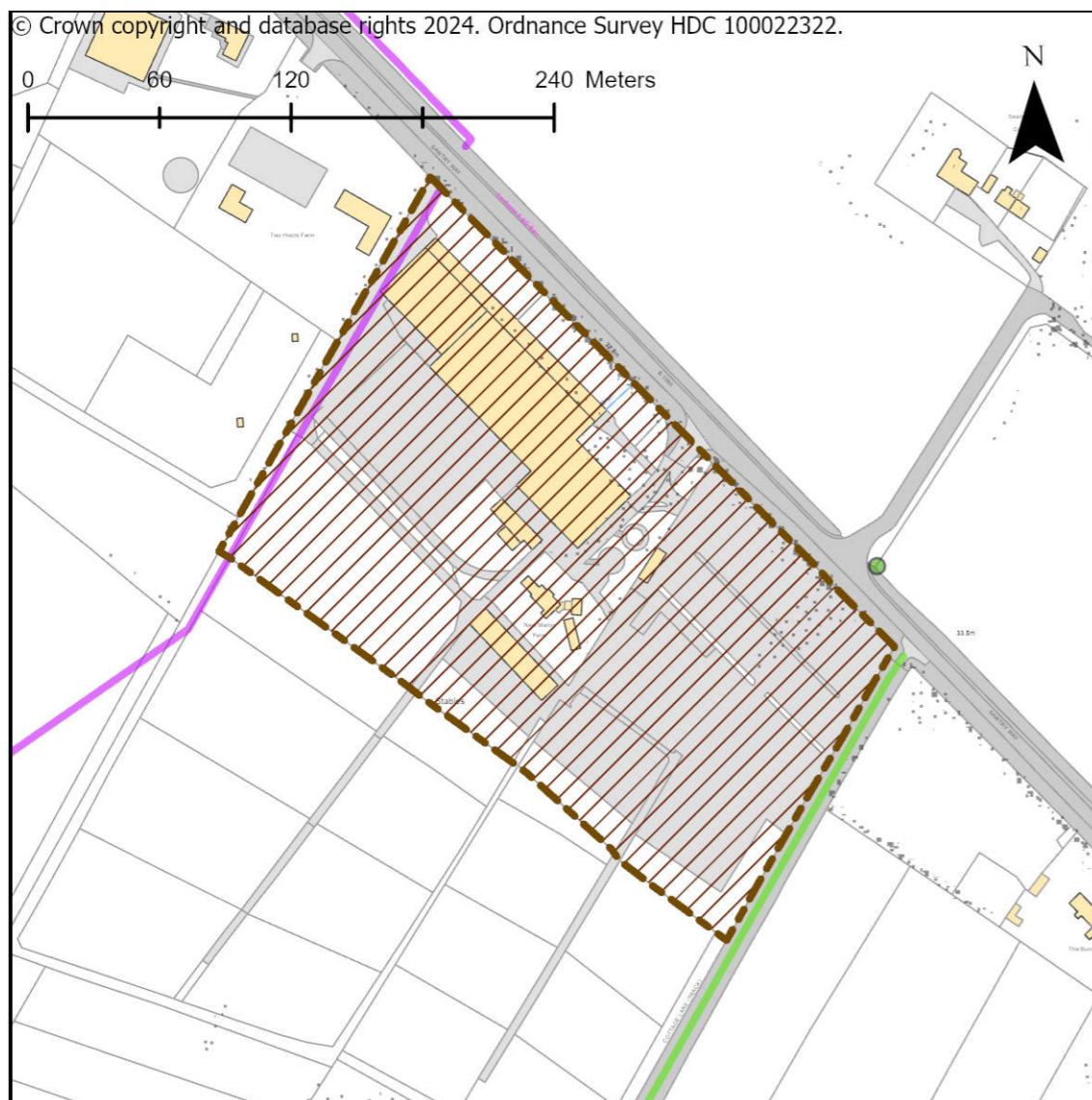
<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Commercial: Employment	6,415sqm	Available 2023  Build out over 2 - 3 years

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:196
Relevant planning history	There is an extensive planning history on the site relating to its commercial uses.  HELAA (December 2017): New Manor Farm Equestrian Centre, Sawtry Way, Houghton and Wyton (108)
Land type	Partly greenfield and partly previously developed
Current use of the site	Commercial, residential and industrial
Supporting information	<ul style="list-style-type: none"> <li>Indicative Framework Site Plan (drawings number: P23-0902_DE_01__02)</li> <li>Supporting Statement (June 2023)</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1, although there are areas at risk from surface water flood risk in the centre of the site. The site is wholly classified as grade 2 agricultural land. The site's location in the open countryside means that impact on the surrounding landscape is a development constraint. The topography of the site is broadly flat but the site is elevated with landscape dropping to the west, there is therefore greater risk of landscape impact of development to the west and south west towards the Great Ouse Valley. The site is screened to the north by trees on the boundary, but there is limited screening to the south, where there are long views across the Great Ouse Valley.</p>	~
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<p>The site has had an extensive planning history with recent development on site and committed development yet to be delivered which is altering the landscaping of the wider site. There is a public right way running along the site's northwestern boundary.</p> <p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however overhead power cables located along the site's frontage along Sawtry Way. There are no nature conservation designations or heritage designations on site. The site currently accommodates a mix of commercial uses on the frontage with an agricultural building and storage uses permitted to the rear. The frontage buildings are principally large span buildings that were originally erected for equestrian use. The site promoter states that it is proposed that these buildings be retained in commercial uses and could either be converted to alternative commercial uses or retained in their existing uses. Additionally, it is proposed to convert the existing dwelling on site to a commercial use. The site can be accessed from an existing access along Sawtry Way. The Indicative Framework Plan submitted alongside the call for site submissions shows the potential location of new buildings on site as well as change of uses of existing buildings. The submitted supporting statement also sets out in greater detail the proposed uses intended on site including a potential farm shop/ cafe.</p> <p>The site is partially previously developed and partially greenfield, so its development will partially contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in ownership of a single individual who supports its development. There is a development company involved with the site. There are no known legal restrictions impacting the site. It is intended to deliver the site via the landowner. The promoter suggests the land is available now and will take 2 to 3 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that main water supply and electricity supply are accessible within the site, that the public highway and digital and telecommunications infrastructure being accessible from the site's boundary, and finally gas supply being unknown. The site is already in a mixed residential and commercial use. The site can be accessed from Sawtry Way.</p>	+
<p><b>Deliverability / developability</b></p> <p>The site promoter seeks to expand the current commercial uses on site by constructing additional buildings on site as well as changing the use of several existing structures. The site is broadly level but located on elevated ground resulting in potentially great longer range landscape impacts particularly where land levels drop to the west and south west</p>	~



towards the Great Ouse Valley. The site promoter intends to deliver the site via the landowners, it doesn't appear that an allocation status is sought. The site is located in the countryside and seeks to expand and diversify an existing commercial site. The site promoter states the site is available now but as there is not an active planning application for the proposed uses at present, and therefore the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is partially greenfield land and partly previously developed land, classified as grade 2 agricultural land
- Is within flood zone 1 but surface water flood risk in the norther most corner of the site
- Somewhat remote from services and facilities and primary education
- Good accessibility to public transport options and employment opportunities
- Remote from natural green space
- Is adjacent to the Great Ouse Valley Green Infrastructure Priority Area
- Is located within the countryside along Sawtry Way
- Seeking to intensify the consented employment and commercial uses on site with additional commercial buildings as well as a potential farm shop/ café

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially suitable for additional employment and commercial uses. Planning approval has already been granted to provide additional commercial floorspace in the north western part of the site
- The site is within the countryside so will need to provide landscaping to minimise the visual impact of development on the countryside to the south and west

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area is 3.3ha	Commercial - employment	Available 2024 Build out over 2 - 3 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Normally, for solely employment developments, the gross site area is used as there is usually being minimal differences between net and gross site areas in such schemes. However, as the site promoter is seeking some greenspace and enhanced landscaping to mitigate potential landscape impact, a net developable area will be used for this site. Taking this into account, a 80% net developable area will be used to calculate an indicative capacity for the site.</p> <p>3.3 ha x 80% = <b>2.64 ha</b></p>	<p>A 0.35 plot ratio will be used reflecting the proposed land uses and location of the site:</p> <p>0.35 plot ratio x 2.64 ha = 0.924 ha of land for employment uses equating to <b>9,240 sqm</b> (this includes a potential farm shop/ café and the existing dwelling on site which could be converted to office space. The site promoter has only stated the potential capacity for three additional large commercial units on site, hence the difference in potential capacities).</p>	

**Updates after the Initial Assessment**

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## Houghton and Wyton 3: Land between Houghton Hill Road and Sawtry Way, Wyton

<b>Site reference</b>	Houghton and Wyton 3
<b>Site name</b>	Land between Houghton Hill Road and Sawtry Way, Wyton

Site address	Parish(es)	Site area (ha)
Land between Houghton Hill Road and Sawtry Way, Wyton	Houghton and Wyton	3.7

### Promoter's Intentions

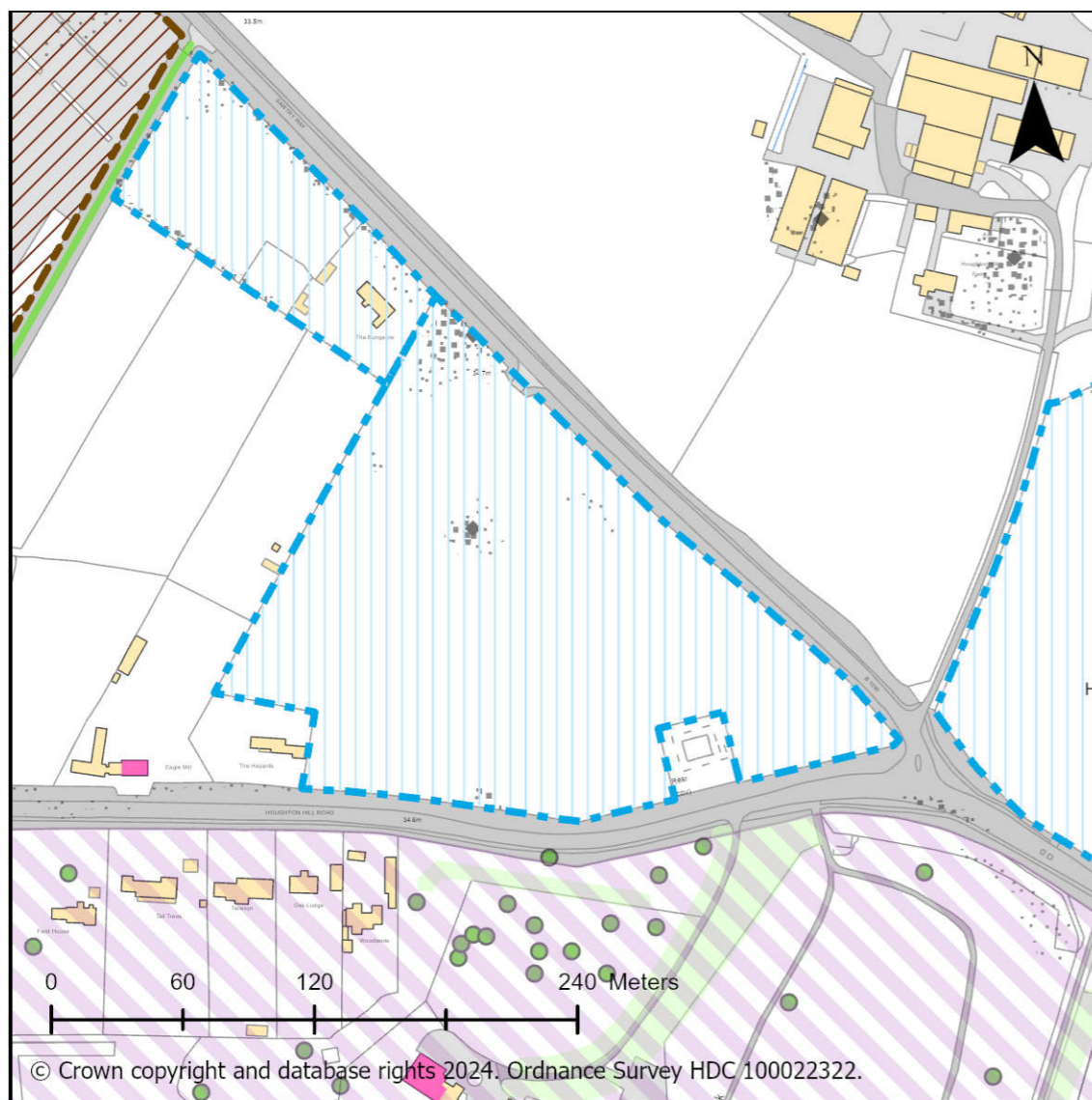
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Open space uses: Natural, green or open spaces	Up to 9 homes 3ha for a semi-natural, woodland burial site	Available 2023 Built out over 2 years

### Core information

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:200
Relevant planning history	<ul style="list-style-type: none"> <li>0802235FUL for the construction of an access on the northern site boundary with Sawtry Way. Permission was granted in September 2008, with the access implemented in full shortly thereafter.</li> <li>The site was assessed in the HELAA 2017 (Between Houghton Hill Road and Sawtry Way, Houghton &amp; Wyton, site reference 117) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Supporting Statement (June 2023)</li> </ul>

### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 but there are pockets of surface water flood risk concentrated within the northern half of the site. The majority of the site is classified as grade 3 agricultural land with only the northern tip of the site, situated adjacent to 'The Bungalow' along Sawtry Way being classified as grade 2. The site is greenfield land located to the north of Houghton Hill Road and to the north of Houghton village. The site features substantial hedging along the western and southern boundaries. The site is broadly level but is located on slightly elevated land which may increase adverse landscape impacts arising from development. Along parts of the southern boundary and to the opposite side of Houghton Hill Road is residential development. Abutting each of the other site boundaries</p>	~
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<p>is open countryside with a pocket of industrial development at Houghton Hill Farm opposite the eastern boundary. The supporting statement accompanying the call for site's submission includes an indicative framework plan showing that the proposed dwellings would be located along Sawtry Way with the majority of the site being used for a semi-natural burial site. The site promoter states that the dwellings are proposed to secure financial viability of the project in the short-term whilst the woodland burial plots become established. This area will include extensive tree planting and vegetation, open space and pockets of woodland which would screen the impact of built development. Consultation will be required with the Environment Agency on the impact of a burial site here on groundwater.</p> <p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however overhead electricity and telegraph lines located along the site's frontage along Houghton Hill Road, along the site's eastern edge along Sawtry Way and also within the site. There are no nature conservation designations or heritage designations on site. The site is however adjacent to the Houghton and Wyton Conservation area and Eagle Mill (grade II listed) is nearby to the south west. Access is possible via Sawtry Way where permission was granted and subsequently implemented for the construction of an access point into the site. The supporting statement shows that this is the only intended point of access into the site.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in single ownership with the owner supporting its development. A development company is involved with the site. There are no known legal restrictions impacting the site. It is intended to deliver the site via the landowner, who is also a housebuilder. The promoter suggests the land is available now and will take 2 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all services and access are accessible from the site boundary apart from gas supply which is unknown. There are no structures on site to clear, there are several overhead electricity and telegraph lines located along the site's boundaries and within the site, also the site is located on elevated and which may increase adverse landscape impacts. The site can be accessed from Sawtry Way. Consultation will be required with the Environment Agency on the impact of a burial site here on groundwater.</p>	~
<p><b>Deliverability / developability</b></p>	~



There are minimal structures to clear on site, but the presence of electricity poles, proximity to heritage assets and landscape impacts are constraints to development. The site promoter intends to deliver the site via the landowners who is also a housebuilder., it doesn't appear that an allocation status is sought. The site is located in the countryside and as it does not appear to be the intention of the landowner to bring this site forward as a rural exceptions scheme, it is likely that the success development of the site will require an allocation status. The site promoter states the site is available now but no planning application has yet been made. As such, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land mostly grade 3 agricultural quality
- Is within flood zone 1 but there is some surface water flood risk within the site
- Somewhat remote from services and facilities and primary education
- Good accessibility to public transport options and employment opportunities
- Is adjacent to the Great Ouse Valley Green Infrastructure Priority Area
- Is located within the countryside along Sawtry Way so integration with the existing place and community is more challenging
- Seeking to provide up to 9 homes along Sawtry Way and the remainder of the site to be used as a natural burial ground with extensive trees and vegetation planted to create a mini woodland which would impact the character of the area
- Potential impact on the setting of designated heritage assets

In combination the outcomes of the LAA and SA indicate that the site:

- Is not appropriate for built development as homes on the site could not be effectively integrated into a existing place or community and are not sustainably located to access day to day services.
- The potential burial ground could be accommodated into the landscape and reinforce the perception of separation of Houghton from St Ives

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>The site is considered inappropriate for residential development so no capacity calculation has been undertaken for that use</p> <p>The whole site could form the net developable area for a woodland burial ground including appropriate parking provision.</p>	Woodland burial ground including associated car parking	<p>Post 2028</p> <p>Delivery over an extended period after initial planting and landscaping</p>

**Updates after the Initial Assessment**

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**Houghton and Wyton 4: Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)**

<b>Site reference</b>	Houghton and Wyton 4
<b>Site name</b>	Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)

Site address	Parish(es)	Site area (ha)
Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)	Houghton and Wyton and Huntingdon	3

**Promoter's Intentions**

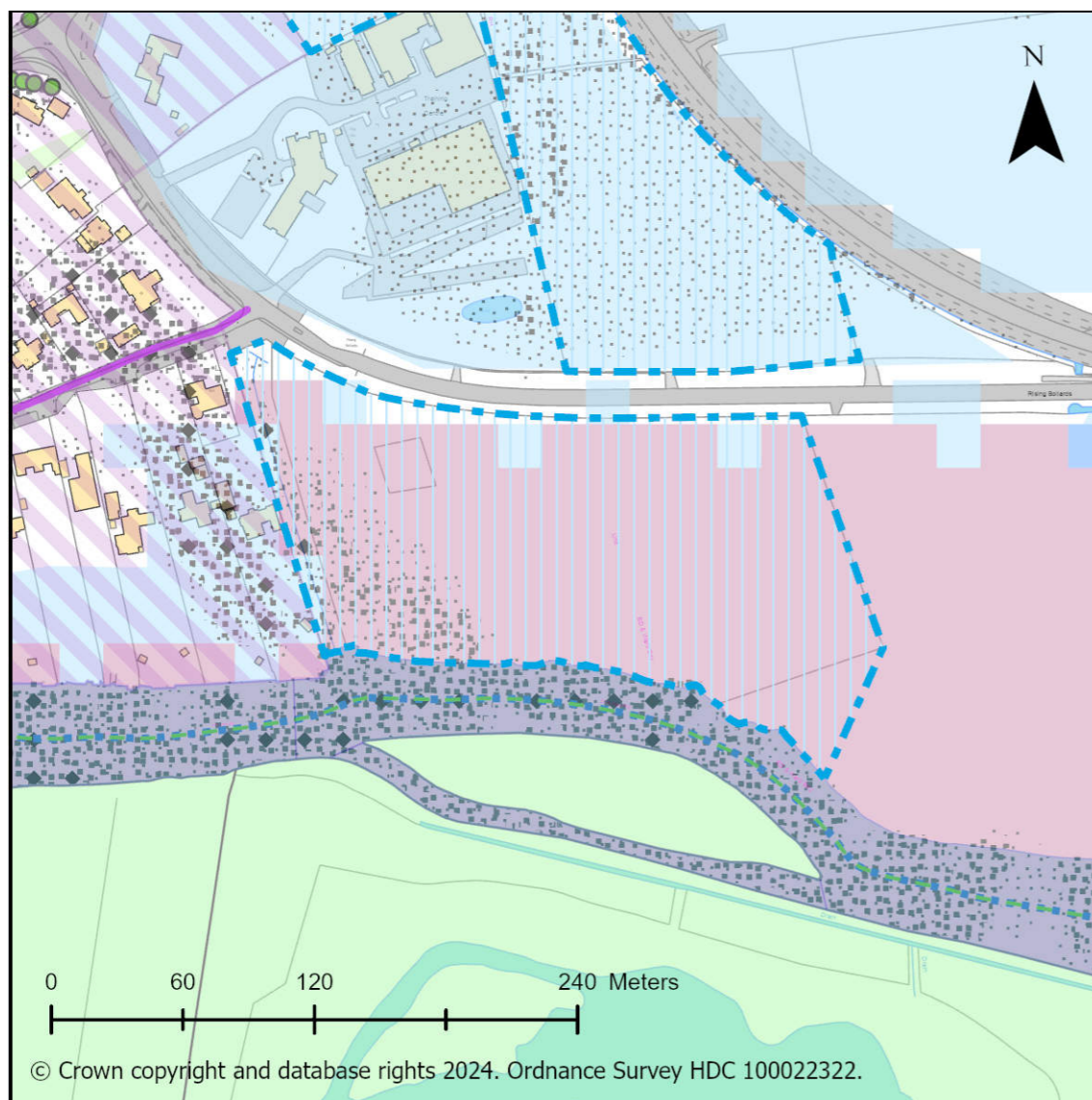
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Specialist housing</li> <li>Custom and self build housing</li> <li>Moorings</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Commercial leisure uses</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Land to safeguard against flooding</li> </ul>	Quantity for specialist housing not provided 6 custom and self build plots 20 - 40 berths 500sqm for commercial leisure uses 0.5ha for land to safeguard against flooding	Available 2024 - 2028 Complete over 2 - 3 years

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:183
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Almost all of the site is within flood zone 3b. Some of the proposed land uses are water compatible development.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is almost completely constrained by fluvial flood risk, approximately 90% of the site is within flood zone 3b with a further 5% within flood zones 2 and 3a. There is about 5% within flood zone 1. This makes the site unsuitable for built development such as specialist housing, self and custom build housing and commercial development. Residential uses are classified as being a more vulnerable use and commercial development as a less vulnerable use as per the NPPF and development in such locations is strongly discouraged. However, the site could potentially be used for moorings and flood mitigation. The western edge of the site is also at risk from surface water flooding. The western half of the site is classified as urban and the eastern half of the site is non-agricultural. The site is broadly</p>	~
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<p>flat and is bounded by the River Great Ouse along its southern boundary. Trees and vegetation border the extent of the site's boundaries screening it somewhat from public view and adding to the rural character of the Great Ouse Valley. To the west is residential development, to the north is the former West Anglia Training Centre and to the south and east is open countryside defined by the Great Ouse Valley.</p> <p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are no nature conservation designations on site. There are no heritage designations on site either but the site adjoins a conservation area on its western edge. Access to the site could be achieved from Old Houghton Road.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site directly by the landowner. The promoter suggests the land will be available between 2024 and 2028 and take 2 to 3 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that the public highway is accessible from the site's boundary but that all other services are unknown. There are no buildings on site to clear. The site is however very significantly constrained by fluvial flooding which makes built development unsuitable. The delivery of land to mitigate against flooding and moorings are potentially suitable. The site also adjoins a conservation area and the site is in a prominent location in terms of its relationship with the Great Ouse Valley. Access is possible via Old Houghton Road. The potential achievability of the development would depend upon it not overloading the environmental, navigational or flood conveyance capacity of the river. Assessment will require engagement with the relevant water bodies and organisations to determine this.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no structures on site to clear. There are constraints on site that would need to be overcome such as flood risk, landscape impact and heritage impacts. The site promoter states that it is intended to deliver development on site directly by the landowner and that the site will be available between 2024 and 2028. The site has however been promoted for a mixed use scheme consisting of residential development (specialist housing and custom and self build housing), moorings, commercial leisure uses and land to mitigate against</p>	~



flood risk. Due to the fluvial flood risk built development is unsuitable on site but land for moorings and flood mitigation may be potentially suitable. It is unclear if the landowner intends to develop a scheme with reduced land uses.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes but appraised for providing flood mitigation and moorings land uses as built development is unsuitable due to the level of flood risk across the site.
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Very high fluvial flood risk eliminating the potential for built development
- Good accessibility to natural greenspace
- Provision of additional moorings could reflect the local character of the river uses
- Good accessibility to shopping and local services including public houses
- Good accessibility to bus services facilitating travel to surrounding tourism and leisure destinations
- Limited scope for impact on adjoining conservation area

In combination the outcomes of the LAA and SA indicate that the site:

- Is not suitable for built development due to flood risk other than minimal water compatible structures
- Is suitable for provision of moorings along the river frontage and flood mitigation works
- Access connections to Old Hartford Road would need to be located by the eastern boundary of the site to minimise the landscape impact

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The net developable area will need to be determined in collaboration with the relevant water management bodies to reflect the capacity of the river and the physical layout of any moorings.	Moorings (leisure or residential)  Flood mitigation	Post 2028  Build out over 1-2 years

**Updates after the Initial Assessment**

**Houghton and Wyton 5: Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)**

<b>Site reference</b>	Houghton and Wyton 5
<b>Site name</b>	Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)

Site address	Parish(es)	Site area (ha)
Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)	Houghton and Wyton	3.2

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Retail</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul>	40 homes (24 market and 16 affordable homes) 1,400sqm of retail floorspace 1ha for surface water storage and biodiversity net gain	Available 2024 - 2028 Build out over 1 - 2 years

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:315
Relevant planning history	Northern parcel of the site Application number: 22/01460/OUT Proposed development: Outline with all matters (except access) reserved for the erection of 25 - 30 dwellings. Outcome: Pending consideration Application number: 22/01134/FUL

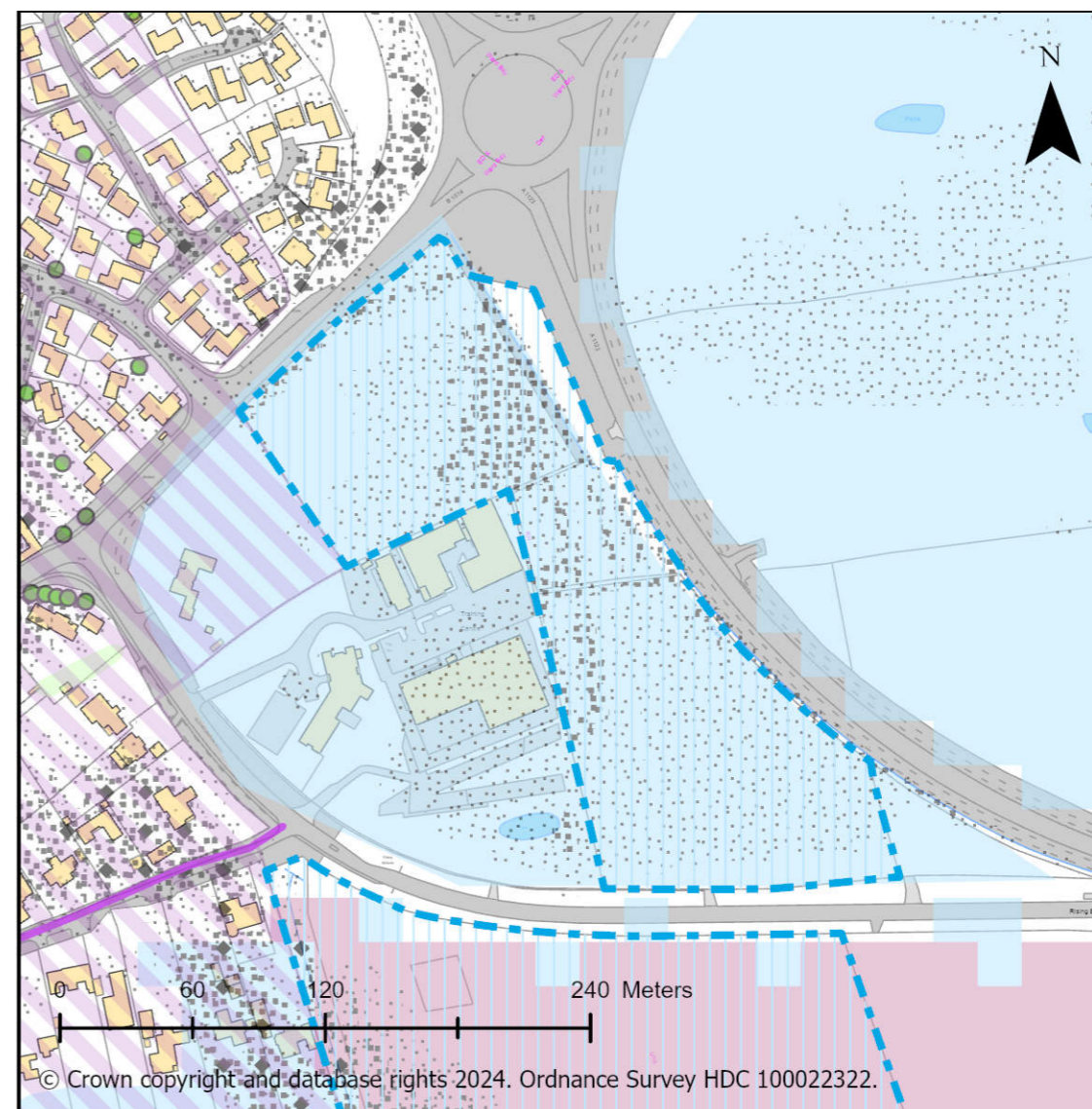
	Proposed development: Engineering works to improve drainage and ground conditions. Outcome: Approved Northern parcel of the site Application number: 18/02239/OUT Proposed development: Residential development with new access, open space and infrastructure (27 dwellings) Outcome: Withdrawn Northern parcel of the site HELAA (December 2017): Main Street. Explored as a proposed allocation in the draft Huntingdonshire Local Plan to 2036 but not progressed to allocation.
Land type	Wholly greenfield land
Current use of the site	Grassed paddock horse grazing land
Supporting information	<ul style="list-style-type: none"> <li>Ecological Impact Assessment (May 2022)</li> <li>Flood Risk Assessment (May 2022)</li> <li>Tree Survey and Constraints Plan (drawing number: 9299-D-CP revision A) (April 2022)</li> <li>Tree Survey and Constraints Report (May 2022)</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

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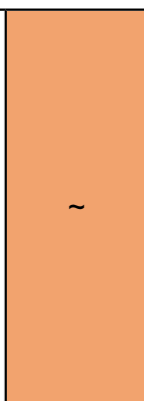


**Assessment of Site Potential**

**Context, constraints and potential suitability**

The site is an irregular shape consisting of two parcels, the northern parcel is located within Huntingdon parish and the southern parcel within Houghton and Wyton parish.

The site is almost completely constrained by fluvial flood risk, approximately 90% of the site is within flood zone 2 with the remaining 10% being within flood zone 1. Residential uses are classified as being a more vulnerable use and commercial development as a less vulnerable use as per the NPPF. The site is also almost completely at risk from surface water flooding. Further assessment will be required on flood risk following the approval





<p>of 22/01134/FUL for engineering works to improve drainage and ground conditions and it is noted that the site promoter states that the flood risk is not from the River Great Ouse but arises from poor drainage within the site.</p> <p>In terms of agricultural land class classification, the site is broadly split into thirds, the northern third of the site is classified as grade 2, the middle third as urban and the southern third as grade 3. The site is broadly flat and is bounded by the River Great Ouse along its southern boundary. The site is on the edge of Huntingdon and is currently screened from longer views across open countryside by mature trees and hedges on the site boundaries. This vegetation also adds to the rural character of the Great Ouse Valley. To the north is residential development, to the west is residential development and the former East of West Anglia Training Centre, to the south is open countryside defined by the Great Ouse Valley and to the east the site is defined by the A1123.</p> <p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. The site is however adjacent to the A1123 and the roundabout between the A1123, A141 and B1514. This could give rise to increased levels air, noise and light pollution. There are no nature conservation designations on site. There are no heritage designations on site either but the site partially adjoins a conservation area on its north western edge. Access to the site could be achieved from Main Street.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single individual who supports its development. There are no known legal restrictions impacting the site. The site promoter states that it is intended to deliver the site directly by the landowner. The promoter suggests the land will be available between 2024 and 2028 and take 1 to 2 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site's boundary. There are no buildings on site to clear and there are no major topographical challenges to overcome. The site is however very significantly constrained by fluvial and surface water flooding which makes built development potentially unsuitable. The delivery of land to mitigate against flooding and for biodiversity net gain are potentially suitable. The site also adjoins a conservation area and the site is in a prominent location in terms of its relationship with the Great Ouse Valley. Access is possible via Main Street. The</p>	~

<p>potential achievability of the development will not overload the environmental, navigational or flood conveyance capacity of the watercourse or water body. Assessment will require engagement with the relevant water bodies and organisations to assess this.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no structures on site to clear. There are constraints on site that will need to be overcome such as flood risk, landscape impact and heritage impacts. The site promoter states that it is intended to deliver development on site directly by the landowner and that the site will be available between 2024 and 2028. The site has however been promoted for a mixed use scheme consisting of residential development, retail uses, biodiversity net gain and land to mitigate against flood risk. Due to the fluvial flood risk built development is potentially unsuitable on site but planning permission has been granted for engineering works to help address flood risk on site. Land for biodiversity net gain and for flood mitigation may be potentially suitable. It is unclear if the landowner would wish to develop a scheme with reduced land uses.</p>	

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Risk of fluvial flooding across almost the entire site (flood zone 2)</li> <li>● Risk of surface water flooding across almost the entire site</li> <li>● It is noted permission exists for works to address some flood risk</li> <li>● Reasonable access to natural greenspace</li> <li>● Has established landscaping and is well contained particularly on the eastern edge with the A1123 by mature trees</li> <li>● Good accessibility to town centre shops and services, employment and public transport</li> <li>● Located in good proximity to existing development</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● Heavily constrained by flood risk, would require sequential flood testing to demonstrate no suitable land being available at lower flood risk to justify development</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Net developable area dependent on outcome of sequential testing.	Moorings (leisure or residential)  Flood mitigation	TBC

**Updates after the Initial Assessment**

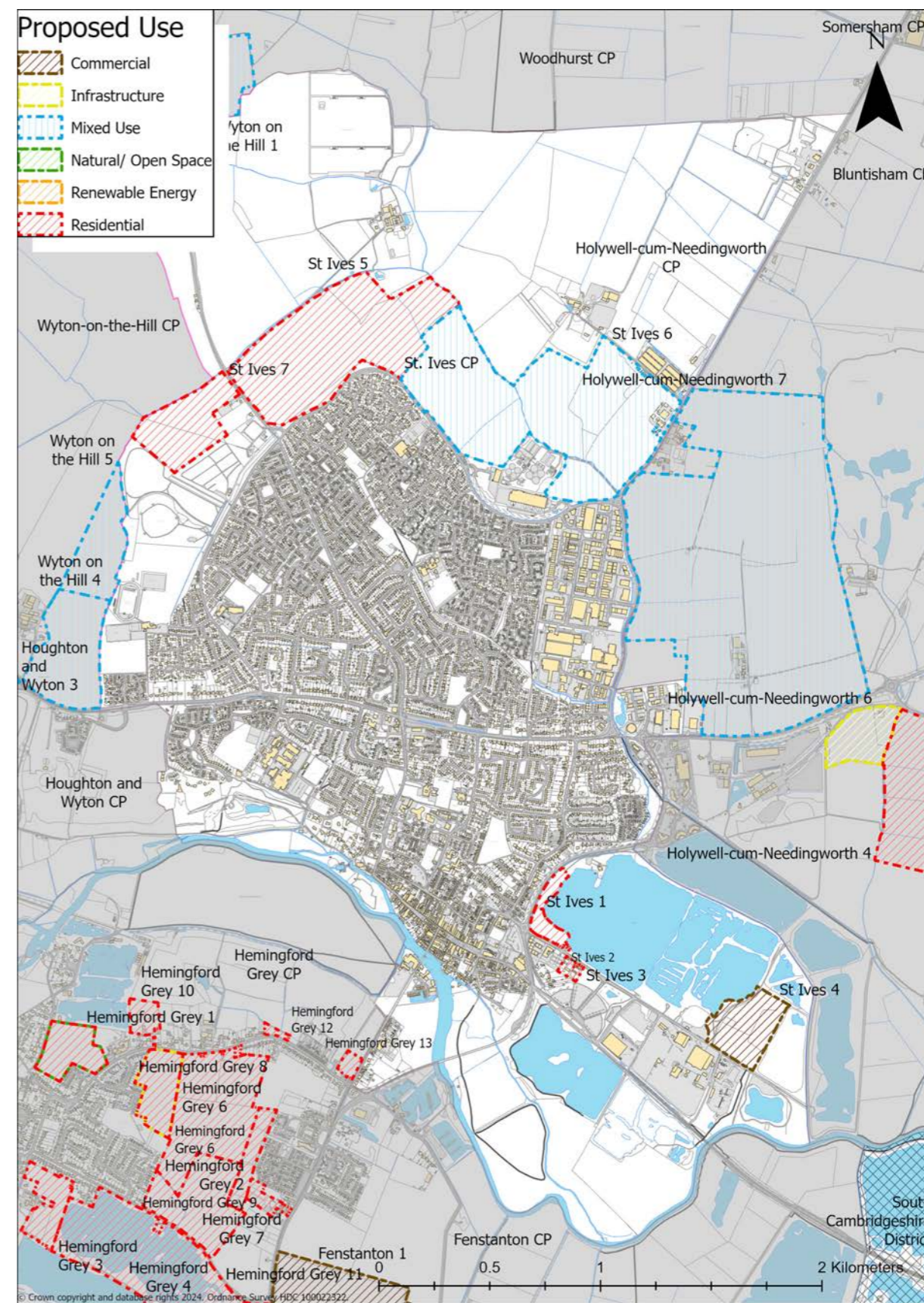
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9 St Ives

9.1 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- St Ives 1: Land East of Harrison Way, St Ives (smaller site)
- St Ives 2: Land East of Harrison Way, St Ives (larger site)
- St Ives 3: Land South of Meadow Lane, St Ives
- St Ives 4: Land North of Meadow Lane, St Ives
- St Ives 5: Land at Marley Road, St Ives
- St Ives 6: Westwood Farm, North of Marley Road, St Ives
- St Ives 7: Old Ramsey Road, St Ives







9.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**St Ives 1: Land East of Harrison Way, St Ives (smaller site)**

<b>Site reference</b>	St Ives 1
<b>Site name</b>	Land East of Harrison Way, St Ives (smaller site)

Site address	Parish(es)	Site area (ha)
Land off Meadow Lane, St Ives	St Ives	1.5

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Specialist housing	100 homes	Available 2024 - 2028 Build out over 1.5 years

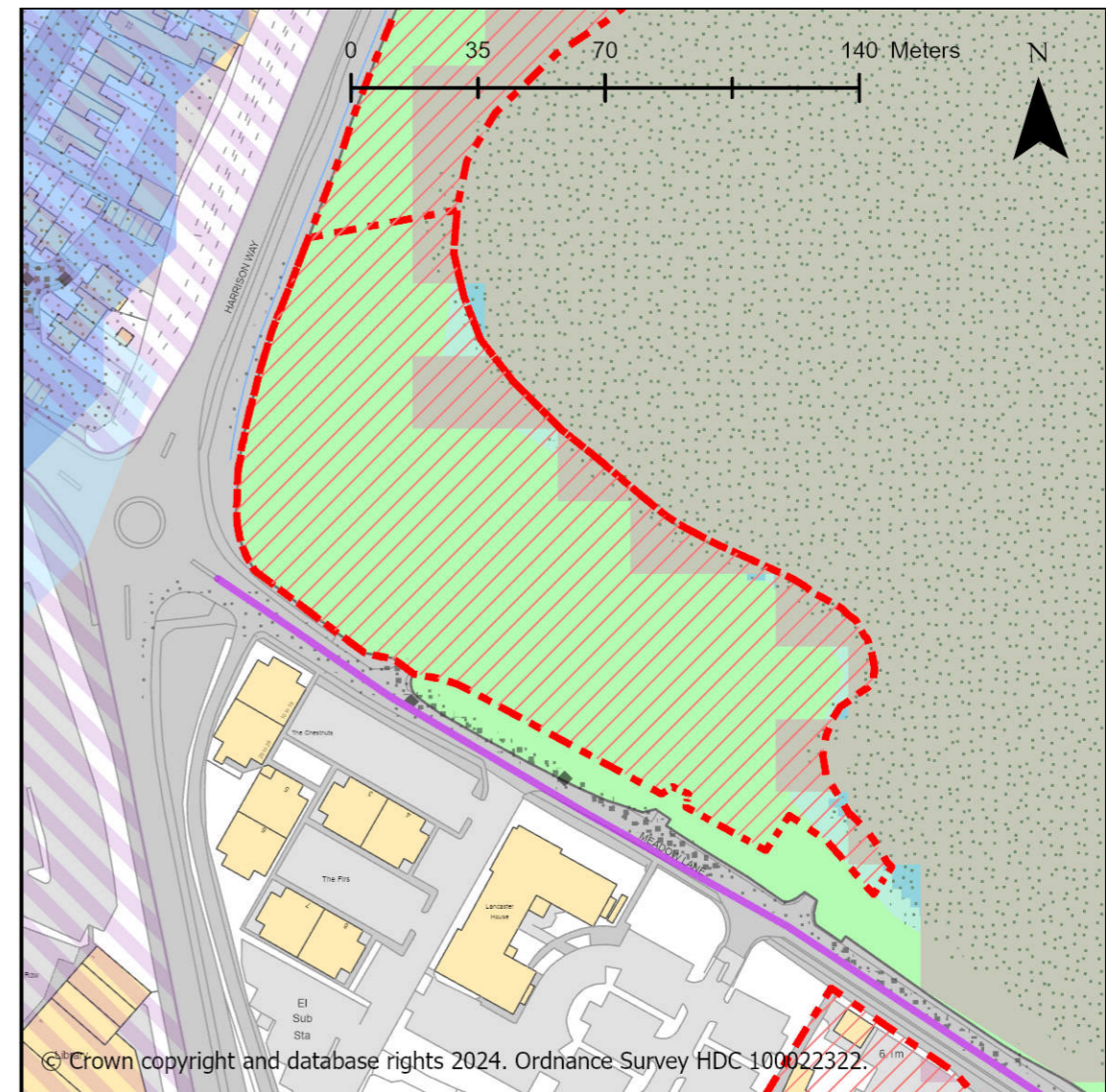
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:100
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Naturally vegetated land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Almost the entirety of the site is within flood zone 1, some of the site's edges fall within flood zones 3a and 3b but this is less than 50% of the site area.	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	The site is completely within the Meadow Lane Gravel Pits County Wildlife Site.	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>This site has also been submitted within a larger site area under CfS:386 (St Ives 2).</p> <p>The site is located on the western edge of a lake and consists of a previous industrial quarry site. The site is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b. There is also some surface water flood risk along the site's edges. Residential uses are classified as being a more vulnerable use as per NPPF and development in such locations are strongly discouraged. The site is wholly classified as urban. The site is broadly level but does very gently slope downwards on its northern and eastern edges where it adjoins the lake. Across the whole of the site are established trees and vegetation. Its eastern and northern edges are defined by the lake and its western edge by the A1096 (Harrison Way), which beyond that is residential development. To the south is the Meadow Lane Business Park and to the north is further greenspace and Hunts Sailing Club.</p> <p>There is no known contamination on site but this may require further investigation as some of the site is a former industrial quarry site. There are no oil pipelines running through the site. Additionally, the site's proximity to the A1096 may result increased levels of air, noise and visual forms of pollution. The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site. There are no heritage designations on site but it is adjacent to a conservation area with the A1096 (Harrison Way) separating the site from it. There are two existing points of access into the site located along Meadow Lane.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. Only the south eastern most corner of the site is situated in an extensive mineral safeguarding area for sand and gravel, the rest of the site is outside; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a single owner who supports its development. A developer company is involved with the site. There are no known legal restrictions impacting the site. It is intended to acquire planning permission before selling the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take approximately a year and a half to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site's boundary. There are no structures to clear but there is extensive trees and vegetation across the site, some of which will need to be cleared. The site is within flood zone 2 with</p>	~

<p>some of its eastern edge falling within flood zones 3a and 3b. The parts of the site at highest flood risk could potentially be mitigated through landscaping and sustainable drainage but further engagement with the Environment Agency would be required considering that the site is being proposed for residential uses. Also, impact on the County Wildlife Site will need to be assessed. There will need to be adequate mitigation against air, noise and visual pollution arising from its proximity to the A1096 on future residents.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is heavily constrained from flood risk and by falling completely within a County Wildlife Site with substantial amount of trees and vegetation present on site. The site's location in relation to the A1096 is also a constraint in terms of the potential for higher level of pollution impacting the amenity of future residents. The site promoter states that the site will be available between 2024 and 2028 and that a developer company is involved with the site. It does not appear that an allocation status is sought for the site. Considering this and the constraints on site, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is wholly greenfield land</li> <li>● The site is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b</li> <li>● In walking distance to town centre services and facilities, primary education and employment opportunities although crossing the A1123 to access these is challenging as a result of minimal appropriate crossing points</li> <li>● Good accessibility to public transport options</li> <li>● Remote from natural green space</li> <li>● The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site, built development is likely to adversely impact this and the landscape character of the area</li> <li>● Within the Great Ouse Valley Green Infrastructure Priority Area</li> <li>● Potential for increased levels of pollution arising from its proximity to the A1123</li> <li>● Located on the eastern edge of St Ives separated by the A1123 (Harrison Way), there is potential that it could be integrated with the existing place and community but this is more challenging</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
---

- Is inappropriate for development as successfully integrating the site with the existing place and community would be challenging and development would likely adversely impact the character of the County Wildlife Site.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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**St Ives 2: Land East of Harrison Way, St Ives (larger site)**

<b>Site reference</b>	St Ives 2
<b>Site name</b>	Land East of Harrison Way, St Ives (larger site)

Site address	Parish(es)	Site area (ha)
Land East of Harrison Way, St Ives (larger site)	St Ives	2.55

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Specialist housing	75 - 110 units	Available 2023 Build out over 1 year

**Core information**

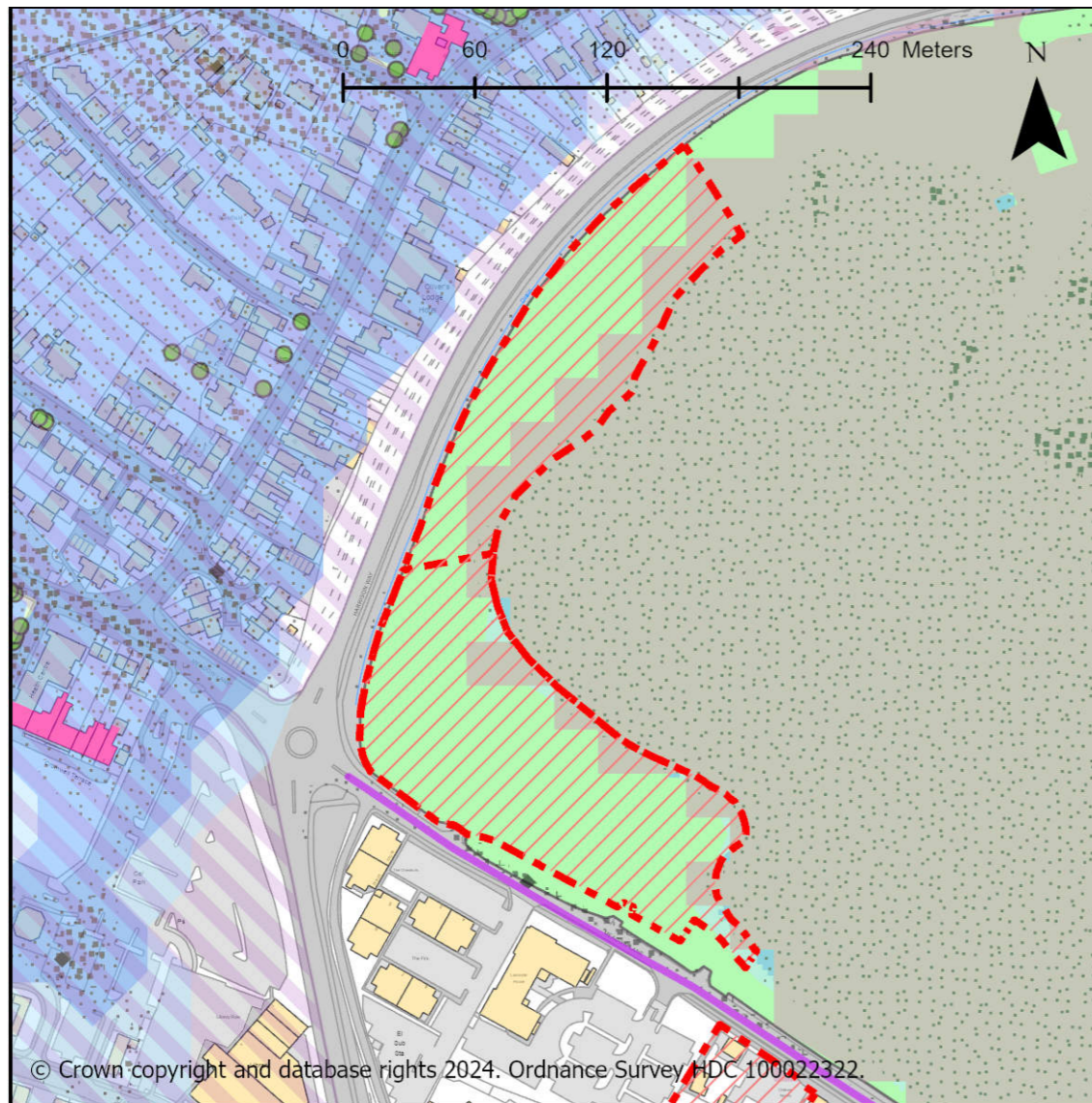
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:386
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Naturally vegetated land
Supporting information	<ul style="list-style-type: none"> <li>Statement to support submission</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Almost the entirety of the site is within flood zone 1, some of the site's edges fall within	Pass

Fundamental constraints	Status	Outcome
	flood zones 3a and 3b but this is less than 50% of the site area.	
Designated local green space	None	Pass
Nature conservation designation	The site is completely within the Meadow Lane Gravel Pits County Wildlife Site.	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is located on the western edge of a lake and consists of a previous industrial quarry site. The site is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b. There is also some surface water flood risk along the site's edges. Residential uses are classified as being a more vulnerable use as per NPPF and development in such locations are strongly discouraged. The site is wholly classified as urban. The site is broadly level but does very gently slope downwards on its eastern edge where it adjoins the lake. Across the whole of the site are established trees and vegetation forming a green wedge between the lake and the urbanised town environment to the west.</p>	~
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Its eastern edge is defined by the lake and its western edge defined by the A1096 (Harrison Way), which beyond that is residential development. To the south is the Meadow Lane Business Park and to the north is further greenspace and Hunts Sailing Club.

There is no known contamination on site but this may require further investigation as some of the site considering that it is a former industrial quarry site. There are no oil pipelines running through the site. Additionally, the site's proximity to the A1096 may result increased levels of air, noise and visual forms of pollution. The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site. There are no heritage designations on site but it is adjacent to a conservation area with the A1096 (Harrison Way) separating the site from it. The site promoter identifies that vehicle access to the site is expected to retain the site's two existing vehicular access points, located approximately 60m and 120m to the southeast of the existing A1096/Meadow Lane roundabout. The site promoter's supporting statement identifies that built development will be focused on the southern most part of the site facing onto Meadow Lane utilising the existing access points (this southern part of the site has also been submitted under CfS:100 - St Ives 1, this submission excludes the land north that loops around the lake towards the sailing club). The remaining northern part of the site that loops around the lake will be used for open space. The site promoter also states that there is an informal track parallel to Harrison Way, and that this provides an opportunity to make a loop to provide amenity value. They also state that existing planting will remain in order to screen and provide a barrier to vehicle noise.

The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. Only the south eastern most corner of the site is situated in an extensive mineral safeguarding area for sand and gravel, the rest of the site is outside; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.

**Availability**

The site is controlled by a single owner who supports its development. The site has been optioned. There are no known legal restrictions impacting the site. It is intended to acquire planning permission before selling the site to a third party for development. The promoter suggests the land is available now and take less than one year to complete.

+

**Achievability**

The site promoter has identified that all access and services are accessible from the site's boundary. There are no structures to clear but there is extensive trees and vegetation across the site, some of which will need to be cleared. The site is within flood zone 2 with some of its eastern edge falling within flood zones 3a and 3b. The parts of the site at highest flood risk could potentially be mitigated through landscaping and sustainable drainage but further engagement with the Environment Agency would be required considering that the

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<p>site is being proposed for specialist housing. Also, impact on the County Wildlife Site will need to be assessed. There will need to be adequate mitigation against air, noise and visual pollution arising from its proximity to the A1096 on future residents.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is heavily constrained from flood risk and by falling completely within a County Wildlife Site with substantial amount of trees and vegetation present on site. The site's location in relation to the A1096 is also a constraint in terms of the potential for higher level of pollution impacting the amenity of future residents. The site promoter states that the site is available now and does not appear to seek an allocation status for the site. Also, while the site promoter identifies that the site has been optioned, no information has been provided as to whether a house builder or specialist housing provider is currently involved with the site. However, information provided under CfS:100 (St Ives 1) identifies that a specialist housing/ retirement accommodation provider is involved. Considering this and the constraints on site, the site is categorised as developable.</p>	

- The site is inappropriate for development as successful integration with the existing place and community is challenging and development would adversely impact the character of the County Wildlife Site.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>Is wholly greenfield land</li> <li>Is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b.</li> <li>In walking distance to town centre services and facilities, primary education and employment opportunities although crossing the A1123 to access these is challenging as a result of minimal appropriate crossing points</li> <li>Good accessibility to public transport options</li> <li>Remote from natural green space</li> <li>The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site, built development is likely to adversely impact this and the landscape character of the area</li> <li>Within the Great Ouse Valley Green Infrastructure Priority Area</li> <li>Potential for increased levels of pollution arising from its proximity to the A1123</li> <li>Located on the eastern edge of St Ives separated by the A1123 (Harrison Way), there is potential that it could be integrated with the existing place and community but this is more challenging</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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**St Ives 3: Land South of Meadow Lane, St Ives**

<b>Site reference</b>	St Ives 3
<b>Site name</b>	Land South of Meadow Lane, St Ives

Site address	Parish(es)	Site area (ha)
Land South of Meadow Lane, St Ives	St Ives	0.65

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	Circa 40 homes	Available 2029 - 2034 Build out over 2 years

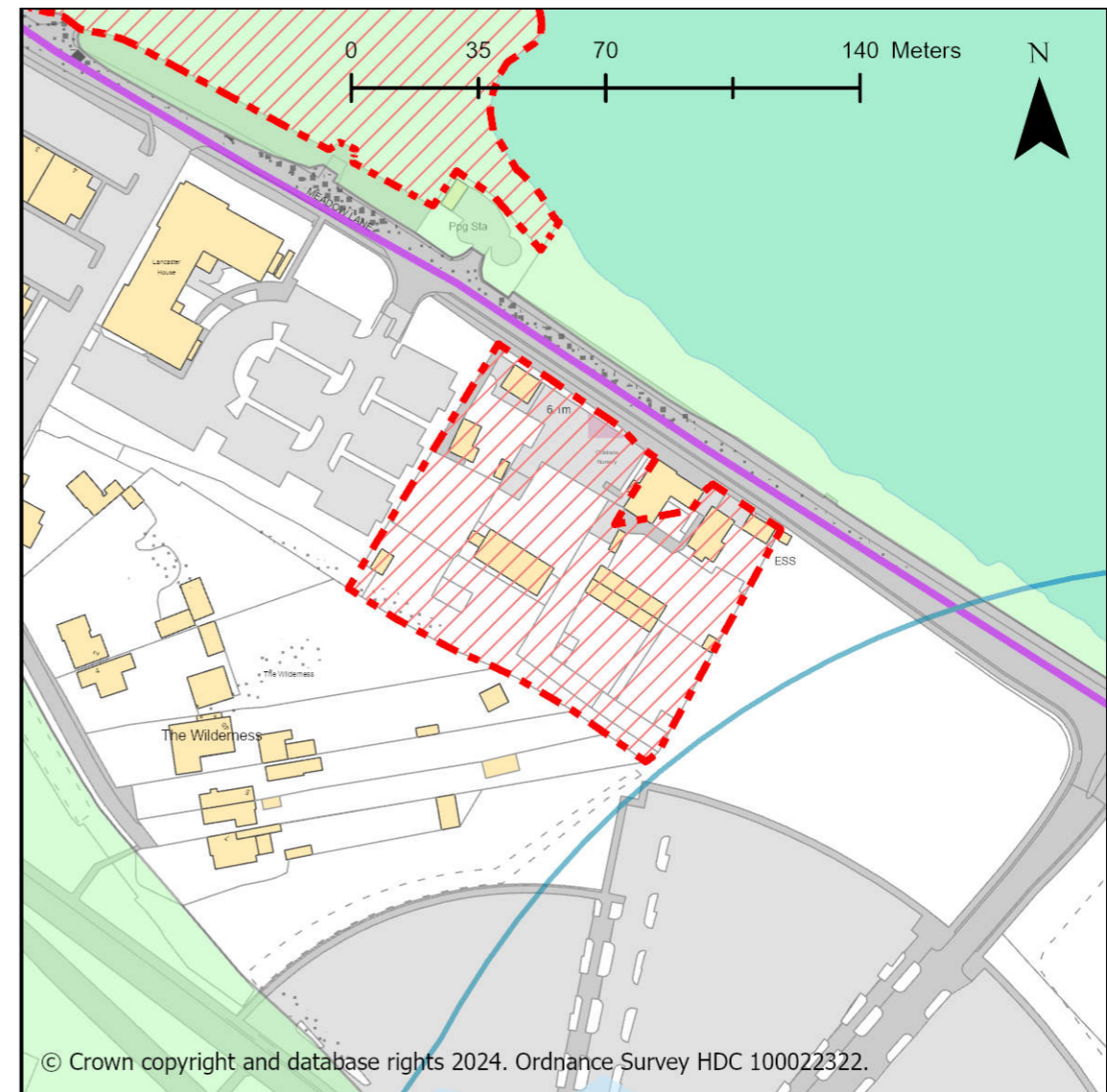
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:109
Relevant planning history	Previous planning history on site relating to commercial uses currently on site
Land type	Previously developed
Current use of the site	Commercial
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site consists of a children's nursery and café. The site is within flood zone 1. The majority of the site is classified as urban apart from the north eastern corner of the site which is classified as non-agricultural. The site is broadly level with more established vegetation along its western and southern edges where the site adjoins the Meadow Lane Business Park and residential curtilages respectively. The site's boundaries are more open to the east and north. To the north is Meadow Lane and to the east is open grassland.</p> <p>There is no known contamination on site but this may require further investigation considering the site is previously developed. There are no oil pipelines running through the site. There are telegraph poles located along the site's eastern boundary. Additionally, the site's proximity to the A1096 may result increased levels of air, noise and visual forms of pollution. There are no nature conservation or heritage designations on site. There is an existing access into the site from Meadow Lane.</p> <p>The site is previously developed, so its redevelopment will contribute to the reuse of previously developed land and regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site, however, the site promoter states that a key constraint to development is to work with the existing tenants to find alternative locations for their businesses. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2029 and 2034 and take two years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that gas supply, the public highway and digital and telecommunications infrastructure are accessible from the site boundary, with mains water supply and electricity supply available within the site. There are several existing buildings and structures to clear, some of which are substantial and permanent in structure. The site is fairly level with very few topographical constraints to overcome, however it is heavily constrained by fluvial flood risk. The site has an existing access from Meadow Lane which serves the children's nursery on site. The site promoter states that they will work with existing tenants to relocate, however it is unclear at this stage how feasible that is and if an appropriate site is available.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are several existing structures to clear in order to redevelop this previously developed site. There are also existing business on site that will need to relocate before development can commence. The site promoter states that they anticipate that the site will be available between 2029 and 2034, as such the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is previously developed land
- The site is within flood zone 1
- In walking distance to town centre services and facilities, primary education and employment opportunities
- Good accessibility to public transport options
- Remote from natural green space
- Within the Great Ouse Valley Green Infrastructure Priority Area and within 200m of the Meadow Lane Gravel Pits CWS
- Potential for increased levels of pollution arising from its proximity to the A1123
- Located on the eastern edge of St Ives separated by the A1123 (Harrison Way) and adjoins an established employment area making integration of residential uses more challenging

In combination the outcomes of the LAA and SA indicate that the site:

- The site could be potentially suitable for residential development utilising previously developed land on the edge of St Ives. Integration is more challenging by virtue of its edge of town location. Appropriate noise mitigation will be required to mitigate the impact of the A1123 and nearby employment uses.
- Support residential development on sites of less than 1ha
- This is also dependent on the successful relocation of the existing occupiers of the site.

HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 0.65ha</p> <p>90% net developable area allowed to incorporate landscaping and noise mitigation from the A1123 and nearby employment uses.</p> <p>0.65ha x standard proportion of 90% = <b>0.585 ha</b></p>	<p>Residential - market and/or affordable homes</p> <p>Low density of 35 dph anticipated due to the edge of town location.</p> <p>Low density of 35 dph = 0.585ha x 35 dph = <b>20 homes</b></p>	<p>Available post 2028 subject to allocation</p> <p>Build out over 1 year</p>

Updates after the Initial Assessment

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**St Ives 4: Land North of Meadow Lane, St Ives**

<b>Site reference</b>	St Ives 4
<b>Site name</b>	Land North of Meadow Lane, St Ives

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land North of Meadow Lane, St Ives	St Ives	7.95

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Commercial: Employment	Circa 28,000 sqm	Available 2024 - 2028 Build out over 3 - 4 years

**Core information**

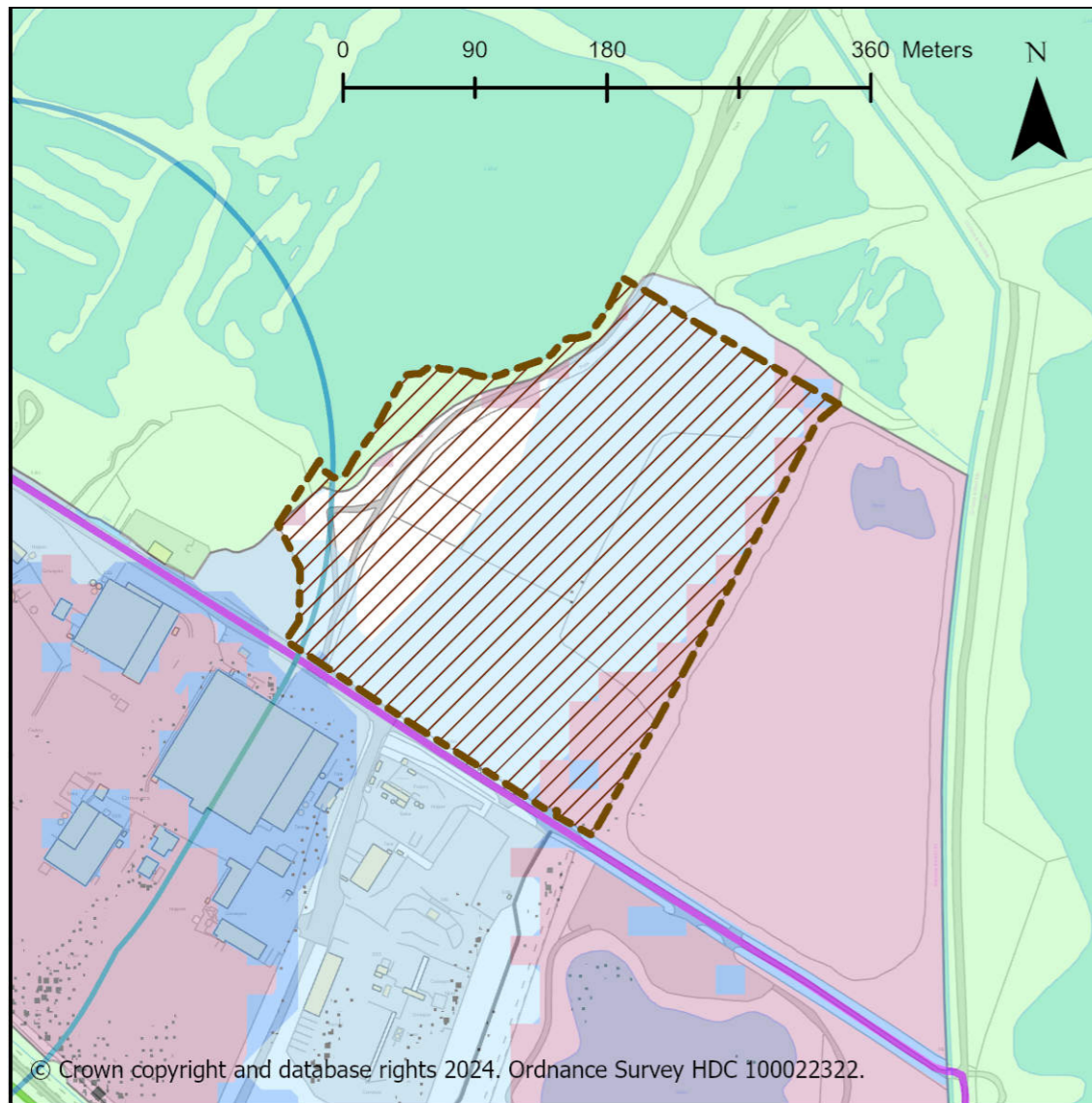
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:110
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Grazing land
Supporting information	None submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	Almost the entirety of the site is within flood zone 2, some of the site's edges fall within flood zones 3a and 3b but this is less than 50% of the site area.	Pass

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Designated local green space	None	Pass
Nature conservation designation	The Meadow Lane Gravel Pits County Wildlife Site is partially within the site along its north-western edge.	Pass
Within mineral development area or water recycling area	The south western corner of the site falls within 400m of a waste management area	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>Two thirds of the site is within flood zone 2 with some of the site's edges falling within flood zones 3a and 3b. There is some minimal risk from surface water flooding. Employment uses are classified as being a less vulnerable use as per the NPPF. The site is wholly classified as non-agricultural. The site is broadly level but does rise gently towards its eastern edge. The boundaries of the site are clearly defined by hedgerows and trees. It is most open along Meadow Lane. To the south of the site on the opposite side of Meadow Lane is commercial development, to the north, east and west is the open countryside consisting of the Meadow Lane Gravel Pits County Wildlife Site.</p>	~
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<p>There is no known contamination on site but this may require further investigation considering the site is previously developed. There are no oil pipelines running through the site. There are telegraph poles located along the site's frontage. The Meadow Lane Gravel Pits County Wildlife Site is partially within the site along its north-western edge. There are no heritage designations on site. There is an existing access from Meadow Lane which links to a track that runs through the site. It is unclear at this stage what form of commercial development would be acceptable on site and the volume and type of vehicle movements it may generate. Engagement with Cambridgeshire County Council will be required to determine if the existing access and local road network can accommodate the development.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. The site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site but the south western corner of the site falls within 400m of a waste management area.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single owner who supports its development. There are no known legal restrictions impacting the site. It is intended to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take between 3 and 4 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all access and services are accessible from the site boundary. Fluvial flood risk is a key constraint to development, additionally, the County Wildlife Site is another constraint which built development could impact. The site has an existing access from Meadow Lane, the achievability of this access and the local road network being able to accommodate the proposed quantum of development will need to be assessed with the Highways Authority.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but flooding and the impact of development on nature conservation sites and the wider countryside are key barriers to overcome which may impact the deliverability and developability of the site. The site promoter states that they anticipate the site will be available between 2024 and 2028, as such the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land</li> <li>• Two thirds of the site is within flood zone 2 with some of the site's edges falling within flood zones 3a and 3b</li> <li>• Reasonable accessibility to town centre services and facilities</li> <li>• Good accessibility to public transport options</li> <li>• Remote from natural green space</li> <li>• Within the Great Ouse Valley Green Infrastructure Priority Area and the Meadow Lane Gravel Pits CWS partially falls within the site</li> <li>• Potential to provide new employment and job growth</li> <li>• Located to the east of St Ives, located along Meadow Lane where there is a series of commercial development but located on the other side of the road. Development on this side is uncharacteristic of the immediate area and would significantly alter the character of the landscape</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for built development due to its potentially significant adverse impacts on the landscape, nature conservation designations and on local ecology</li> <li>• The site is also significantly constrained by fluvial flood risk</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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**St Ives 5: Land at Marley Road, St Ives**

<b>Site reference</b>	St Ives 5
<b>Site name</b>	Land at Marley Road, St Ives

Site address	Parish(es)	Site area (ha)
Land at Marley Road, St Ives	St Ives	36.12

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	Up to 600 homes	Available 2024 - 2028 Build out over 10 - 15 years

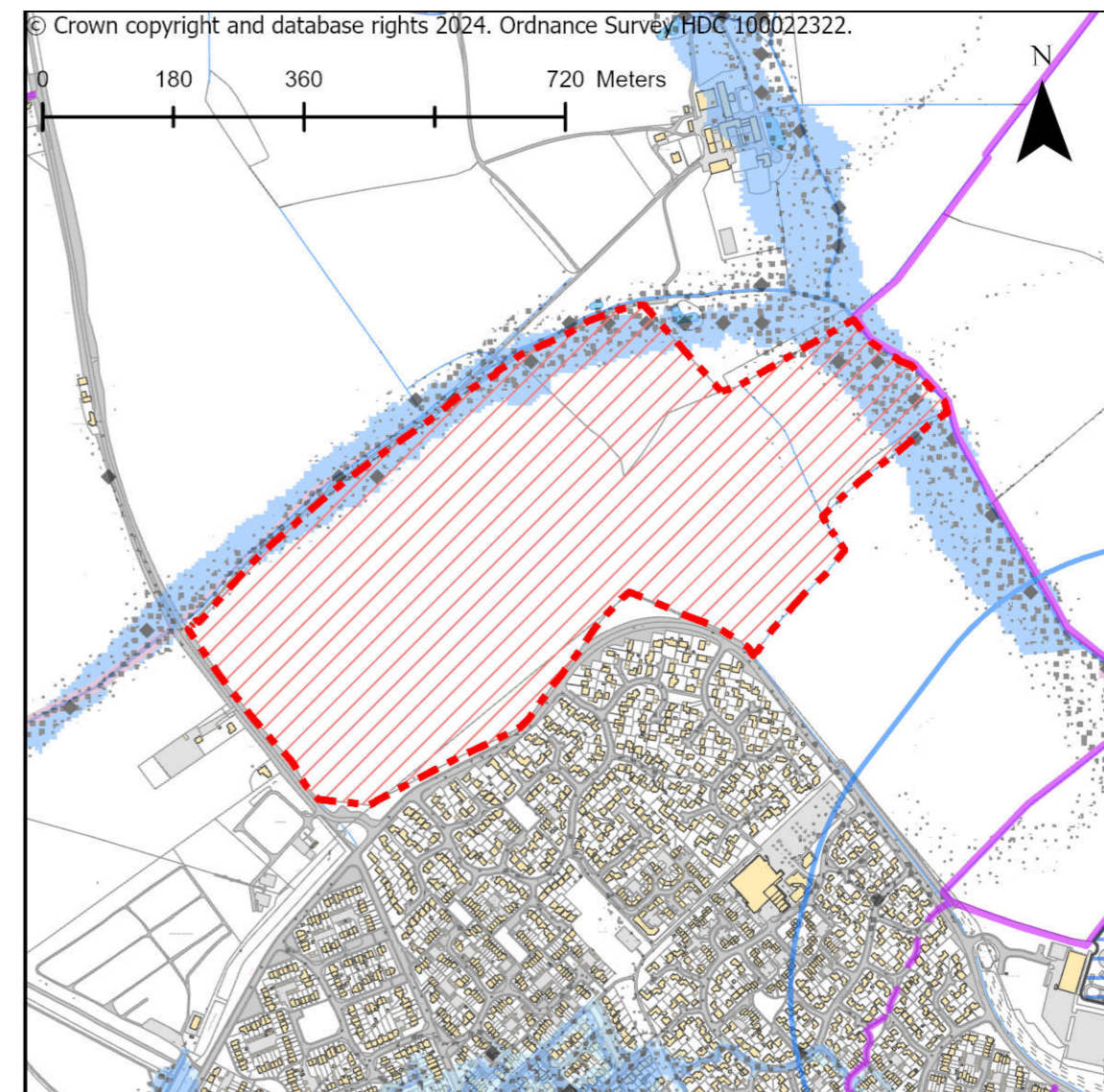
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:292
Relevant planning history	None relevant  HELAA (December 2017): East of Old Ramsey Road, St Ives (206)  HELAA (December 2017): North of St Ives (130). The site included as part of a larger site.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>Most of the land is classed as flood zone 1 but parts along the northern and eastern boundary are classed as flood zone 3a, with more limited areas along these boundaries being classed as flood zone 2. Along the southern boundary, an area of the site is classed as flood zone 3a, with a further area being classified as flood zone 2. Surface water flood risk is also a constraint in these parts of the site.</p> <p>The majority of the site is classified as grade 2 agricultural land, with approximately 25% of the site being classified as grade 3 in the eastern part of the site. The site is greenfield located on the northern edge of St Ives adjoining residential development along Marley Road at its southern boundary, to the north west and east is open countryside. Along its northern boundary is a private access road to Wiggin Hill Farm. The topography of the site is relatively flat in the western and central parts of the site but is more low lying towards the eastern end of the site. The site rises towards the western end of the site, and a ridge runs southwest to northeast along the centre of the western end of the site. The site is screened by hedgerows and trees. Development would be visible from Old Ramsey Road and footpaths to the north of the site. These in combination mean that development is likely to result in greater landscape impacts.</p> <p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however telegraph lines located along the site's northern edge along the private access road to Wiggin Hill Farm. There are no nature conservation designations or heritage designations on site. Access could be provided along Old Ramsey Road, the scale of the proposed development will however require an assessment that safe and appropriate access can be provided and that any adverse transport impacts can be adequately mitigated.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports its development. There is a Planning Promotion Agreement in place between the landowners and a developer. The site promoter states that there are known legal restrictions impacting the site but details have not provided. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available between 2024 and 2028 and take 10-15 years to complete.</p>	+
<p><b>Achievability</b></p>	~

<p>The site promoter has identified that only the public highway is accessible from the site boundary, electricity supply is available within the site, with gas supply, mains water supply and digital and telecommunications infrastructure being unknown. There are no structures on site to clear, the site is largely flat but slopes downwards to the east, as such it is fairly prominent in landscape views and from public rights of way which will require additional landscaping to mitigate adverse impacts. The site is also heavily constrained by flood risk along the its northern, eastern and southern edges which to mitigate against will further minimise the potential net developable area. Access is possible via Old Ramsey Road but it needs to be assessed if the scale of development can be accommodated in transport terms.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no structures to clear on site, but the flood risk on site as well as potential landscape impact are very clear constraints to development as well as appropriate access to the site. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available between 2024 and 2028, as such, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Is wholly greenfield land with approximately 75% of the site being classified as grade 2 agricultural land</li> <li>● Is mostly within flood zone 1 but there are parts within flood zone 2 and 3a</li> <li>● Has good accessibility to town services and facilities, primary education, public transport options and employment opportunities</li> <li>● Remote from natural green space</li> <li>● Is of a scale that could provide a mix of housing sizes, types and tenures</li> <li>● Adjoins the northern edge of St Ives extending into the countryside, the scale of the potential development would alter the townscape and landscape considerably</li> <li>● Integration with the existing place and community is challenging as there is no footpath along Old Ramsey Road along the site's frontage and connections may not be possible into existing adjoining residential areas</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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- Is inappropriate for built development due to the significant likely adverse impacts on the character of St Ives and the surrounding countryside. Integration with the existing place and community is also challenging.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

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**St Ives 6: Westwood Farm, North of Marley Road, St Ives**

<b>Site reference</b>	St Ives 6
<b>Site name</b>	Westwood Farm, north of Marley Road, St Ives

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Westwood Farm, north of Marley Road, St Ives	St Ives	56.5

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Custom and self build housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Supporting infrastructure</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul>	600 homes (anticipated 35dph and barn conversions for 6 residential units)  Custom and self built plots to be determined  12,000sqm of employment floorspace  Associated infrastructure to support residential development  28.6ha for natural, green or open spaces (this includes 8ha for land to safeguard against flooding)  22.8ha for biodiversity net gain	Available 2024 - 2028  Build out over 10 years

**Core information**

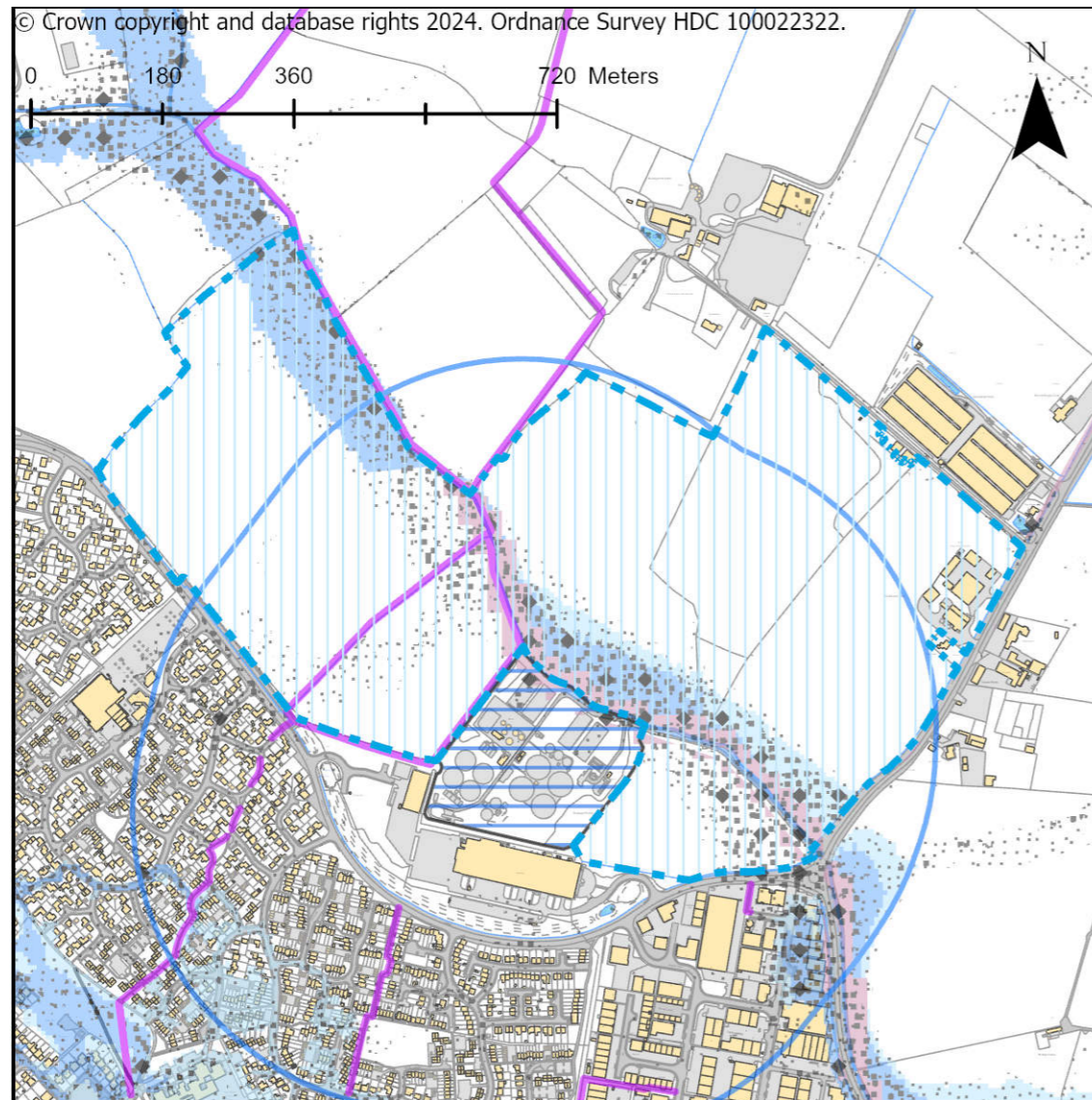
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:246
Relevant planning history	None relevant

	HELAA (December 2017): North of St Ives (130). The western half of the site was assessed as part of an alternate site area.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Vision document (June 2023)</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	No land within flood zone 3b but a proportion of land through the centre of the site is within flood zone 3a.	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Approximately 75% of the site falls within a water recycling area as the site adjoins a sewage works. No odour assessment has been submitted as part of the call for sites submission. The land that does not fall within the water recycling area and is very detached from St Ives so its development would not relate well to the settlement being located in the open countryside.	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as approximately 75% of the site falls within a water recycling area as the site adjoins a sewage works.	N/A	N/A

**Updates after the Initial Assessment**

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No because approximately 75% of the site falls within a water recycling area as the site adjoins a sewage works. No odour assessment has been submitted as part of the call for sites submission. The land that does not fall within the water recycling area is very detached from St Ives so its development would not relate well to the settlement being located in the open countryside.
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**St Ives 7: Old Ramsey Road, St Ives**

<b>Site reference</b>	St Ives 7
<b>Site name</b>	Old Ramsey Road, St Ives

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Old Ramsey Road, St Ives	St Ives	10.8

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable homes	131 homes	Available 2023 Build out over 3 years

**Core information**

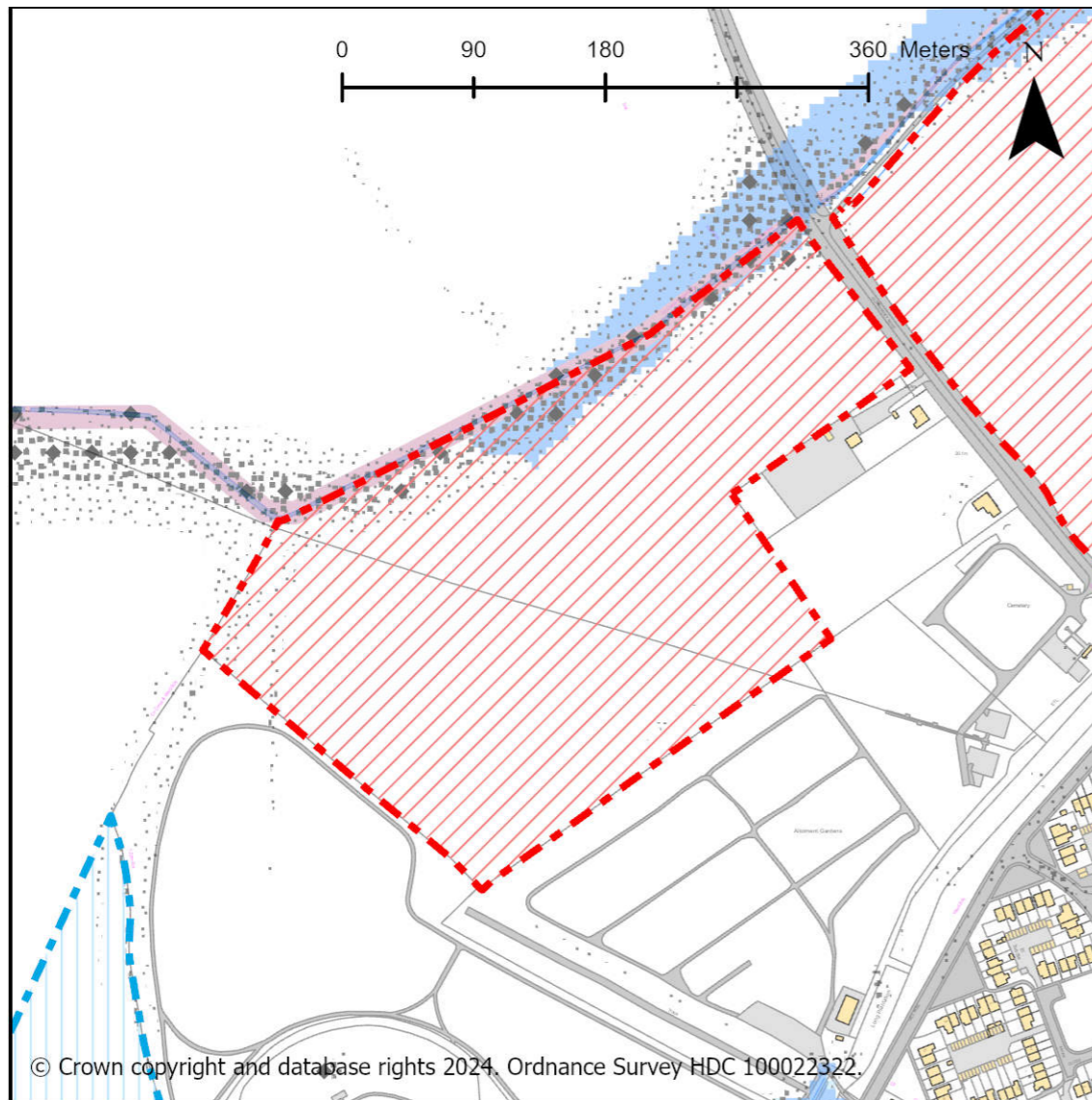
How was the site identified?	Call for Sites 2023 submission - site reference - CfS:229
Relevant planning history	<p>Application number: 17/00931/OUT</p> <p>Proposed development: Rural exceptions residential development involving the erection of 131 dwellings, proposed access arrangements, and associated works at land to the west of Old Ramsey Road.</p> <p>Outcome: Refused</p> <p>Appeal outcome: Dismissed (February 2020)</p> <p>HELAA (December 2017): West of Old Ramsey Road, St Ives (211).</p> <p>HELAA (December 2017): North of St Ives (130). The site was assessed as part of a larger site.</p>
Land type	Wholly greenfield land
Current use of the site	Agricultural land

Supporting information	<ul style="list-style-type: none"> <li>Flood Risk Assessment (April 2017)</li> </ul>
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**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>Most of the land is classed as flood zone 1 but limited areas along the northern boundary, abutting the drain, are classed as flood zone 2 and flood zone 3a. Flooding from surface water is also a risk along the site's northern edge. The site is wholly classified as grade 2 agricultural land. The site is greenfield located to the west of Old Ramsey Road to the north of St Ives. To the south of the site is allotments whilst immediately east of the site is a residential dwelling. To the north and west of the site is open countryside. The topography of the site gentle slopes downwards to its northern boundary. The site is clearly defined through vegetation and trees along its western, southern and eastern boundaries, however the site itself is relatively open in nature and there are long views into the site from Old</p>	~
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<p>Ramsey Road to the north and views out of the site to Wyton on the Hill. Development would be visible in such views. These in combination mean that development is likely to result in greater landscape impacts.</p> <p>There is no known contamination or pollution on site and there are no gas or oil pipelines running through the site. There are however telegraph lines located along the site's frontage along Old Ramsey Road. There are no nature conservation designations or heritage designations on site. Access can be provided along Old Ramsey Road, the scale of the proposed development will however require an assessment that safe and appropriate access can be provided and that any adverse transport impacts can be adequately mitigated.</p> <p>The site is greenfield, so its development will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in the ownership of a single family who supports its development. There are no known legal restrictions impacting the site. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land will be available now and take 3 years to complete.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all services and access are accessible from the site boundary. There are no structures on site to clear, the site gently slopes downwards to the north and is fairly prominent in landscape views which will require additional landscaping to mitigate adverse impacts. There is flood risk along the site's northern edge arising from its adjoining a drain which to mitigate against will further minimise the potential net developable area. Access is possible via Old Ramsey Road.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no structures to clear on site, but the flood risk on site as well as potential landscape impact are clear constraints to development. The site promoter states it is their intention to acquire planning permission and then sell the site to a third party for development. The site promoter states the site will be available now but there is not a live planning application on site, as such, the site is categorised as developable</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land and is wholly classified as grade 2 agricultural land
- Is mostly within flood zone 1 but some of its northern boundary is within flood zone 2 and 3a where it abuts a drain
- Has good accessibility to town services and facilities, primary education, public transport options and employment opportunities
- Is accessible to natural green space
- Is of a scale that could provide a mix of housing sizes, types and tenures
- Is detached from the main settlement adjoining a allotments and a cemetery, it relates more closely to the countryside, as such integration with the existing place and community is challenging as there is no footpath along Old Ramsey Road along the site's frontage

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to the significant likely adverse impacts on the character of St Ives and the surrounding countryside. Integration with the existing place and community is also challenging.

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
The site is considered inappropriate for development so no capacity calculation has been undertaken.	N/A	N/A

**Updates after the Initial Assessment**

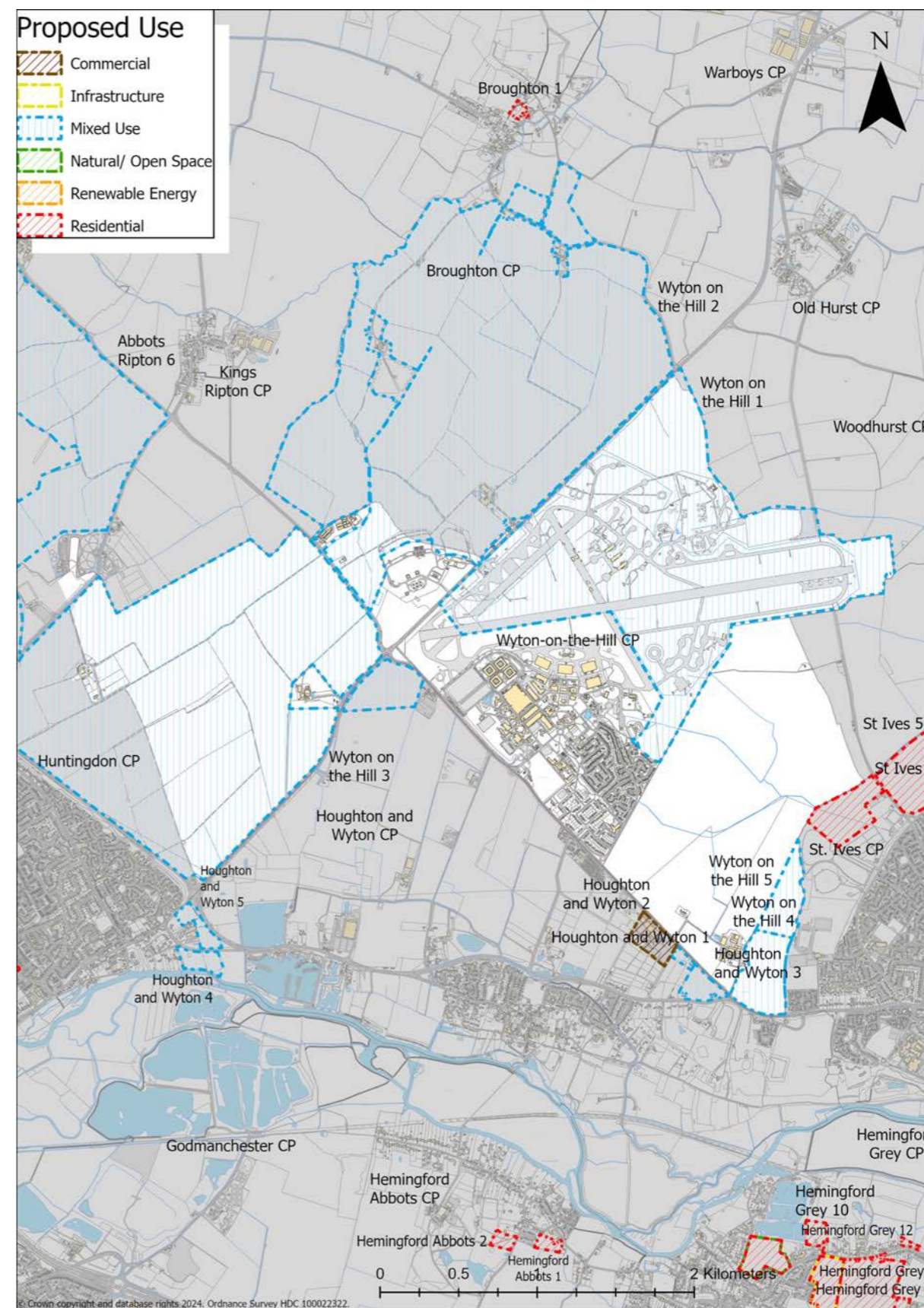
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### 10 Wyton on the Hill

10.1 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Wyton on the Hill 1: Wyton Airfield
- Wyton on the Hill 2: Hungary Hall, West of A141, Wyton on the Hill - this does largely fall within Broughton parish but has been assessed here due to its close relationship with Wyton on the Hill 1.
- Wyton on the Hill 3: Lodge Farm, North of A141, Huntingdon (Wyton on the Hill) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Wyton-on-the-Hill parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.
- Wyton on the Hill 4: Land North of Houghton Road (southern portion), St Ives (Wyton on the Hill)
- Wyton on the Hill 5: Land North of Houghton Road (larger site), St Ives (Wyton on the Hill)

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10.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas



**Wyton on the Hill 1: Wyton Airfield**

<b>Site reference</b>	Wyton on the Hill 1
<b>Site name</b>	Wyton Airfield

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Wyton Airfield, Sawtry Way, Wyton on the Hill	Wyton on the Hill	253.89

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and affordable housing</li> <li>Nursing and care homes</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> <li>Retail</li> <li>Commercial leisure</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Requirements unknown at this stage</li> </ul> Open space: <ul style="list-style-type: none"> <li>Natural, green and open spaces</li> <li>Biodiversity net gain</li> </ul>	Approximately 4,500 homes  Care home bedspaces to be established in response to need  All other uses unknown at this stage	Available 2024 - 2028  Build out over in excess of 10 years

**Core information**

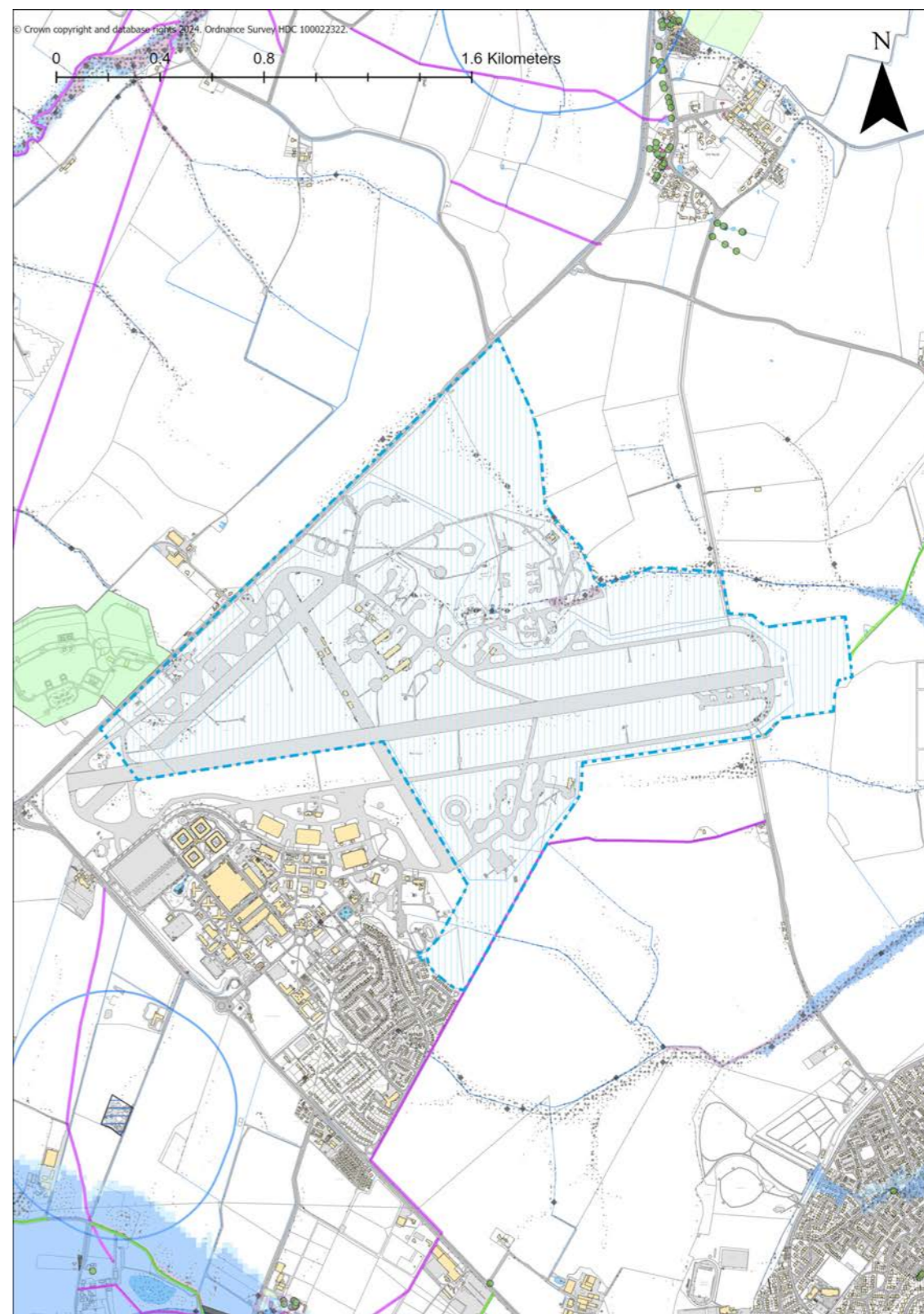
How was the site identified?	Call for Sites 2023 submission: site reference CfS:95
Relevant planning history	HELAA (December 2017): Wyton Airfield  On part of the site  Application number: 19/01836/FUL

	Proposed Development: 595 homes including 193 retirement dwellings, 1,668 sqm of employment floorspace, neighbourhood centre, community hub, open space and community uses with new access points onto the A141 plus outline permission sought for 105 homes, 150 extra care dwellings and 68 care home bedspaces, 3,954 sqm of employment, a public house, open space and associated infrastructure.  Outcome: Withdrawn  Application number: 16/70043/SCOP  Proposal: Environmental impact assessment scoping for residential led scheme of approximately 4,500 homes, 55,000 sqm of employment floorspace, a foodstore, ancillary retail facilities, a care homes, 2-3 primary schools, a secondary school, community facilities and green infrastructure.  Outcome: Withdrawn  Various temporary open storage applications approved.
Land type	Part previously developed land and part greenfield land
Current use of the site	Former RAF airfield with some commercial uses on site, air ambulance base and agricultural land.
Supporting information	None

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

**Context, constraints and potential suitability**

The site is wholly in flood zone 1 but does have areas of surface water flood risk with a number of channels which ultimately flow south east to feed into Marley Brook around the north of St Ives. The majority of the site is classified as non-agricultural land other than a relatively narrow strip paralleling the boundary with the A141. Reflecting its former use as an airfield, the land forms part of an elevated, open plateau with the land sloping gently to the east from a high point at the western end of the former runway. The south eastern section of the site adjoins the remaining RAF Wyton base which contains a range of substantial buildings and wraps round to the north eastern corner of housing at Wyton on the Hill. Other than this the majority of the site is contiguous with the surrounding countryside in terms of landform being part of a large area of open relatively flat open land predominantly in agricultural use.

Much of the north western boundary of the site with the A141 contains a mixture of hedgerows and trees with occasional breaks where access points exist into the airfield. The hedgerows and trees provide some screening of the site from the A141 and there are only limited glimpses into it from longer distances views from settlements to the west or routes such as the B1090 as they are on slightly lower ground. Very few buildings sit along the opposite side of the A141 other than Hungary Hall Farm and derelict Ministry of Defence properties. The north eastern boundary is more open with intermittent low and medium height hedgerows and occasional trees. The densest tree cover on this edge is around the north eastern end of the runway close to the Old St Ives Road which was cut off by the runway and remains as dead-end tracks approaching the north and south sides of the eastern end of the runway. Long distance views can be obtained into the airfield site and to the RAF station beyond from Old Hurst Road connecting the villages of Old Hurst and Woodhurst.

To the south eastern edge of the runway there is again low and medium height hedgerow along the boundary providing only limited screening from the public right of way that runs parallel to the site boundary and from Old Ramsey Road as the runway area is on slightly higher ground than much of the surroundings and so is visible in longer distance views. To the south east of the proposed site there are limited views across to existing buildings from Old Ramsey Road due to localised undulations in the landform which is used for arable farming. However, the southern edge of the site is clearly visible forming the horizon from Sawtry Way to the south around Houghton Hill Farm.

The south western edge of the site adjoins the village of Wyton on the Hill (formerly the RAF married quarters housing) and the remaining RAF Wyton base which includes four hangars, a large two storey office complex, an extensive area of surface level parking and a section of the former runway close to the site boundary. There is limited screening on this edge between existing uses and the proposed site which is to be expected given that the site is part of the larger RAF base. The offices and parking area have some tree and hedge screening along the northern edge but the remainder is predominantly open.

Long distance views into the site can be obtained from public rights of way to the north east near Woodhurst and forming the skyline from routes south of Broughton.

As the site sits primarily on a plateau it can be seen forming the skyline in long distance views from many locations although it is frequently screened by localised trees and hedgerows. Closer to the site most boundaries have tree or hedge screening with the primary exception being the remaining RAF base. This would be separated from the site by fencing for security purposes and substantial landscaping would be required along this boundary. The relative elevation of the site and its long distance visibility result in a level of landscape impact that would need to be minimised through careful landscaping and design to limit the height of any potential development.

Much of the adjoining land is agricultural but development would need to be compatible with existing uses at Wyton on the Hill and RAF Wyton. Given the scale of the site the traffic implications of the potential level of development and its potential impact on local roads and nearby villages and towns will require careful assessment and implementation of necessary highway and active travel upgrades.

Contamination risks exist due to the former use of the site as a military airfield; a contamination assessment will be required and all identified remediation works will need to be completed to appropriate standards for the proposed uses. There are no known gas or oil pipelines or buffer zones affecting the site.

No buildings within the site are listed as being of special architectural or historic interest; the nearest are in nearby villages particularly Houghton and Wyton and Old Hurst. However, due to the extensive military history of the site a heritage assessment would be required. A programme of archaeological investigation may be also required prior to development to ascertain the value of below ground remains and make appropriate provision for their preservation or recording. There are no designated nature conservation areas within the site, However, the former RAF Wyton bomb dump is now designated as a county wildlife site and is located immediately across the A141 from the western tip of the site.

The site benefits from a long frontage onto the A141 which provide opportunities for creation of access points, although there are only very limited existing access points. Detailed transport appraisal will be required to ascertain the impact on the local road network and the feasibility of delivering active travel and public transport routes as these are currently constrained.

The site comprises previously developed land with a variety of buildings, and large areas of hardstanding including the former runway and taxiways, with areas of grassland in between. The site has significant potential to contribute to regeneration through use of the former airfield site for mixed use redevelopment which could also enhance the sustainability of RAF Wyton and the community at Wyton on the Hill. The site is outside of any mineral safeguarding areas and outside any water recycling area buffer zone so neither of these form constraints.



<p><b>Availability</b></p> <p>The site is in single ownership and has been declared surplus to requirements by the Ministry of Defence. Its development is supported by the owner who has a promotion agreement with a housebuilder to masterplan any development scheme and be involved in bringing it forward. There are no known legal restrictions affecting the site. There are several short term uses on the site which may need to be relocated with the timings of this subject to the potential phasing of any development scheme.</p>	+
<p><b>Achievability</b></p> <p>The site is wholly in the ownership of the Defence Infrastructure Organisation which has a partnership with a housebuilder to bring the site forward through a management agreement. There are no known legal restrictions affecting the site. A variety of temporary uses occupy parts of the site; a phased delivery programme would be necessary to facilitate development alongside relocation of existing businesses. The site will be delivered by a house builder operating as a master developer.</p> <p>All main utility services are accessible from the site boundary and some supplies are already on site. The site is relatively level but its location on a raised plateau will impact on the height and scale of buildings that can be accommodated without causing significant landscape harm. The site is not constrained by any oil or gas pipelines or electricity lines. It adjoins the A141 which provides a major transport link between the Fens and the strategic road network of the A1 and A14. Significant highway infrastructure upgrades in the area will be necessary to accommodate the volume of traffic that a site of this scale would be expected to generate. This would need to be supported by increased public transport and active travel infrastructure provision. Substantial work was undertaken during preparation of Huntingdonshire's Local Plan to 2036 to assess deliverability of transport solutions for this site. As of summer 2024, the Cambridgeshire and Peterborough Combined Authority are preparing an outline business case for a substantial upgrade scheme for the A141 and the transport network within St Ives. Delivery of the resultant scheme has potential to significantly enhance the achievability of redevelopment of Wyton Airfield. Given the scale of the site other major infrastructure provision would be required in particular secondary education.</p>	~
<p><b>Deliverability / developability</b></p> <p>The site has few physical constraints to development but phasing would be required to facilitate relocation of existing businesses with temporary uses currently operating there. It would need careful masterplanning to enable it to be successfully integrated into the surrounding landscape. Significant infrastructure constraints will need to be overcome to enable it to be delivered but potential solutions are already being progressed. Therefore, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward the site:</p> <ul style="list-style-type: none"> <li>• It is wholly classified as previously developed land and development would contribute towards regeneration</li> <li>• It adjoins the existing community of Wyton-on-the-Hill and development would need to be effectively integrated with this and could boost the sustainability of the existing community through this</li> <li>• It is in close proximity to diverse employment opportunities in Huntingdon, St Ives and at RAF Wyton</li> <li>• It has potential to benefit from proposed upgrades to the A141</li> <li>• It could benefit from high quality public transport by extension or diversion of existing Busway services</li> <li>• The Old Ramsey Road could be enhanced to facilitate active travel routes</li> <li>• Established boundary hedging and trees to help reduce the visual impact of development</li> <li>• Due to its raised plateau location development would impact on view from Woodhurst, Old Hurst and the wider countryside</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Has potential for redevelopment with a residential led scheme as it would make efficient use of previously developed land and is well located in relation to Huntingdon and St Ives for the provision of employment and services</li> <li>• Is highly dependent on transport infrastructure upgrades to the A141 and active travel infrastructure in the St Ives area promoted by the CPCA to be able to accommodate the level of travel demand that would arise from future occupiers of the site</li> <li>• Is available for development with a masterplanning team already involved</li> <li>• Has few physical constraints to development although phasing would be required to release parcels of land with temporary uses in operation</li> </ul>
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>The gross site area is 253.89 ha.</p> <p>Given the scale of the site the starting point for calculating the net developable area is 50% of the land area which gives 126.95 ha.</p> <p>Further specific exclusions are:</p> <p>10ha for a secondary school and up to three primary schools.</p> <p>The net developable area for built development is (253.89 ha x 50%) = 126.95 - 10 = <b>116.11 ha</b></p>	<p><b>126.95ha for open space, sports facilities, biodiversity and other planting and sustainable drainage.</b></p> <p><b>10ha for a secondary school and up to three primary schools</b></p> <p><b>The net developable area for other built development is 116.11 ha.</b></p> <p><b>5.8 ha for local centre</b> (this includes retail/ leisure/ community/ health space uses)</p> <p><b>9.3 ha for employment uses</b></p> <p><b>101.01 ha residential development area</b> for a variety of market and affordable homes.</p> <p>Mixed densities to reflect a range of densities reflective of large developments:</p> <ul style="list-style-type: none"> <li>• 3% of land at very high density 145dph. 3.0ha x 145dph = 435 homes</li> <li>• 7% of land at high density 85dph. 7.0ha x 85dph = 595 homes</li> <li>• 25% of land at moderate density 50dph. 25.3ha x 50dph = 1,265 homes</li> </ul>	<p>Available post 2028 subject to allocation and adequate progress with an enhancement scheme for the A141 to accommodate the anticipated traffic generation.</p> <p>Build out over 20 years</p>

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HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	<ul style="list-style-type: none"> <li>• 55% of land at low density 35dph. 55.6ha x 35dph = 1,946 homes</li> <li>• 10% of land at very low density 25dph. 10.0ha x 25dph = 250 homes</li> </ul> <p><b>4,491 total homes</b></p>	

Updates after the Initial Assessment

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**Wyton on the Hill 2: Hungary Hall, West of A141, Wyton on the Hill**

<b>Site reference</b>	Wyton on the Hill 2
<b>Site name</b>	Hungary Hall, west of A141, Wyton on the Hill

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Hungary Hall, Old Hurst Road (off A141), Wyton	Broughton; Wyton-on-the-Hill	383.36

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Tenure mix to be confirmed</li> </ul> Commercial: Employment, retail, commercial leisure and logistics and distribution Supporting infrastructure and open space uses	Around 5,000 homes  Floorspace and land areas of all other uses to be confirmed	Available from 2023  Build out over 25 years or more

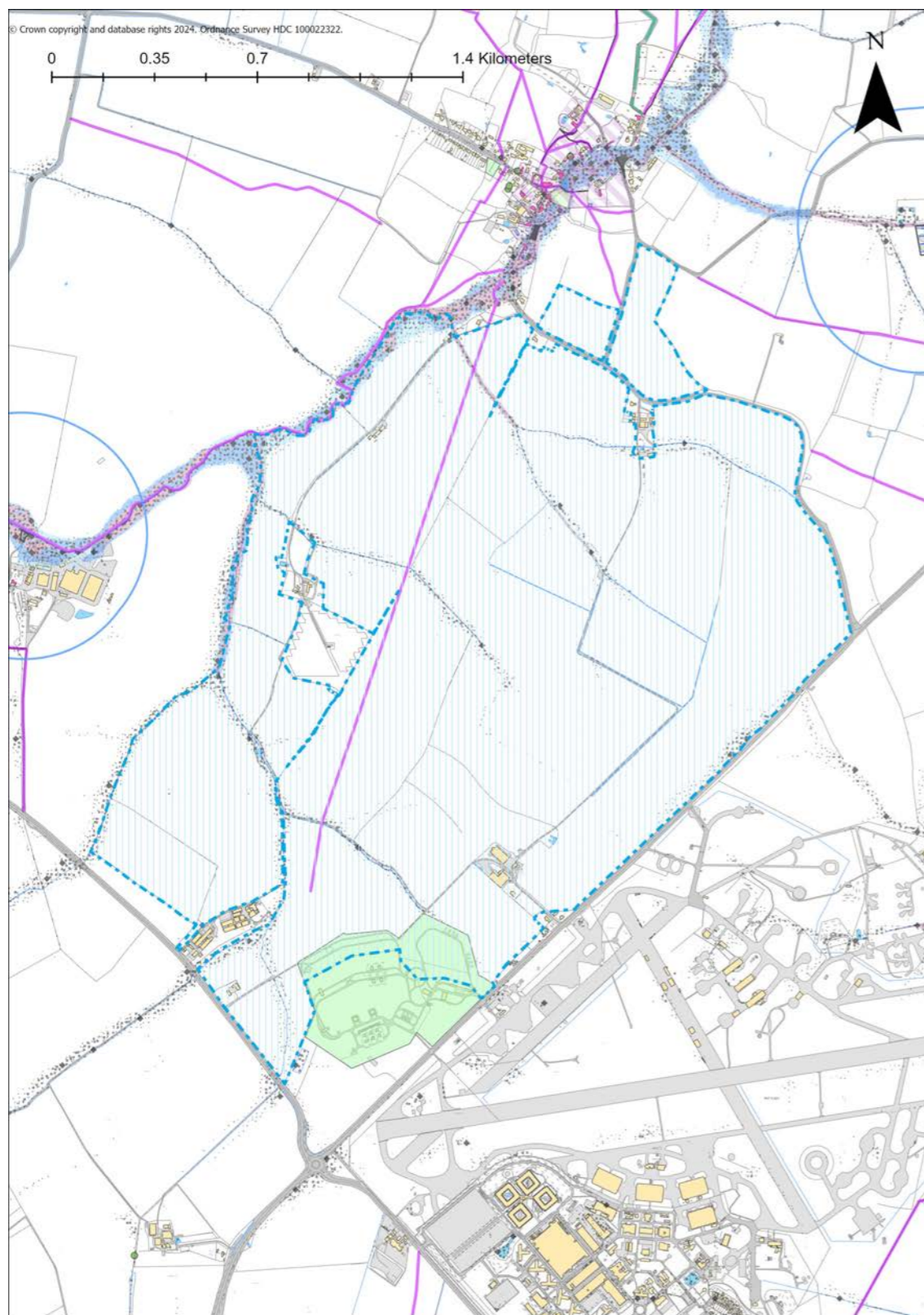
**Core information**

How was the site identified?	Call for sites submission 2023: Site reference - CfS:47
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	Less than 1%	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

**Context, constraints and potential suitability**

98.66% of the site is within flood zone 1 totaling some 378 ha of land. The remainder includes small parts in each of flood zones 2, 3a and 3b all of which form a constraint to development but total only 5.1ha Surface water flooding also affects a small proportion of the site with 3.2% being affected by medium risk including a 40% allowance for climate change. A level 2 SRFA demonstrates how the flood risk of the site could be managed. The majority of the site is classified as grade 2 agricultural land with a belt of grade 3 land in the north west. The land is primarily used for arable farming with limited field boundary hedging and trees dispersed throughout the site.

The highest part of the site broadly parallels the A141 with the land sloping gently down towards the north west with an overall fall of around 15m across the site. Land to the north of the site continues to fall away between Broughton and Old Hurst. to the west the land starts to rise again beyond the site between Kings Ripton and the western edge of Broughton. South of the site across the B1090 the land rises slightly providing some separation from Huntingdon. Across the A141 lies Wyton Airfield much of which is at a similar height as the site with south western parts lying slightly higher than this site, providing a level of visual containment in the landscape.

The site has complex boundaries with frontages onto Sawtry Way (the B1090), the A141 and Bridge Road to Broughton. Much of the farmland to the west is separated from the site by a brook with the visual separation reinforced by trees along the water's edge. Internally the site surrounds two parcels of land which are excluded from the promoted site. The largest of these is Lodge Farm Broughton including the solar farm immediately to the south east; while the farm buildings are mainly contained by mature trees and hedging the solar farm is only surrounded by low narrow hedging. The second parcel of excluded land is along Bridge Road including Mill Barn Farm and Ashley Lodge both of which are only screened by low hedging and limited tree cover.

The closest village to the site is Broughton which is directly to the north with linear development on the southern edge of the village being virtually contiguous with the site. Masterplanning of any potential development would be needed to ensure that a strong landscape buffer is provided to ensure separation from Broughton to allow retention of the integrity of the existing village and avoid coalescence. The south western edge of the site falls approximately 650 m from the closest properties in Kings Ripton. This would also require a strong landscape buffer to reinforce the existing landform around the brook which aids separation of the site from the adjoining landscape here. In contrast, RAF Wyton is situated directly across the A141 from the eastern boundary of the site. This contains a range of large scale buildings separated by extensive areas of hardstanding and grass. Masterplanning would again be required to ensure that any development could be successfully co-located adjacent to this.

<p>A public right of way follows the north western boundary of the site and a second cuts directly through the site from the edge near Broughton towards the southern tip. Two parallel footpaths run close to the north eastern boundary. The site has visibility from all of these public vantage points with some screening from hedges in sections outside the site but the route through the site cuts directly across open fields. All the public rights of way would be impacted by development of the site; boundary screening and landscaping would be required to minimise the impact.</p> <p>The scale of the site and its proximity to Broughton and Kings Ripton would mean that development would have a significant impact on the landscape and sensitive masterplanning and boundary treatments would be essential to reduce this and ensure the avoidance of coalescence. Development could give rise to localised pressures on surrounding uses although the cessation of flying from RAF Wyton will reduce the impact of the adjoining military base.</p> <p>There are no recorded pollution or contamination impacts constraining the site and no oil or gas pipelines or buffer zones affecting it.</p> <p>No heritage assets are present within the site but both Broughton and Kings Ripton have conservation areas and multiple listed buildings. Development will be constrained by the need to not to detrimentally impact on the setting of listed buildings; mitigation approaches would need to be set out in a site specific heritage assessment. A programme of archaeological investigation would be required prior to development to ascertain the value of below ground remains and make appropriate provision for their preservation or recording.</p> <p>Part of the RAF Wyton bomb dump county wildlife site falls within the southern edge of the site. This will need to be adequately protected and appropriate biodiversity net gain measures put in place to reinforce the nature conservation assets on this site.</p> <p>The site benefits from frontages onto the A141 and B1090 which provide opportunities for creation of access points, although there are only very limited existing access points. Bridge Road connecting the A141 to Broughton adjoins the northern boundary of the site but is narrow. Detailed transport appraisal will be required to ascertain the impact on the local road network and the feasibility of delivering active travel and public transport routes as these are currently constrained.</p> <p>The site comprises greenfield land so offers no benefits in terms of reuse of previously developed land or regeneration. The site is unconstrained by any mineral safeguarding or water recycling issues.</p>	
<p><b>Availability</b></p> <p>The site is in single ownership of a registered charity with the landowner supporting the development proposal. Although there is no formal land control agreement with a developer the landowner has experience in large scale master planned development. There are no</p>	+

<p>known legal restrictions affecting the site. There are no current uses requiring relocation. The landowner anticipates that the site would be delivered by a master developer and advocates co-operative working with the promoters of Wyton Airfield to bring the two sites forward together as a consolidated strategic site.</p>	
<p><b>Achievability</b></p> <p>All main utility services are accessible from the site boundary. The site will need very careful masterplanning and boundary treatments to ensure it would not cause significant landscape harm. The site is not constrained by any oil or gas pipelines or electricity lines. It adjoins the A141 which provides a major transport link between the Fens and the strategic road network of the A1 and A14. Significant highway infrastructure upgrades in the area will be necessary to accommodate the volume of traffic that a site of this scale would be expected to generate, particularly if delivered in conjunction with Wyton Airfield as promoted by the landowner. This would need to be supported by increased public transport and active travel infrastructure provision. Substantial work was undertaken during preparation of Huntingdonshire's Local Plan to 2036 to assess deliverability of transport solutions for the A141. As of summer 2024, the Cambridgeshire and Peterborough Combined Authority are preparing an outline business case for a substantial upgrade scheme for the A141 and the transport network within St Ives. Delivery of the resultant scheme has potential to significantly enhance the achievability of this site. it also has a frontage to the B1090 offering linkages towards Sawtry and the A1(M).</p> <p>There are no built structures on the site but mitigation of impact on the parcels of land excluded from the site but surrounded by it would need very careful layout of development.</p> <p>The landowners are reasonably clear in their aspirations in as much as they are promoting the site for mixed use development to be brought forward as a large scale residential led scheme alongside Wyton Airfield as part of a consolidated strategic site. The landowner contends that joint allocation could substantially support upgrading works to the A141.</p>	~
<p><b>Deliverability / developability</b></p> <p>The site is open agricultural land with few integral constraints to development although landscape impact and in particular the impact on Broughton village would need to be very sensitively addressed through careful masterplanning. Significant infrastructure constraints will need to be overcome to enable it to be delivered with A141 upgrade proposals already in progress through the Combined Authority. Liaison with the Defence Infrastructure Organisation and master developers of Wyton Airfield would be essential to facilitate integration of this site into a larger consolidated proposal for development. Therefore, the site is categorised as developable.</p>	~



**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward the site:</p> <ul style="list-style-type: none"> <li>• Hungary Hall Farm is a wholly greenfield site comprising predominantly grade 2 agricultural land</li> <li>• Is relatively close to Huntingdon via the A141 which provides opportunities for access to a range of employment and services</li> <li>• Has limited sustainable travel opportunities currently with a bus service running along the A141 on the eastern side although this has potential for enhancement. The CPCA is promoting substantial upgrades to public and active travel in the wider A141 corridor which this site has potential to link into from its eastern side.</li> <li>• Would require substantial facilities as education, local convenience shopping, community and leisure infrastructure to support sustainable lifestyles for any future residents</li> <li>• Has an opportunity to be integrated development with Wyton Airfield which could provide opportunities for enhanced sustainability of this site although would not overcome the impacts it would have on high quality agricultural land</li> <li>• Has limited sustainability benefits in terms of nature conservation and access to strategic infrastructure</li> <li>• Is promoted for mixed use although the amount of non-residential use remains to be determined</li> <li>• Proposal is unlikely to be close enough to give rise to detrimental impacts on green infrastructure asses but equally is not close enough to facilitate significant connectivity improvements other than to the Wyton bomb dump county wildlife site</li> <li>• Development of this site would significantly impact on the rural character of the local area, in particular it would significantly detrimentally impact on Broughton, the primary approach to it and its conservation area. The development of the site in isolation would give rise to a wholly detached area of development that would not relate well to the existing landscape character or settlement hierarchy of Huntingdonshire. However, if development were to occur in conjunction with Wyton Airfield it might support a more sustainable new settlement as whole.</li> <li>• Has a mixture of boundary landscaping at present with trees and hedgerows containing much but not all of the site. These would form the basis of a landscaping scheme to assist with integration of any development into the surrounding landscape but would need substantial reinforcement, particularly on the northern and western parts of the site.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• The site promoter advocates bringing the site forward in conjunction with redevelopment of Wyton Airfield which could boost the sustainability of the overall scheme, certainly to the benefit of Hungary Hall Farm. However, by the point of submission in 2023 there was no indication that any liaison had taken place to co-ordinate a single scheme or that the proposal was acceptable</li> </ul>
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<p>to the promoter of Wyton Airfield. More recent discussions with both parties have indicated an in principle willingness to explore this option further.</p> <ul style="list-style-type: none"> <li>• Is well located in relation to Huntingdon for the provision of employment and services</li> <li>• Is highly dependent on transport infrastructure upgrades to the A141 and active travel infrastructure promoted by the CPCA to be able to accommodate the level of travel demand that would arise from future occupiers of the site</li> <li>• Would have a substantial impact on Broughton and its significant heritage assets; masterplanning should ensure that built development is concentrated in the southern part of the site only to minimise this which is likely to impact on the overall net developable area</li> <li>• Has few physical constraints to development within the site although it contains or encircles several parcels of land where existing uses are to be retained which would need careful masterplanning to ensure the design and layout did not detrimentally impact on them</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>The gross site area is 383.36 ha.</p> <p>Given the scale of the site the starting point for calculating the net developable area is 50% of the land area which gives 158.85 ha. However, given the sensitivity of the site's relationship with Broughton and the need to protect the extensive heritage assets of the village and to a lesser extent the relationship with King's Ripton conservation area the net developable area is reduced further to 30% of the total site to allow for concentration of development in the southern portion of the site only.</p> <p>Further specific exclusions are:</p> <p>10ha for a secondary school and up to three primary schools.</p> <p>The net developable area for built development is (383.36 ha x 30%) = 115.01 - 10 = <b>105.01 ha</b></p>	<p><b>268.35 ha for open space, sports facilities, biodiversity and other planting and sustainable drainage.</b></p> <p><b>10ha for a secondary school and up to three primary schools</b></p> <p><b>The net developable area for other built development is 105.01 ha.</b></p> <p><b>5.3 ha for local centre</b> (this includes retail/ leisure/ community/ co-working space uses)</p> <p><b>8.4 ha for employment uses</b></p> <p><b>91.3 ha residential development area</b> for a variety of market and affordable homes.</p>	<p>Available post 2028 subject to allocation and adequate progress with an enhancement scheme for the A141 to accommodate the anticipated traffic generation.</p> <p>Build out over 20 years or longer in collaboration with Wyton Airfield.</p>



HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	<p>Mixed densities to reflect a range of densities reflective of large developments:</p> <ul style="list-style-type: none"> <li>• 3% of land at very high density 145dph. 2.7ha x 145dph = 392 homes</li> <li>• 7% of land at high density 85dph. 6.4ha x 85dph = 544 homes</li> <li>• 25% of land at moderate density 50dph. 22.8ha x 50dph = 1,140 homes</li> <li>• 55% of land at low density 35dph. 50.2ha x 35dph = 1,757 homes</li> <li>• 10% of land at very low density 25dph. 9.1ha x 25dph = 228 homes</li> </ul> <p><b>4,061 total homes</b></p>	

Updates after the Initial Assessment

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**Wyton on the Hill 3: Lodge Farm, North of A141, Huntingdon (Wyton on the Hill)**

<b>Site reference</b>	Wyton on the Hill 3
<b>Site name</b>	Lodge Farm, north of A141, Huntingdon

Site address	Parish(es)	Site area (ha)
Lodge Farm, north of A141, Huntingdon	Wyton on the Hill Huntingdon	317.69

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and affordable housing</li> <li>Custom and self build housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> <li>Retail</li> <li>Infrastructure:</li> <li>Schools</li> <li>Skills Academy</li> <li>Community centres</li> <li>A141 re-routing</li> </ul> Open space: <ul style="list-style-type: none"> <li>Sports and recreation grounds</li> <li>Play areas</li> <li>Structural landscaping</li> <li>Biodiversity net gain</li> </ul>	Up to 3,900 homes  22.74 ha reserved for the A141 bypass corridor  Commercial uses to be confirmed  98.48 ha open space uses	Available from 2023  Build out over approximately 16 years

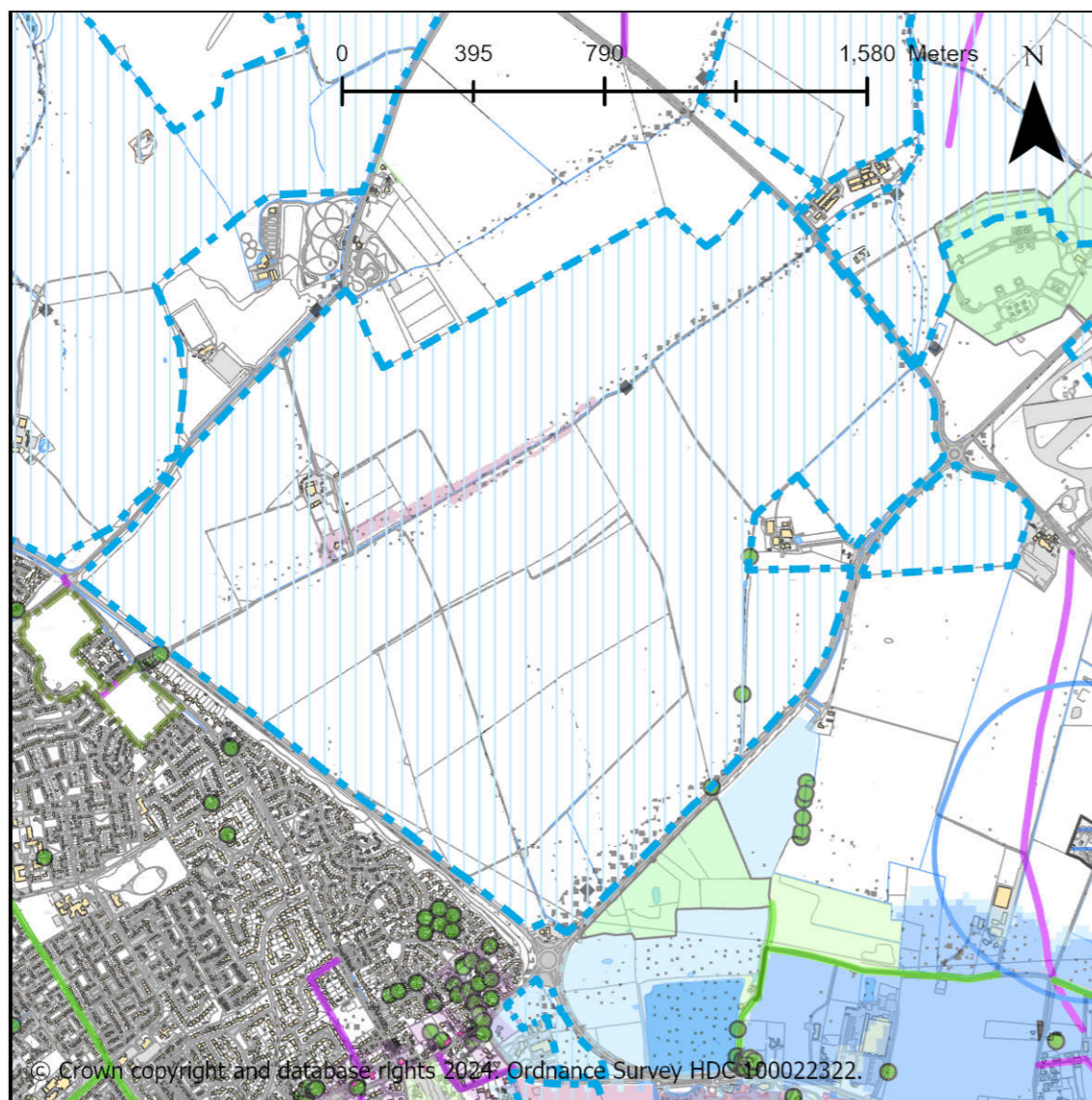
**Core information**

How was the site identified?	Call for sites submission: site reference - CfS:256
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Relevant planning history	Housing and Economic Land Availability Assessment (December 2017): Lodge Farm, Huntingdon
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	A series of supporting documents were submitted as part of the call for sites. These were: <ul style="list-style-type: none"> <li>Vision document 2023</li> <li>Illustrative framework plan</li> <li>Landscape technical note</li> <li>Access review technical note</li> <li>Agricultural land classification</li> <li>Arboricultural survey report</li> <li>Ground conditions technical note</li> <li>Heritage technical note</li> <li>Heritage desk-based assessment</li> <li>Indicative surface water drainage strategy</li> <li>Preliminary ecological appraisal</li> <li>Utilities technical note</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	1.16%	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

**Context, constraints and potential suitability**

Over 98% of the site is situated within flood zone 1 presenting the lowest level of risk from fluvial flooding. Around 14% of the site has some risk of surface water flooding, most of which is low risk although there is a slight increase in additional risk when climate change is accounted for. The constraints arising from this proportion of the site being subject to flooding risk could be mitigated through sustainable drainage and landscaping schemes.

HDC mapping indicates the whole site is classified as grade 2 agricultural land. The detailed site specific soil assessment submitted by the site promoter indicates approximately 40% of the site as grade 2, 40% as grade 3a and 20% as grade 3b with classification affected by soil wetness.

The topography of the site poses some challenges, particularly in the south eastern part where the land rises from around 10m in the far corner to around 35m further west. This comprises the edge of the Ouse Valley with similar topography continuing to curve around on land to the east of the site. Within the site with much of the site is at around 35m elevation. Land broadly paralleling the boundary with the B1090 drops slightly towards the road across around a 500m strip. The highest point of the site is near the Lodge Farm buildings which are excluded from the proposed site. The variations in topography and overall height of the land in relation to adjoining land, including existing properties within Huntingdon would need to be taken account of in the overall layout of development.

The south western boundary of the site with the A141 is contained by a mixture of medium height hedgerows interspersed with trees providing limited screening only. Across the A141 homes along the north eastern edge of Huntingdon are screened by a substantial tree belt reducing the potential for visual impact but also limiting the potential for integration of any new development into the existing residential community. The south eastern boundary to the former RAF Wyton bomb dump and the A141 is more open with low level hedgerows along much of its length and sporadic clusters of trees such as those near the entrance to Hungary Hall Farm itself. The site's boundary with Bridge Road leading to Broughton is largely open with some stretches of low level hedgerow. These two boundaries both allow extensive views into the site and out from it. Extensive views to the north west can be obtained from the north eastern part of the site. The northern part of the north western edge of the site adjoins open agricultural land which rises back up from the stream that edges the southern boundary of this field with views from the site across the open countryside. Halfway along the north western edge the site adjoins the Rally Karting Centre. South from this point the site has a frontage to Kings Ripton Road with the Jubilee Playing Fields and Huntingdon Crematorium and Cemetery immediately across the road. The playing fields and karting track will generate intermittent noise, particularly during weekends and evenings. The crematorium will generate significant intermittent traffic but is otherwise well landscaped to create a peaceful location. This cluster of uses are all noise sensitive either from the noise they generate or as a noise receptor. This will form a constraint on development within the site in this immediate vicinity that could be addressed through careful layout and introduction of structural landscaping.

There are no public rights of way crossing or adjoining the site. There is limited potential for long distance views from public rights of way leading south from Broughton and south from Sawtry Way to the north western end of Houghton and Wyton.

The scale of the site and rising nature of the landform along the southern section mean that it would have significant landscape impact. Sensitive masterplanning and boundary treatments would be essential to minimise the impact of any development on nearby uses. The site offers the potential to create a contiguous new neighbourhood with Huntingdon although substantial works would need to be undertaken to the A141 to facilitate integration.



<p>The site is not affected by any oil or gas pipelines or their buffer zones. No known designated heritage assets are present within the site. At its closest point it is situated about 100m from the Hartford conservation area although the intervening housing and tree belt prevents views between the site and the conservation area. A desk based Heritage Assessment has been submitted with the proposal which has identified potential for a range of pre-historic and Romano-British activity on the site along with areas of medieval ridge and furrow earthworks. Long distance views can be obtained of listed church spires such as St Margaret's in Hemingford Abbots. The impact on the settings of nearby conservation areas is reduced by distance and intervening land uses; careful masterplanning and structural landscaping could mitigate impacts of the development on these. A programme of archaeological investigation would be required prior to development to ascertain the value of below ground remains and make appropriate provision for their preservation or recording.</p> <p>No designated nature conservation assets are present within the site to form any constraints although there is a scattering of trees with preservation orders on that would need to be retained within any landscaping scheme.</p> <p>The site benefits from two frontages onto the A141 and a third onto the B1090. Proposals for upgrade works to the A141 are being prepared by the Cambridgeshire and Peterborough Combined Authority which will significantly influence the transport accessibility of this site as the A141 currently forms a substantial constraint to its development. Detailed transport appraisal will be required to ascertain the impact on the local road network and the feasibility of delivering active travel and public transport routes as these are currently constrained.</p> <p>The site is wholly greenfield land and offers no potential to contribute towards regeneration. The southern corner falls within a Minerals Safeguarding area for sand and gravel and discussions will be needed with Cambridgeshire County Council regarding working or protecting these resources. It is located outside any water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in multiple ownerships and fully optioned by a housebuilder/ developer. All landowners are supportive of the proposal. There are no known legal restrictions affecting the site. The site would be delivered by the housebuilder holding the options.</p>	+
<p><b>Achievability</b></p> <p>Mins water, gas, digital and telecommunications infrastructure are all accessible from the site boundary. A 33KV overhead electricity line crosses the south west corner of the site and 11KV overhead line and underground cable cross the east of the site. The site promoter has submitted a utilities technical note providing additional details. This note that the constraint arising from the overhead wires could be overcome by diverting or undergrounding them to increase the developable area. They acknowledge challenges from the existing electricity network having insufficient capacity to service the proposed development</p>	~

<p>necessitating off site reinforcements. This is to be expected given the scale and location of the site and expected increases in demand for electricity due to national ambitions regarding use of electric powered heating in new homes and installation of electric vehicle requirements.</p> <p>The topography of the site poses some challenges in the south eastern part where the land rises from around 10m in the far corner to around 35m further west within the site. This would need to be taken account of in the overall layout of development and the height of individual properties to ensure amenity levels were maintained.</p> <p>There are no oil or gas pipelines affecting the site.</p> <p>The A141 forms both the south western and south eastern boundaries of the site. This provides a major transport link between the Fens and the strategic road network of the A1 and A14. Significant highway infrastructure upgrades in the area will be necessary to accommodate the volume of traffic that a site of this scale would be expected to generate. This would need to be supported by increased public transport and active travel infrastructure provision. Substantial work was undertaken during preparation of Huntingdonshire's Local Plan to 2036 to assess capacity of the A141. As at autumn 2023, the Cambridgeshire and Peterborough Combined Authority are preparing an outline business case for a substantial upgrade scheme for the A141 and the transport network within St Ives. Delivery of the resultant scheme has potential to significantly enhance the achievability of development along this corridor. Given the scale of the site other major infrastructure would be required in addition to resolving highway issues, in particular secondary education provision would be required.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is open agricultural land with few integral constraints to development although landscape impact would need to be very sensitively addressed through careful masterplanning. Masterplanning would also be needed to either facilitate effective integration with the existing built form of Huntingdon or to create a new, distinctive free-standing development within its own identity. Significant infrastructure constraints will need to be overcome to enable it to be delivered with A141 upgrade proposals already in progress through the Combined Authority. Therefore, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues in bringing forward the site:

- Lodge Farm is a wholly greenfield site comprising a mixture of grade 2 and grade 3 agricultural land
  - It adjoins Huntingdon on the south western side with the A141 forming two of the site's boundaries
  - Is located such that it has opportunities to benefit from CPCA proposed upgrades to the A141 and active travel routes in its vicinity potentially enhancing potential occupiers' accessibility to sustainable forms of travel although there is currently no public transport or active travel infrastructure along the A141 where it adjoins Huntingdon and only a limited service on the stretch along the eastern edge of the site.
  - is situated on rising land where development would have a significant impact on existing major transport routes
  - Has limited opportunities exist to link to and enhance strategic green infrastructure areas
  - There are no designated nature conservation assets within the site but a network of green landscaping corridors runs through and around the site offering opportunities for enhancement.
  - Development would form a major extension to Huntingdon and push the town's boundary out beyond that established by the A141 since the 1980s which contain the existing late 20th century development of 'The Birds' estate. Opportunities for integration are limited and potential would need to be maximised to gain the sustainability benefits of the site's location adjoining an existing town and providing opportunities to access existing services and facilities rather than being a freestanding site in the countryside.
  - Is in an area of mixed housing market demand with relatively low levels of deprivation.
  - Is in relatively good proximity to a wider range of employment, social and community services. Some would also be expected to be provided on site given the scale of the development enhancing access to local scale facilities.
  - Given its relationship with Huntingdon development may boost the town centre as a result of more expenditure capacity in the local area.
- In combination the outcomes of the LAA and SA indicate that the site:
- Is well located in relation to Huntingdon but would experience significant challenges in achieving connectivity particularly by active travel routes
  - Is highly dependent on transport infrastructure upgrades to the A141 promoted by the CPCA to be able to accommodate the level of travel demand that would arise from future occupiers of the site
  - Would have a significant landscape impact on land rising to the north of Huntingdon

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>The gross site area is 317.69 ha.</p> <p>Given the scale of the site the starting point for calculating the net developable area is 50% of the land area which gives 158.85 ha.</p> <p>Further specific exclusions are:</p> <p>22.74 ha is reserved for the A141 bypass corridor as this bisects the site and 10ha for a secondary school and up to three primary schools.</p> <p>The net developable area for built development is (317.69 ha x 50%) = 158.85 - 32.74 = <b>126.11 ha</b></p>	<p><b>158.85 ha for open space, sports facilities, biodiversity and other planting and sustainable drainage.</b></p> <p><b>22.74 ha for the A141 bypass corridor</b></p> <p><b>10ha for a secondary school and up to three primary schools</b></p> <p><b>The net developable area for other built development is 126.11 ha.</b></p> <p><b>6.4 ha for local centre</b> (this includes retail/ leisure/ community/ coworking space uses)</p> <p><b>7.9 ha for employment uses</b></p> <p><b>111.81 ha residential development area</b> for a variety of market and affordable homes.</p> <p>Mixed densities to reflect a range of densities reflective of large developments:</p> <ul style="list-style-type: none"> <li>• 3% of land at very high density 145dph. 3.4ha x 145dph = 493 homes</li> <li>• 7% of land at high density 85dph. 7.8ha x 85dph = 663 homes</li> </ul>	<p>Available post 2028 subject to allocation and adequate progress with an enhancement scheme for the A141 to accommodate the anticipated traffic generation.</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	<ul style="list-style-type: none"> <li>• 25% of land at moderate density 50dph. 28.0ha x 50dph = 1,400 homes</li> <li>• 55% of land at low density 35dph. 61.5ha x 35dph = 2,153 homes</li> <li>• 10% of land at very low density 25dph. 11.2ha x 25dph = 280 homes</li> </ul> <p><b>4,989 total homes</b></p>	

Updates after the Initial Assessment

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**Wyton on the Hill 4: Land North of Houghton Road (southern portion), St Ives (Wyton on the Hill)**

<b>Site reference</b>	Wyton on the Hill 4
<b>Site name</b>	Land north of Houghton Road (southern portion), St Ives (Wyton on the Hill)

Site address	Parish(es)	Site area (ha)
Land north of Houghton Road, St Ives	Wyton on the Hill	14.47

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential:	237 to 288 homes	Available 2023
<ul style="list-style-type: none"> <li>Market and affordable housing</li> </ul>	325 sqm convenience shop	Build out over 4 to 8 years
Commercial:	1.65ha of transport and parking/ lorry parking infrastructure uses	
<ul style="list-style-type: none"> <li>Retail convenience store</li> </ul>	6.18 ha open space uses	
Infrastructure:		
<ul style="list-style-type: none"> <li>Transport and parking/ lorry parking</li> </ul>		
Open space:		
<ul style="list-style-type: none"> <li>Natural, green and open space</li> </ul>		

**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:263
Relevant planning history	Application number: 18/01882/OUT

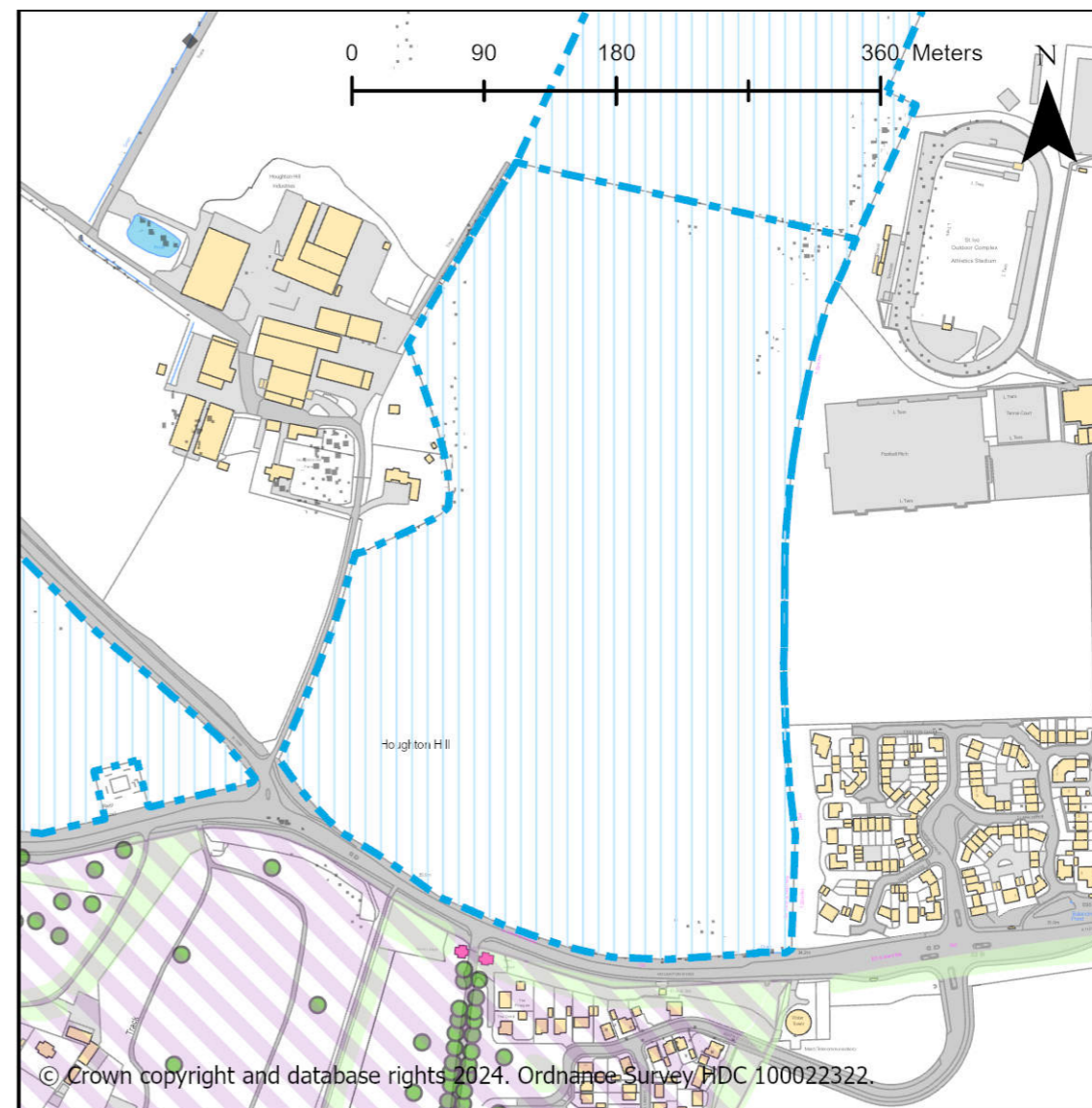
	Proposed development: Erection of up to 325 dwellings, provision of new roundabout access, public open space and landscaping, surface water attenuation and associated infrastructure.  Outcome: Withdrawn 9/04/2020  Housing and Economic Land Availability Assessment 2017 - Houghton Hill Farm
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Vision Document June 2023

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

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**Assessment of Site Potential**

Context, constraints and potential suitability
<p>The site is wholly in flood zone 1 with very small areas at risk of surface water flooding primarily near the south eastern edge of the site and the northern half of the western boundary. A drainage ditch runs along the eastern edge. The majority of the site is classified as grade 2 agricultural land with approximately the southern third being grade 3. The site</p>

<p>entirely comprises open agricultural land with no buildings on it. The site slopes very slightly down towards the north leading into an extensive area of relatively flat land to the north and west of the site.</p> <p>The site is situated on the western edge of St Ives. The southern boundary adjoins the A1123 Houghton Road with new development at Houghton Grange fronting the southern side of this road. The southern third of the eastern edge of the site adjoins modern housing development on Slepe Meadows. The northern section adjoins the St Ivo Outdoor Sports Complex on the eastern side with its football pitch and athletics stadium close to the site. The northern boundary of the site adjoins an extensive area of open agricultural land extending to Wyton Airfield. The western boundary of the site adjoins Houghton Hill Farm and Houghton Hill industries which provide a small element of containment on this edge which is bounded by a track.</p> <p>The site has very little boundary landscaping on the western edge although Houghton Hill Farm and properties associated with Houghton Hill industries provide a limited element of screening from Sawtry Way. The northern edge is very open allowing significant visibility in long distance views from the public right of way that links Sawtry Way to the Old Ramsey Road and properties on the southern edge of Wyton on the Hill. The eastern boundary has a narrow belt of hedging and trees screening it from the St Ivo Outdoor Sports Complex although the landscaping provided to the west of the Slepe Meadow development provides more screening from these properties. The southern boundary nearest to St Ives comprises a mixture of substantial hedging with some trees but further to the west opposite Houghton Grange there are substantial gaps in the hedging through which the site is clearly visible. The limited boundary landscaping would result in impact on the landscape particularly from the north and west. Substantial landscaping buffers would be required to reduce the impact of any built development on the long distance views from Wyton on the Hill and the surrounding countryside.</p> <p>Development on the site has potential to be compatible with surrounding uses providing the impacts on the outdoor sports complex are adequately mitigated. However, properties may be impacted by industrial uses at Houghton Hill Industries and by lighting and noise from the outdoor sports complex. There are no known sources of pollution or contamination constraints affecting the site.</p> <p>Houghton and Wyton conservation area runs along the southern edge of the A1123 in close proximity to the southern boundary of the site. There are no listed buildings within the site but the East and West Lodges to Houghton Grange are directly across the A1123 which are grade II listed; further south from these is the grade II listed Houghton Grange although new development in the grounds of this will minimise the potential for any impact on its setting from development of this site. There are no designated nature conservation assets within the site.</p> <p>The site has a frontage to the A1123 with the site promoter proposing access via a new roundabout to be created at the junction of the A1123 and Sawtry Way.</p>	
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<p>The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is unaffected by any minerals safeguarding area and is beyond any protection buffers around a water recycling centre.</p>	
<p><b>Availability</b></p> <p>The site has multiple owners all of whom support its development. it is optioned by a housebuilder. There are no known legal restrictions affecting the site. The current use is agricultural so there is no use to be relocated. The site is promoted on behalf of a housebuilder whose delivery intentions are clearly set out in the supporting Vision Document which presents three scenarios in terms of the numbers of homes, the mix of uses, their distribution across the site and the potential for phasing of delivery with this parcel of land being put forward as the southern part of a potentially larger site assessed separately as Wyton on the Hill 5. The Vision Document promotes two scenarios on this parcel of land with scenario 2 having an additional 89 homes and a second entrance onto the A1123.</p>	+
<p><b>Achievability</b></p> <p>Electricity, gas, water and digital/ telecommunications infrastructure are all accessible from the site boundary which has a frontage on to the public highway. The site is served by the A1123 providing good connectivity for deliveries. The site comprises broadly level open ground with any low spots and ditches in close proximity to the boundaries where they could be incorporated into landscaping schemes. No oil or gas pipeline infrastructure affects the site and no electricity cables cross it. The eastern side adjoins the St Ivo Outdoor Sports Complex which has potential to impact on the site through light and limited noise pollution that would need to be carefully mitigated. Substantial junction improvements will be required to ensure safe access is provided into the site and to minimise impacts on existing road and footpath users in the vicinity. The site promoter intends to incorporate a 4-arm roundabout at the junction of the A1123 and Sawtry Way to address access issues and incorporate a footpath/ cycleway along the frontage to link into the existing network near Garner Way.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints to bringing the site forward. It is promoted by a housebuilding company which has prepared a masterplan scheme with 3 variants which they intend to deliver themselves. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Therefore, it is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues in bringing forward the site:

- Is wholly greenfield land of which around two thirds is grade 2 agricultural land
- Is just beyond the threshold for likely impact on several designated nature conservation sites and the Ouse Valley green infrastructure priority area. It adjoins outdoor sports facilities potentially allowing for sustainable access to them although light and noise pollution may affect any future homes from these
- Has good proximity to a range of services and facilities being on the outskirts of St Ives as well as access to some more local facilities including primary education
- Has good access to high quality public transport but active travel routes would require a crossing of the A1123 or new provision
- Is sensitively located to the west of St Ives and would extend the built form into the surrounding countryside
- Is immediately north of Houghton and Wyton conservation area including Houghton Grange
- Development has potential to give rise to reinforcing the perception of coalescence of St Ives and Houghton and Wyton

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for development as it is sustainably located on the outskirts of a market town with good access to public transport
- Would need very sensitive design and masterplanning to minimise the perception of coalescence of St Ives with Houghton and Wyton
- Would need substantial landscaping to minimise impacts on the Ivo Outdoor Centre and the open countryside to the north and west

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 14.47ha  55% net developable area allowed to support substantial landscaping provision and avoid conflict with the Ivo Outdoor Centre allowing for 6.5 ha of open space uses  14.47 ha x 55% = <b>7.96 ha net developable area</b>	Mixed uses to include:  <b>6.5ha open space and landscaping</b>  <b>1.65ha transport infrastructure</b> (lorry parking to support A1123)  <b>0.1ha for local retail</b>	Available post 2028 subject to allocation  Build out over 1 - 3 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	Residential - market and/or affordable homes  Low density of 35 dph anticipated due to the edge of town location.  Low density of 35 dph = 6.21ha x 35 dph = <b>217 homes</b>	

**Updates after the Initial Assessment**

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**Wyton on the Hill 5: Land North of Houghton Road (larger site), St Ives (Wyton on the Hill)**

<b>Site reference</b>	Wyton on the Hill 5
<b>Site name</b>	Land north of Houghton Road (larger site), St Ives (Wyton on the Hill)

Site address	Parish(es)	Site area (ha)
Land north of Houghton Road, St Ives	Wyton on the Hill	23.91

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and affordable housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Retail convenience store</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Transport and parking/ lorry parking</li> </ul> Open space: <ul style="list-style-type: none"> <li>Natural, green and open space</li> </ul>	237 to 400 homes 325 sqm convenience shop 1.65ha of transport and parking/ lorry parking 10.53ha open space uses	Build out over 4 to 8 years

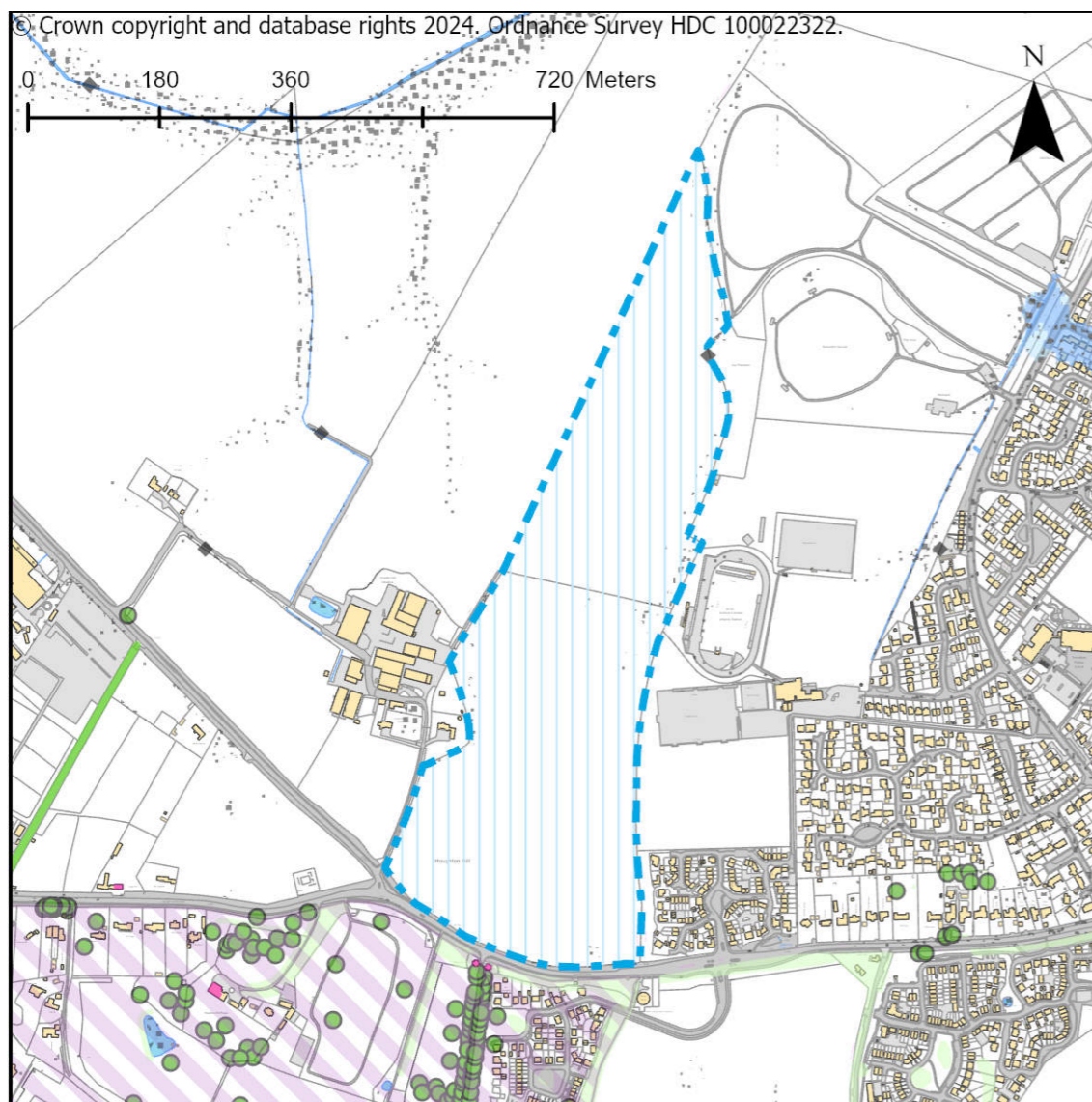
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference - CfS:198
Relevant planning history	Application number: 18/01882/OUT  Proposed development: Erection of up to 325 dwellings, provision of new roundabout access, public open space and landscaping, surface water attenuation and associated infrastructure.

	Outcome: Withdrawn 9/04/2020 HELAA (December 2017): Houghton Hill Farm
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Vision Document June 2023

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



with a small portion of the southern edge being grade 3. The site entirely comprises open agricultural land with no buildings on it. The site slopes very slightly down towards the north leading into an extensive area of relatively flat land to the north and west of the site.

The site is situated on the western edge of St Ives. The southern boundary adjoins the A1123 Houghton Road with new development at Houghton Grange fronting the southern side of this road. A small portion at the southern end of the eastern edge of the site adjoins modern housing development on Slepe Meadows. North from this the site adjoins the St Ivo Outdoor Sports Complex on the eastern side Hill Rise Park and Top Plantation. The northern boundary of the site adjoins an extensive area of open agricultural land extending to Wyton airfield. Houghton Hill Farm and Houghton Hill industries adjoin the south western edge of the site with the remainder of the western edge being integral to the adjoining agricultural land.

The site has very little boundary landscaping on the western edge other than that in the vicinity of Houghton Hill Farm and properties associated with Houghton Hill industries; much of the western and the northern boundaries currently have no definition from the larger agricultural field of which the northern end of the site forms part. They are very open allowing significant visibility from points along Sawtry Way, in long distance views from the public right of way that links Sawtry Way to the Old Ramsey Road and properties on the southern edge of Wyton on the Hill. The south eastern boundary benefits from the landscaping provided to the west of the Slepe Meadow development which provides screening from these properties. The remainder of the eastern boundary has a narrow belt of hedging and trees screening it from the St Ivo Outdoor Sports Complex, Top Plantation provides a landscaping buffer to much of Hill Rise Park with hedging and trees along the northernmost section. The southern boundary nearest to St Ives comprises of a mixture of substantial hedging with some trees but further to the west opposite Houghton Grange there are substantial gaps in the hedging through which the site is clearly visible. The scale of the site and limited boundary landscaping would result in some impact on the landscape particularly from the north and west. Substantial landscaping buffers would be required to reduce the impact of any built development on the long distance views from Wyton on the Hill and the surrounding countryside.

Development on the site has potential to be compatible with surrounding uses providing the impacts on the outdoor sports complex are adequately mitigated. However, properties may be impacted by industrial uses at Houghton Hill Industries and by lighting and noise from the outdoor sports complex. There are no known sources of pollution or contamination constraints affecting the site.

Houghton and Wyton conservation area runs along the southern edge of the A1123 in close proximity to the southern boundary of the site. There are no listed buildings within the site but the East and West Lodges to Houghton Grange are directly across the A1123 which are grade II listed; further south from these is the grade II listed Houghton Grange

**Assessment of Site Potential**

**Context, constraints and potential suitability**

The site incorporates the whole of the site Wyton on the Hill 4 and extends further to the north just beyond Hill Rise park and Top Plantation.

The site is wholly in flood zone 1 with small areas at risk of surface water flooding near the south eastern edge of the site, across the central field boundary, along the north eastern edge and close to buildings adjoining the western boundary. A drainage ditch runs along the eastern edge. The majority of the site is classified as grade 2 agricultural land



<p>although new development in the grounds of this will minimise the potential for any impact on its setting from development of this site. There are no designated nature conservation assets within the site.</p> <p>The site has a frontage to the A1123 with the site promoter proposing access via a new roundabout to be created at the junction of the A1123 and Sawtry Way.</p> <p>The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is unaffected by any minerals safeguarding area and is beyond any protection buffers around a water recycling centre.</p>	
<p><b>Availability</b></p> <p>The site has multiple owners all of whom support its development. it is optioned by a housebuilder. There are no known legal restrictions affecting the site. The current use is agricultural so there is no use to be relocated. The site is promoted on behalf of a housebuilder whose delivery intentions are clearly set out in the supporting Vision Document which presents three scenarios in terms of the numbers of homes, the mix of uses, their distribution across the site and the potential for phasing of delivery with this larger site containing scenario 3 with approximately 400 new homes and more extensive open space than Wyton on the Hill 4.</p>	+
<p><b>Achievability</b></p> <p>Electricity, gas, water and digital/ telecommunications infrastructure are all accessible from the site boundary which has a frontage on to the public highway. The site is served by the A1123 providing good connectivity for deliveries. The site comprises broadly level open ground with any low spots and ditches in close proximity to the boundaries where they could be incorporated into landscaping schemes. No oil or gas pipeline infrastructure affects the site and no electricity cables cross it. The eastern side adjoins the St Ivo Outdoor Sports Complex which has potential to impact on the site through light and limited noise pollution that would need to be carefully mitigated. Substantial junction improvements will be required to ensure safe access is provided into the site and to minimise impacts on existing road and footpath users in the vicinity. The site promoter intends to incorporate a 4-arm roundabout at the junction of the A1123 and Sawtry Way to address access issues and incorporate a footpath/ cycleway along the frontage to link into the existing network near Garner Way.</p>	~
<p><b>Deliverability / developability</b></p>	~

<p>There are no known legal or ownership constraints to bringing the site forward. It is promoted by a housebuilding company which has prepared a masterplan scheme with 3 variants which they intend to deliver themselves. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Therefore, it is categorised as developable.</p>	
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward the site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land of which around two thirds is grade 2 agricultural land</li> <li>• Is just beyond the threshold for likely impact on several designated nature conservation sites and the Ouse Valley green infrastructure priority area. It adjoins outdoor sports facilities potentially allowing for sustainable access to them although light and noise pollution may affect any future homes from these</li> <li>• Has good proximity to a range of services and facilities being on the outskirts of St Ives as well as access to some more local facilities including primary education</li> <li>• Has good access to high quality public transport but active travel routes would require a crossing of the A1123 or new provision</li> <li>• Is sensitively located to the west of St Ives and would extend the built form into the surrounding countryside</li> <li>• Is immediately north of Houghton and Wyton conservation area including Houghton Grange</li> <li>• Development has potential to give rise to reinforcing the perception of coalescence of St Ives and Houghton and Wyton</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for development as it is sustainably located on the outskirts of a market town with good access to public transport</li> <li>• Would need very sensitive design and masterplanning to minimise the perception of coalescence of St Ives with Houghton and Wyton</li> <li>• Would need substantial landscaping to minimise impacts on the Ivo Outdoor Centre and the open countryside to the north and west</li> </ul>
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 23.91ha</p> <p>50% net developable area allowed to support substantial landscaping provision and avoid conflict with the Ivo Outdoor Centre allowing for 11.96 ha of open space uses</p> <p>23.91 ha x 50% = <b>11.96 ha net developable area</b></p>	<p>Mixed uses to include:</p> <p><b>11.96ha open space and landscaping</b></p> <p><b>1.65ha transport infrastructure</b> (lorry parking to support A1123)</p> <p><b>0.1ha for local retail</b></p> <p>Residential - market and/or affordable homes</p> <p>Low density of 35 dph anticipated due to the edge of town location.</p> <p>Low density of 35 dph = 10.21ha x 35 dph = <b>357 homes</b></p>	<p>Available post 2028 subject to allocation</p> <p>Build out over 4- 6 years</p>

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Updates after the Initial Assessment

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# Southern Huntingdonshire Land Availability Assessment

Huntingdonshire District Council | Southern Huntingdonshire Land Availability Assessment

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## Document Information

**Title:** Southern Huntingdonshire Land Availability Assessment

**Status:** Draft for Consultation

**Date of approval for consultation:** Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

**Document availability:** Southern Huntingdonshire Land Availability Assessment can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

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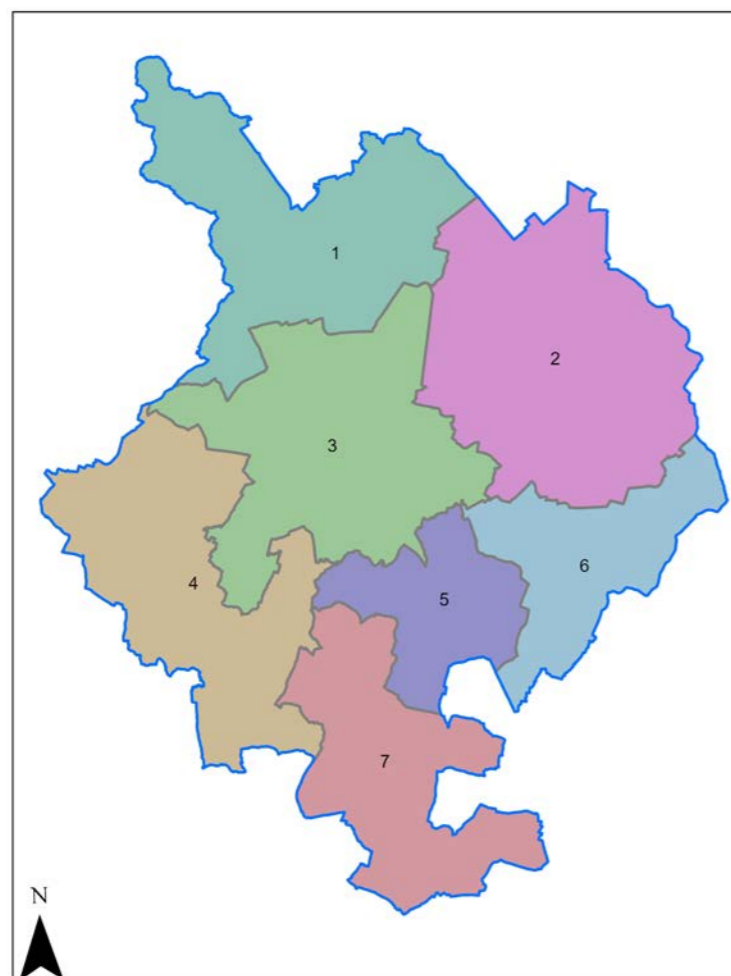


## 1 Southern Huntingdonshire Area

1.1 To assist in the navigation of site assessments, the district has been divided into several groups. In total, there are seven groups, divided as follows and shown spatially in the below map.

1. **Northern Huntingdonshire** - Stilton, Folksworth & Washingley; Yaxley wards
2. **North Eastern Huntingdonshire** - Ramsey; Somersham; Warboys wards
3. **Northern Central Huntingdonshire** - Alconbury; Sawtry; the Stukeleys wards
4. **Western Huntingdonshire** - Great Staughton; Kimbolton wards
5. **Central Huntingdonshire** - Brampton; Godmanchester & Hemingford Abbots; Huntingdon wards
6. **Eastern Huntingdonshire** - Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needingworth; St Ives wards
7. **Southern Huntingdonshire** - Buckden; Great Paxton; St Neots wards

Map 1.1 Huntingdonshire site assessment groupings



1.2 This document sets out the site assessments for the sites located within 'Southern Huntingdonshire'. This grouping consists of Buckden; Great Paxton; and St Neots wards. The following bullet points list all the parishes that fall within this area and the number of sites assessed:

- Abbotsley - 6 sites
- Buckden - 6 sites
- Diddington - 1 site
- Great Gransden - 4 sites
- Great Paxton - 4 sites
- Little Paxton - 2 sites
- Southoe and Midloe - 2 sites
- St Neots - 8 sites
- Toseland - 0 sites
- Waresley-cum-Tetworth - 0 sites
- Yelling - 2 sites

### 2 Important Notice on Site Status

- 2.1 The National Planning Policy Framework requires local planning authorities to identify the future supply of land that is suitable, available and achievable for development. The purpose of this is to identify sites with potential for development, estimate the amount of development they could provide, assess whether the sites are suitable, available and achievable for particular uses and to identify timescales over which that development could be delivered.
- 2.2 The methodology for this Land Availability Assessment is strongly shaped by national guidance. The approach used for the assessments closely follows that set out in the National Planning Practice Guidance on [Housing and Economic Land Availability Assessment](#). To ensure a fair process is used to assess sites, the policies from Huntingdonshire's Local Plan to 2036 are not taken into account. This is to allow for full exploration of future development strategy options. This approach affects the assessment of a site's suitability which focuses only on the constraints which directly affect it and their ability to be mitigated and does not take account of its location. The sustainability of each site's location will be considered in the Sustainability Appraisal. Outcomes of both the Land Availability Assessment and the Sustainability Appraisal will be used to inform development strategy options.
- 2.3 The Land Availability Assessment (LAA) is an evidence base document that informs preparation of the Local Plan Update. It does not allocate sites to be developed; this is the role of the Local Plan Update. Far more sites with potential for development are identified as appropriate to progress through to a more detailed sustainability appraisal than are expected to be needed for the Local Plan Update. This provides choices over the development strategy that may be followed in the Local Plan Update.
- 2.4 **There will be multiple opportunities for people to provide comments on the sites included in this LAA. There will also be multiple opportunities for people to provide comments on the Sustainability Appraisal and any future development strategy and site allocations put forward through the Local Plan Update.**

#### Status of submitted sites

The inclusion of a site in this LAA does not in any way imply that planning permission would be granted for any form of development on it.

The assessment of suitability is a high level consideration of basic constraints affecting a site and the potential for mitigation to be put in place to overcome them. Suitability does not take into account any policies within Huntingdonshire's Local Plan to 2036 as national guidance does not support use of existing local policies in the assessment.

Sites are assessed using the boundaries submitted by the site promoter. Site boundaries may extend or reduce during consideration for allocation or within any future planning application. The Council's assessment of the capacity of a site to accommodate development is based on standard formulae set out within the Land Availability Assessment Methodology which reflect the nature of the proposed use and the appropriate density in the location. This is to allow for comparison of sites on a consistent basis and may differ from the site promoter's anticipated capacity.

The complexity of constraints affecting a site may vary over time, constraints may be resolved or additional constraints may arise. All of these may affect the potential suitability, achievability and capacity of a site.

#### Relationship with the Sustainability Appraisal and other evidence

Site assessments in the LAA should be read in conjunction with their relevant Sustainability Appraisal to obtain a complete picture of the Council's initial consideration of the site.

Consideration of sites for proposed allocation for development will be supplemented by technical evidence including, but not limited to, that on flood risk, water supply, highway access and capacity, availability of public transport and active travel infrastructure, health, social and community infrastructure capacity and viability.

Outcomes of the Sustainability Appraisal and other relevant evidence will be taken into account alongside the outcomes of the Land Availability Assessment when considering sites for potential allocation.



### 3 How to read the site assessments

- 3.1** This page provides a short guide to the format of the site assessments to help with understanding their purpose. It breaks down each of the key elements of the assessments and explains key definitions and acronyms. The [full methodology](#) is available in a separate document.
- 3.2** Many of the terms used in the assessment are based on definitions and approaches set out in the [National Planning Policy Framework](#). However, as the first version of the Land Availability Assessment is being completed before any Viability Assessment of the sites has been done the definitions of deliverability and developability have been adapted to reflect this. The definition of suitability has also been adapted to only reflect direct constraints and their ability to be mitigated and does not take account of locational issues in terms of the appropriateness for further development of either the individual site or the settlement which it is in or near to.
- 3.3** The document is split into chapters based on parish areas. Each parish (or chapter) contains the assessments for all sites identified to the Council either through the call for sites consultation or through the desktop review of sites.

#### 3.4 Key definitions

- **Availability** - has the site been put forward for development by a willing landowner and is it free from legal constraints that might stop it being developed
- **Achievability** - is there a reasonable prospect that the particular type(s) of development proposed will be developed on the site
- **Capacity** - the amount of development that can be accommodated on a piece of land
- **Deliverability** - is the proposed development suitable, available and achievable and can development start to be delivered within five years
- **Density** - a calculation of the number of dwellings or building floor space divided by the net developable area of land that they occupy
- **Developability** - is there a reasonable prospect of the site being available and achievable at a known time beyond the next 5 years
- **Greenfield land** - a site that has not been previously built on
- **Gross developable area** - the whole site area
- **Net developable area** - the area which will be used for housing, employment, retail and other built development and directly related uses that serve the development
- **Previously developed land** (also referred to as brownfield land) - land which is or was occupied by a permanent structure. It excludes land used for: residential gardens, agricultural or forestry buildings, for minerals extraction or waste disposal. It also excludes land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape or been revegetated
- **Suitability** - can the site be physically developed for the proposed use(s) in terms of constraints affecting the site and the possibility of overcoming them

#### Key acronyms

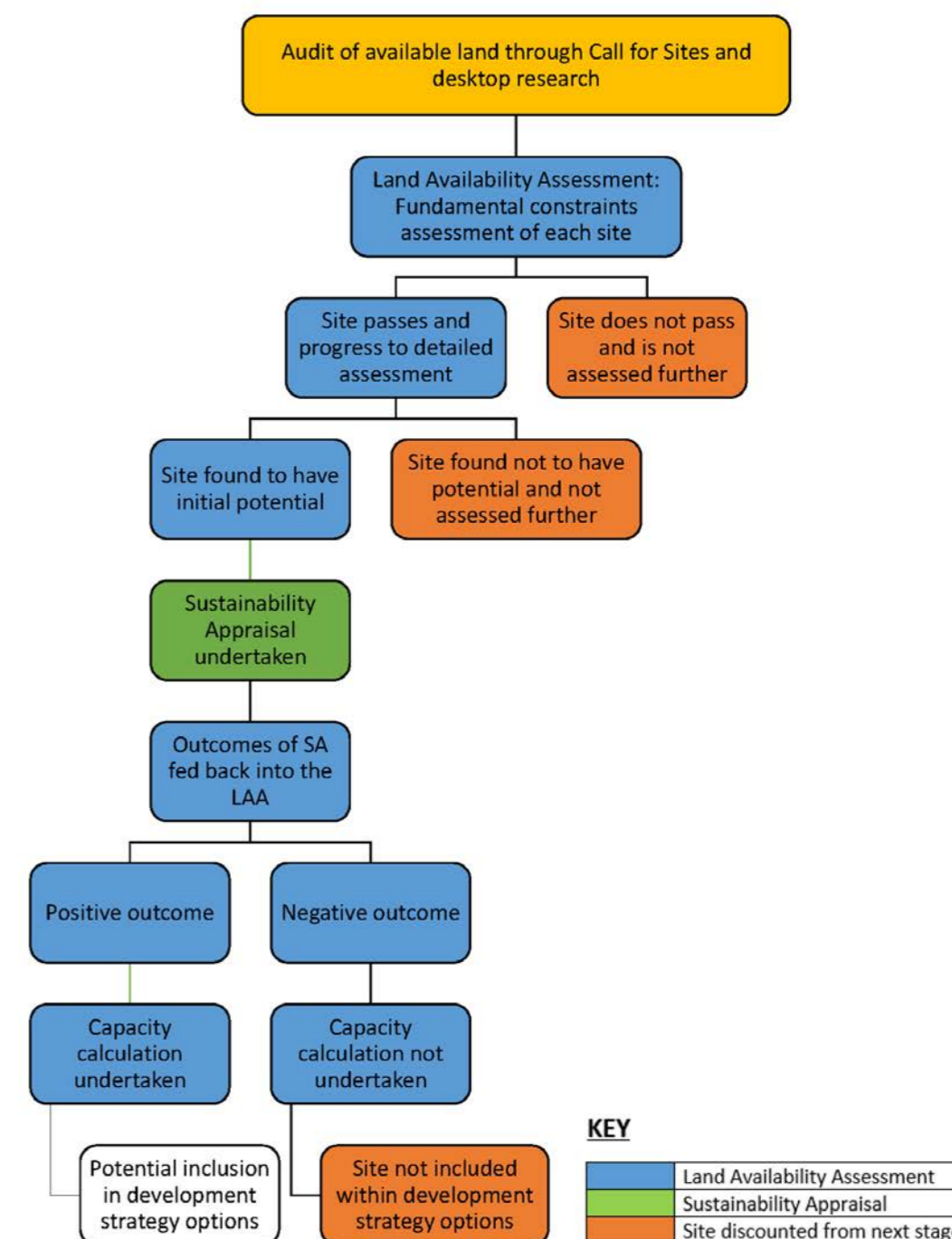
- **CfS** - Call for Sites
- **Dph** - Dwelling per hectare
- **HA** - hectares
- **LAA** - Land Availability Assessment
- **PDL** - Previously Developed Land
- **SA** - Sustainability Appraisal

### 3 How to read the site assessments

3.5 The assessment of each site consists of several sections, each is detailed below:

- Site details** - includes the site reference and site name, its address, parish(es) that the site is located within and the size of the site in hectares.
- Promoter's intentions** - includes the promoter's stated development uses, capacity and delivery timeframes - this information is taken from the Call for Sites form.
- Core information** - includes the call for site reference number, the type of land the site is and what it is currently used for. It also identifies any relevant planning history and any supporting documentation submitted through the Call for Sites.
- Location plan** - each site will have a location plan which serves to locate the site within its immediate environs and identifies any constraints impacting the site. The colour outline of the site will be based on the uses it has been promoted for. A key (or legend) will be provided at the beginning of each parish chapter so that the constraints can be identified.
- Fundamental constraints** - this is the first step in assessing all sites. It assesses whether the site is affected by any of the key fundamental constraints of being grade 1 agricultural land, being in flood zone 3b, being a local green space, having a nature conservation designation, within a mineral development area or water recycling area, or is under the site threshold (over 0.25ha or large enough for at least 5 homes). If any of these apply to the site then it does not progress to a detailed assessment.
- Assessment of site potential** - if the site passes the fundamental constraints, it will then be assessed in detail looking at the suitability, availability, achievability and deliverability/ developability of the site. It utilises information from the Call for Sites submission as well as an assessment of constraints.
- Progression of site to SA** - this will either be a yes or no. If the site is not progressing to SA a short explanation will be provided. A site that is found to be unsuitable will not progress to SA.
- Impact of SA on assessment** - the site will then be appraised against the sites decision aiding questions set out in the SA scoping report - against each question, the site will acquire a score and a commentary explaining the score. The SA assessment will be presented in the SA but a summary of it will also be provided in the LAA.
- HDC delivery calculations** - taking into account the LAA assessment and the SA of the site, we will calculate an indicative capacity for the site and uses. This will be based on the methodology for net developable areas and density categories provided in the LAA methodology.
- Updates after initial assessment** - this is where any updates since the initial assessment will be included such as revised information from the site promoter or additional information which has become available that may impact the assessment.

### Site Assessment Process



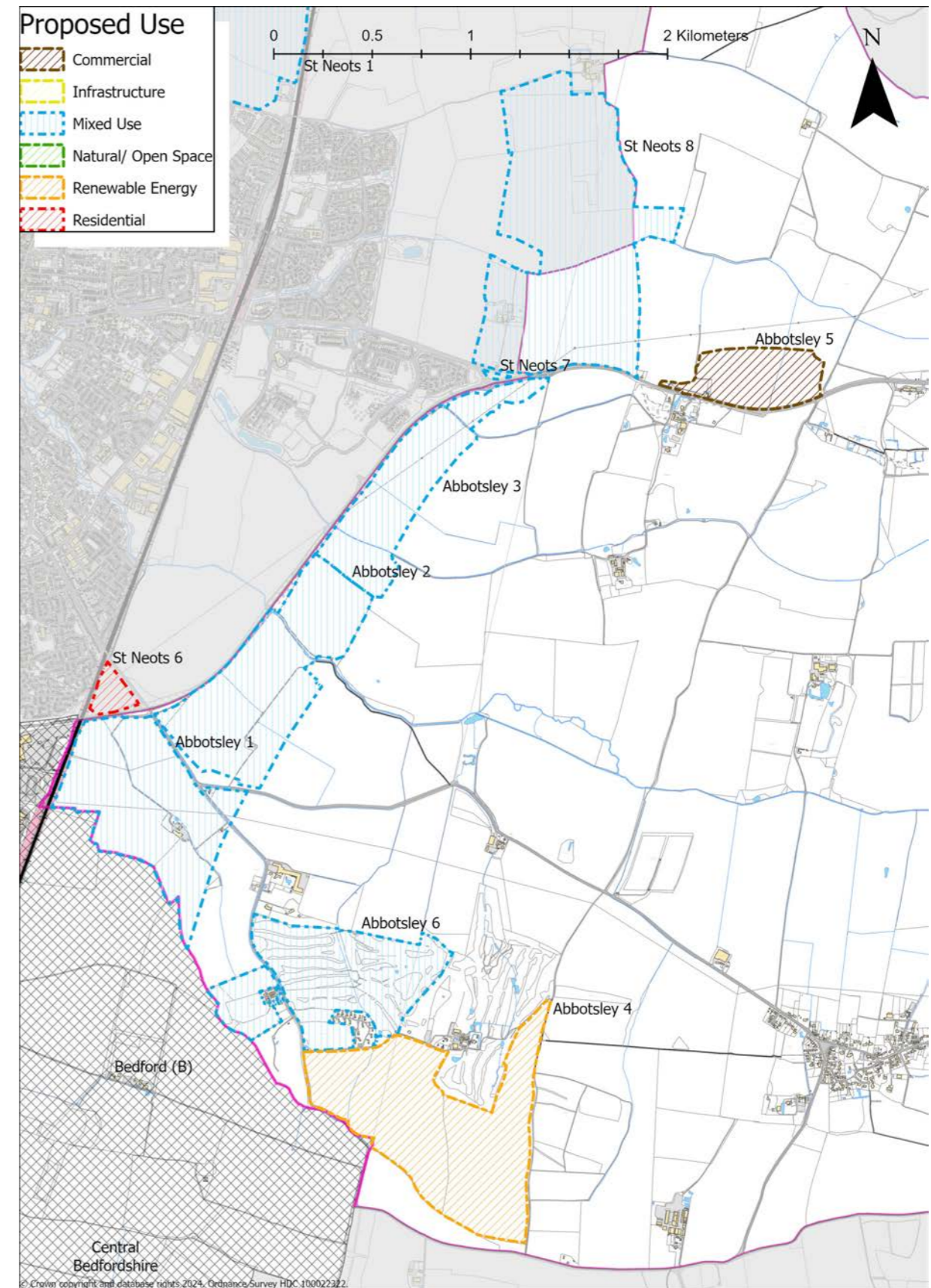


### 1 Abbotsley

1.1 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Abbotsley 1: Land at Potton Road (Rectory Farm), Eynesbury Hardwicke
- Abbotsley 2: Land East of Wintringham Park, St Neots
- Abbotsley 3: Land East of St Neots
- Abbotsley 4: Pear Tree Solar Farm, Abbotsley
- Abbotsley 5: North of Wintringham Hall, Cambridge Road, St Neots
- Abbotsley 6: Abbotsley Golf Club

1.2 Please note that 'St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots' also partially falls within Abbotsley parish, but it has been included under St Neots as most of the site lies within that parish area.





1.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Abbotsley 1: Land at Potton Road (Rectory Farm), Eynesbury Hardwicke**

<b>Site reference</b>	Abbotsley 1
<b>Site name</b>	Land at Potton Road (Rectory Farm), Eynesbury Hardwicke

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land between current A428 and proposed new A421 road, west of Potton Road (B1046).	Abbotsley	53.0

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> <li>Retail</li> </ul> Supporting Infrastructure: <ul style="list-style-type: none"> <li>Local community centre (if required)</li> <li>Primary school (if required)</li> <li>Health facilities (if required)</li> </ul> Open spaces: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> </ul>	Approximately 1100-1200 homes on 30 hectares, average density 35-40 dph.  Employment floorspace to be confirmed on up to 1.5 ha.  Retail floorspace 1,100 sqm on 0.3 ha.  Local community centre (if required) - 225 sqm on 0.2 ha.  Primary School (if required) - 1.10 ha for 1 Form Entry, 1.8 ha for 2 form entry.  Health facilities (if required) - 0.5 ha.  Natural, green or open spaces for a variety of uses.  Approximately 18 -19 ha of green space and biodiversity net gain opportunities	Available 2024 - 2028  Build out over 9 - 10 years

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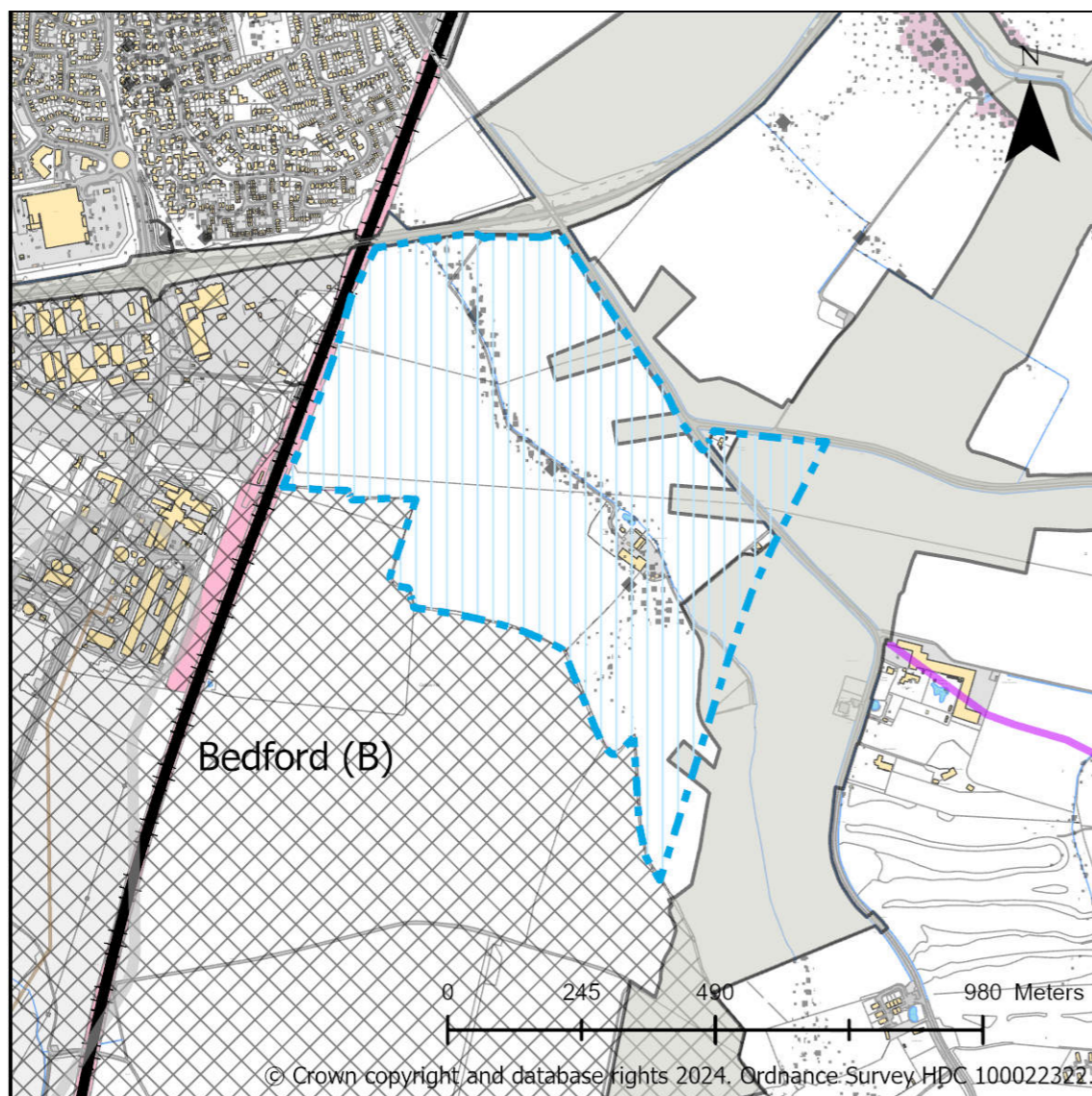
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:21
Relevant planning history	Application number: 1401687FUL  Proposed development: Laying of underground cable to connect solar farm to grid network and reinstatement of land involving land south of St Neots Bypass St Neots (extreme northern edge of site only).  Outcome: Approved 14 Jan 2015  Development Consent Order - 2022 No. 934 Infrastructure Planning - The A428 Black Cat to Caxton Gibbet Development Consent Order 2022 (made 18 Aug 2022). Approval for 10 mile two lane dual carriage way between the Black Cat junction and Caxton Gibbet Junction.
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural
Supporting information	None

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is located within flood zone 1; surface water flood risk runs through the centre of the site. There is a pond located in the southern half of the site. The site is wholly classified as grade 2 agricultural land. The site comprises mostly agricultural land, with some agricultural buildings (Rectory Farm), hard standings and access tracks and a small number of existing residential properties (in the landowner's control). The northern half of the site is flat rising gently towards the southern edge. The topography is consistent with the surrounding area and open countryside. The northern edge of the site is bounded by hedgerow and the A428 and the western edge by the railway line. There is sporadic tree planting within the site. Approximately 10.5 ha of the north western edge of the site (adjacent</p>	~
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to the railway line) is identified as part of the Great Ouse Green Infrastructure Strategic area which is also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley). Biodiversity, landscape and environmental impacts of the site would need to be addressed. The landowner notes that the site may contribute to the landscape, wildlife, cultural and historic value of the area which can be met by incorporating the area into the site's strategic landscape and ecology strategy. Opportunities to connect to the potential Little Barford New Settlement green infrastructure strategy would be provided. The site can be clearly seen from the B1046 and Potton Road and is highly exposed in both the local landscape and in longer distance views from the north and east. Significant landscaping buffers would be required to mitigate impact of the development.

There is no known pollution or contamination and no oil pipelines or associated buffer zones cross the site. However, a high pressure gas pipe line runs along the western boundary of the site. Electricity lines cross the site running west-east from Little Barford power station which is situated to the south west of the site. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it.

The portion of Strategic Expansion Location SEL2: St Neots East known as Wintringham Park is located to the north of the site and is currently under construction with some homes already occupied. The A428 and B1046 separate the submitted site and strategic expansion location making integration difficult to achieve until development on the southern end of SEL2 is complete. The site is currently isolated from other residential areas. The site also bounds the proposed Bedfordshire local plan allocation: Policy HOU Little Barford New Settlement, which is south west of the proposed site. At the time of assessment, the examination of the Bedfordshire Local Plan had been suspended and allocation of the proposed allocation (for 4,000 new homes with an estimated 3,800 to be delivered by 2040) is under question. Land within the proposed allocation had been set aside ('contingency land') for the potential East West Rail route, the station for which is anticipated to be in Tempsford, south of Little Barford. The proposed East West Rail route may separate the submitted site and proposed allocation meaning integration with this site may also be difficult to achieve.

The site is not within a mineral safeguarding area or water recycling area.

<p><b>Availability</b></p> <p>The site is in single/ individual company control. Land is owned in Trust and development is supported by the landowners. There are no known legal restrictions affecting the site. It is unclear whether current residential uses on site would require relocation.</p> <p>The site promoter states that it is the intention to gain allocation status and then sell the land to a third party for obtaining planning permission and development. The promoter suggests the land is available between 2024 and 2028 and delivery is likely to be multi-phased over a 9-10 year period.</p>	+
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<p><b>Achievability</b></p> <p>The site promoter notes that gas supply is accessible from the site boundary and mains water and electricity supply and digital and telecommunications infrastructure are accessible within the site. Potton Road is accessible from the site boundary.</p> <p>The northern and eastern edges of the site adjoin the A428 and the B1046 and the western edge parallels the East Coast mainline railway. Substantial noise mitigation measures will be required to ensure a high quality residential environment.</p> <p>Portions of the eastern part of the site fall within the A428 Development Consent Order boundary potentially restricting development at least whilst construction is underway. Likewise the southern edge of the site bounds the proposed rerouting of the A428. Noise mitigation measures would be required to address this. The finalisation of the East West Rail route, if it is brought forward, may also have similar impacts (including vibrational) on the site and available land, but these are currently unknown. Air quality as a result of the new A428 (A421) and East West Rail may also impact upon the proposed site.</p> <p>Two overhead powerline routes traverse the site from Little Barford power station which is located to the west of the site beyond the railway line. Mitigation would be required to relocate the powerlines underground, or mitigate their presence, which could impact viability of the site. Utility easements exist within the site; the site promoter anticipates incorporating them into any landscaping scheme.</p> <p>Access to A and B road networks would provide good long term road connectivity and assist with the logistics of construction. Major infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure. The presence of major roads would require further measures to safely integrate the community from the proposed site with the existing residential area of St Neots - for example foot and cycle bridges as there is no segregated footway or cycleway along the B1046 to allow connectivity into St Neots.</p> <p>There are several existing residential properties that will need to be either integrated into any proposed scheme or demolished; as they are within the landowner's control these are not an impediment to achieving the site.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Proximity to Little Barford power station and the East Coast mainline railway and proposed A428(A421) and East West Rail may impact on the scale, layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.</p>	

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial flood risk but surface water flood risk runs through the centre of the site</li> <li>• The site is predominantly greenfield and grade 2 agricultural land.</li> <li>• The site could relate well to Wintringam Park to the north once complete having the potential to be integrated with the community.</li> <li>• Integration with Bedford Local Plan allocation Policy HOU Little Barford New Settlement is uncertain.</li> <li>• There is potential for the East West Rail route to dissect the site meaning integration may be difficult to achieve.</li> <li>• Impact on the countryside would be significant due to the site's current isolated location and size</li> <li>• Proximity to the new A428(A421) and potentially East West Rail could increase the likelihood of noise light, vibrational and visual pollution</li> <li>• The site has opportunity to provide green space and biodiversity net gain opportunities.</li> <li>• Access to the railway station is within reasonable distance, as is access to St Neots town centre.</li> <li>• The site proposes employment and retail uses and could include a local community centre; primary school and land for health facilities. These could provide additional employment and social benefit to the new community.</li> <li>• The site is within 1km of 10 ha natural greenspace</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for development in the long term contributing to meeting the housing needs of the district and supporting sustainable place-making</li> <li>• Major infrastructure would be required to support development</li> <li>• In addition to housing, the site would provide opportunities for employment, retail and proposes a community centre, primary school and health facilities if required</li> <li>• Access to A and B road networks would provide good long term road connectivity</li> <li>• The presence of major roads would require further measures to safely integrate the community and connect into St Neots</li> <li>• Integration of existing residential properties may be required</li> </ul>
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- Mitigation would be required to relocate or integrate powerlines
- Biodiversity, landscape and environmental impacts of the site would need to be addressed

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 53ha</p> <p>58.49% net developable area allowed as guided by the site submission following the exclusion for:</p> <ul style="list-style-type: none"> <li>• 2ha for primary school (2 Form Entry)</li> <li>• 0.5ha for health facility</li> <li>• 19ha for green infrastructure</li> <li>• 0.5ha for community centre</li> </ul> <p>53ha x 58.49% = <b>31 ha</b></p>	<p>The net developable area is 31ha.</p> <p><b>0.5ha is deducted for retail</b></p> <p><b>3ha is deducted for commercial/ employment and retail uses</b></p> <p><b>27.5 ha residential development area</b> for a variety of market/affordable homes, self and custom build housing and specialist housing.</p> <p>Mixed densities to reflect a range of densities reflective of large developments.</p> <ul style="list-style-type: none"> <li>• 3% of land at very high density 145dph. 0.83ha x 145dph = 120 homes</li> <li>• 7% of land at high density 85dph. 1.93ha x 85dph = 164 homes</li> <li>• 25% of land at moderate density 50dph. 6.88ha x 50dph = 344 homes</li> <li>• 55% of land at low density 35dph. 15.13 ha x 35dph = 530 homes</li> <li>• 10% of land at very low density 25dph. 2.75ha x 10dph = 69 homes</li> </ul>	<p>Post 2035 subject to allocation and further progress on Wintringham Park to facilitate integration and further certainty on the EastWest rail route and delivery if the scheme is confirmed.</p> <p>Build out expected to require more than 10 years.</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	<p><b>1,227 total homes</b></p> <p><b>Note:</b> this calculation is indicative and may be subject to review if further certainty on the prospects of EastWest Rail comes forward which is not taken into account in the above.</p>	

**Updates after the Initial Assessment**

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**Abbotsley 2: Land East of Wintringham Park, St Neots**

<b>Site reference</b>	Abbotsley 2
<b>Site name</b>	Land East of Wintringham Park, St Neots

Site address	Parish(es)	Site area (ha)
East of Wintringham Park, south of the A428 and north of Potton Road (B1046)	Abbotsley	54.47

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Specialist housing</li> <li>Custom and self-build housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> </ul> Supporting Infrastructure: <ul style="list-style-type: none"> <li>Primary school (if required)</li> <li>Community building (if required)</li> </ul> Open space: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities-</li> <li>Land to safeguard against flooding</li> </ul> Other: <ul style="list-style-type: none"> <li>Live/work hub &amp; local shops (potential)</li> </ul>	Approximately 1,100 market and affordable homes including specialist housing to adhere to M4 (3)/bungalows/apartments  5% Custom and self-build plots  Business hub at 1,800sqm  Primary school (if required) at 1,207sqm  Community building (if required) at 2,949sqm  Natural, green or open spaces of around 22.38ha  Biodiversity net gain opportunities at 10% of around 5.5ha	Available 2024 - 2028  Build out over 8 - 11 years

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Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
	Land to safeguard against flooding - 5.06ha within the flood zone, minimum 15m to frontages of proposed dwellings. Approximate attenuation volume 11,879sqm  Live/work hub and local shops - no capacity provided	

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:208
Relevant planning history	Application number: 23/01308/FUL  Proposed development: 2 new agricultural accesses: one from the A428 (North of Hen Brook) and one comprising a new arm from the new A428 roundabout (South of Hen Brook)  Outcome: Withdrawn  Development Consent Order - 2022 No. 934 Infrastructure Planning - The A428 Black Cat to Caxton Gibbet Development Consent Order 2022 (made 18 Aug 2022). Approval for 10 mile two land dual carriage way between the Black Cat junction and Caxton Gibbet Junction.  A site in the same location but of a slightly differing size was submitted in the HELAA (December 2017): East of Potton Road, South of A428, St Neots (076)
Land type	Wholly greenfield land
Current use of the site	Agricultural land

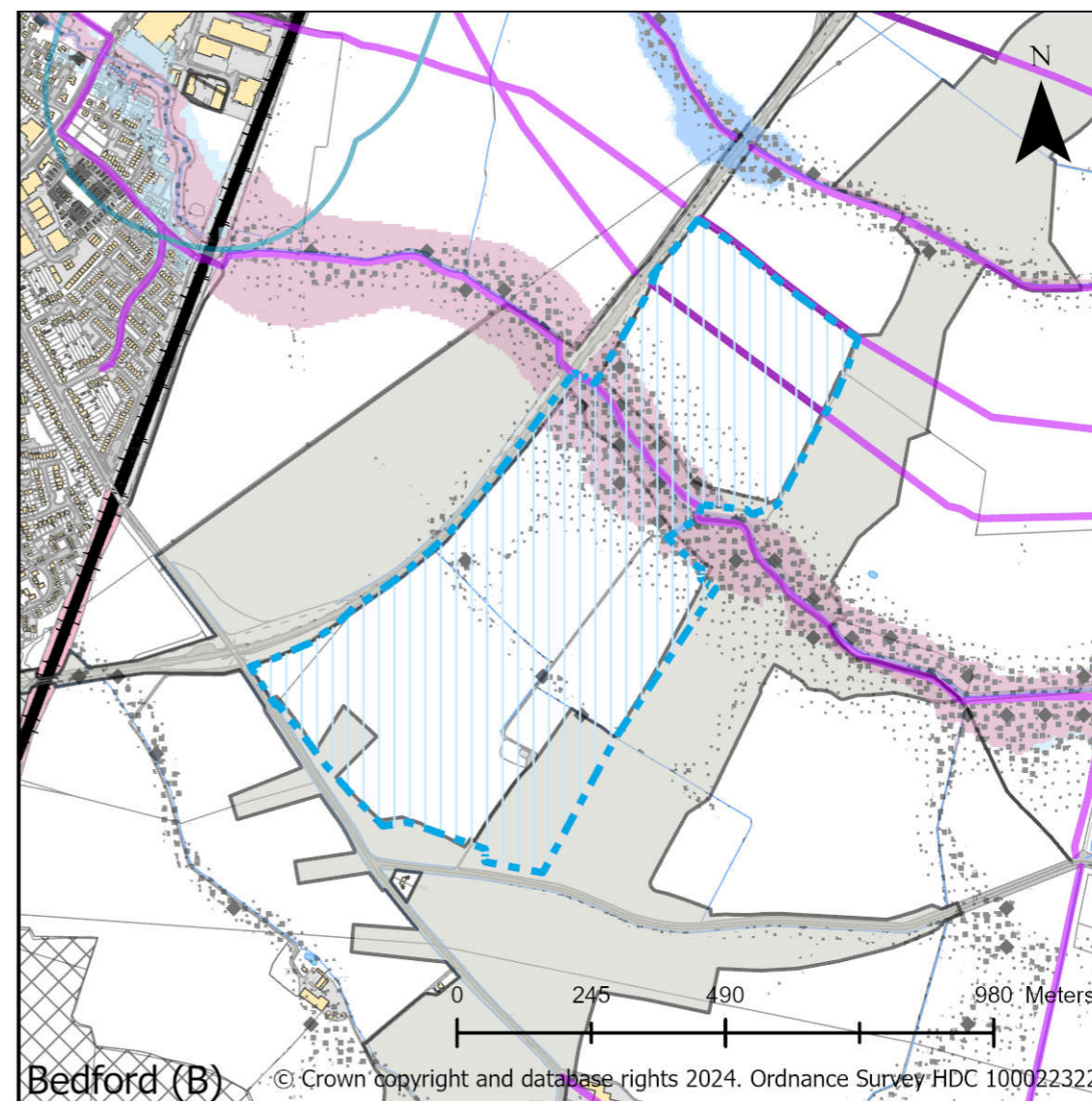


Supporting information	<ul style="list-style-type: none"> <li>● 1 - Site Location Plan</li> <li>● 2 - Masterplan</li> <li>● 3 - Constraints Plan</li> <li>● 4 - Landscape Baseline Report</li> <li>● 5 - Preliminary Flood Risk and Drainage Assessment to Inform Masterplan And</li> <li>● 6 - Desk-Based Heritage Assessment</li> <li>● 7 - Access Appraisal</li> <li>● 8 - Air quality Assessment</li> <li>● 9 - Noise Impact Assessment</li> </ul>
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	There is a veteran Elm tree on the north east boundary. No further nature conservation designations within the site.	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass

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**Assessment of Site Potential**

**Context, constraints and potential suitability**

The majority of the site is in flood zone 1. Several minor watercourses and land drainage ditches are present within the site boundary. The presence of Hen Brook (which traverses the northern half of the site from east to west) means that some of the site is within flood zones 2 and 3a. The site is risk of flooding from surface water in association with Hen Brook and drainage ditches.

The site is wholly classified as grade 2 agricultural land which is in arable use. The landform slopes from both northern and southern edges down into the Hen Brook channel which traverses the site from west to east and forms the primary visual feature within the site.

<p>The site is broadly consistent with the form of the wider landscape which slopes gently towards St Neots from higher land to the east with Abbotsley Brook following a similar path to Hen Brook only located to the north of the site.</p> <p>To the north of Hen Brook the site is bounded by some hedgerows and trees; some also follow the line of Hen Brook across the site. The southern boundary has a few sporadic trees but the site can be clearly seen from the B1046 other than by a small copse of trees by the intersection of the B1046 and the A428. The eastern boundary is currently very open but will in time be formed by the rerouted A428 (A421). One public right of way traverses the northern half of the site (east to west) with a second on the northern boundary line. The site is highly exposed in both the local landscape and in longer distance views from the B1046, Potton Road and public rights of way along with glimpses from the East Coast mainline railway. Significant landscaping buffers would be required to mitigate the impact of the development on the surrounding landscape.</p> <p>The portion of Strategic Expansion Location SEL2: St Neots East known as Wintringham Park is located to the west of the site and is currently under construction with some homes already occupied. The A428 separates the submitted site and strategic expansion location making integration difficult to achieve.</p> <p>There is no known pollution or contamination and no gas/oil pipelines or associated buffer zones cross the site. Two overhead powerline routes traverse the site from Little Barford power station which is located to the south-west of the site beyond the railway line. No known heritage assets or nature conservation assets are located within the site and there are no tree preservation orders affecting it although there is a veteran elm tree on the north east boundary.</p> <p>As the site is wholly greenfield land it does not offer any potential for regeneration. It is not within a mineral safeguarding area or water recycling area so these do not form any constraint to development.</p>	
<p><b>Availability</b></p> <p>The site is in single/ individual company control with a hybrid control agreement for its promotion for development which is supported by the landowners. There are no known legal restrictions affecting the site and no identified uses to be relocated. There do not appear to be any current uses on site requiring relocation.</p> <p>The site promoter states that it is the intention to gain allocation, obtain planning permission and for the site to then be delivered by a housebuilder. The promoter suggests the land is available between 2024 and 2028 and anticipates completion of 80 to 100 homes per year.</p>	+
<p><b>Achievability</b></p>	~

<p>The submission states that gas, mains water, electricity and digital communications supply are accessible from the site boundary.</p> <p>Portions of the site fall within the A428 Development Consent Order boundary, and the eastern edge of the site bounds the proposed rerouting of the A428(A421). This may potentially restrict development in the short term but the A428 upgrade is expected to open in 2027. Noise mitigation measures would be required to mitigate the new A428(A421) rerouting, the existing A428 and the B1046. The finalisation of the East West Rail route, if the project is confirmed, may also have similar impacts on the site (including vibrational) and available land, but this is currently unknown. Air quality as a result of the new A428(A421) and East West Rail may also impact upon the proposed site. Access to A and B road networks would provide good long term road connectivity and assist with the logistics of construction.</p> <p>Two overhead powerline routes traverse the site from Little Barford power station which is located to the south-west of the site beyond the railway line. Mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines, which could impact viability of the site.</p> <p>Major infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure. The presence of major roads would require further measures to safely integrate the community from the proposed site with the existing built up area of St Neots - for example foot and cycle bridges/crossings.</p> <p>The site promoter provided supporting information to suggest how some of these issues may be mitigated for example a flood risk and drainage strategy has been prepared, noting that watercourse easements and SUDs would be required, and open space provided to coincide with Hen Brook. An Initial Air Quality Review conducted proposes a noise barrier next to the proposed A428(A421) and climate measures suggest include building all homes to an EPC standard of B or above and using a 'fabric first' approach. A Travel Plan would be implemented to address sustainable travel principles and landscape guidelines produced.</p>	
<p><b>Deliverability / developability</b></p> <p>Proximity to the existing A428 and proposed A428 (A421) and East West Rail may impact on the layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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Impact of the Sustainability Appraisal on the assessment

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The majority of the site is within flood zone 1, although flood zone 2 and 3a and some surface water flood risk are present
- The site is wholly greenfield and grade 2 agricultural land.
- The proposed rerouting of the A428(A421) increases the likelihood of noise, light, air and visual pollution as does the potential East West Rail route, which could impede comprehensive site development
- The site is reasonably accessible to St Neots town centre
- Potential additional retail could support the immediate needs of a new community
- The site could relate well to Wintringham Park to the west once complete having the potential to be integrated with the community (safe crossings and enhanced transport infrastructure permitting).
- Landscape impact would require significant mitigation
- Proximity to the new A428(A421) and potential East West Rail could potentially increase the likelihood of noise light, and visual pollution

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential for development in the long term contributing to the housing needs of the district and supporting sustainable place-making
- Would require flood mitigation
- Would require significant infrastructure to create linkages into Wintringham Park
- Access to A road networks would provide good long term road connectivity
- Would be required to relocate or integrate powerlines
- Would require substantial landscaping to minimise the landscape impacts of development
- May be bisected by the proposed East West Rail route impeding integration or development of the site
- Would need to integrate public rights of way

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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 54.47ha</p> <p>34.94% net developable area allowed as guided by the site submission following the exclusion for:</p> <ul style="list-style-type: none"> <li>• 2ha for primary school</li> <li>• 0.5 ha for community centre</li> <li>• 22.38ha for natural green or open spaces</li> <li>• 5.5ha for biodiversity net gain</li> <li>• 5.06ha for flood mitigation</li> </ul> <p>54.47ha x 34.94% = <b>19.03 ha</b></p>	<p>The net developable area is 19ha.</p> <p><b>0.5ha is deducted for business hub</b></p> <p><b>1ha is deducted for live/work hub and retail uses</b></p> <p><b>17.5ha residential development area</b> for a variety of market/affordable homes, self and custom build housing and specialist housing</p> <p>Mixed densities to reflect a range of densities reflective of large developments.</p> <ul style="list-style-type: none"> <li>• 3% of land at very high density 145dph. 0.525ha x 145dph = 76 homes</li> <li>• 7% of land at high density 85dph. 1.23ha x 85dph = 106 homes</li> <li>• 25% of land at moderate density 50dph. 4.38ha x 50dph = 219 homes</li> <li>• 55% of land at low density 35dph. 9.64ha x 35dph = 337 homes</li> <li>• 10% of land at very low density 25dph. 1.75ha x 25dph = 44 homes</li> </ul> <p><b>781 total homes</b></p>	<p>Post 2035 subject to allocation and further progress on Wintringham Park to facilitate integration and further certainty on the EastWest rail route and delivery if the scheme is confirmed.</p> <p>Build out expected over 8 - 10 years.</p>



HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	<p><b>Note:</b> this calculation is indicative and may be subject to review if there is further certainty on the prospects of EastWest Rail coming forward, it is not taken into account in the above.</p>	

Updates after the Initial Assessment

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**Abbotsley 3: Land East of St Neots**

<b>Site reference</b>	Abbotsley 3
<b>Site name</b>	Land East of St Neots

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
The site is located to the east of St Neots, Wintringham Park the A428	Abbotsley	Approximately 31.0

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and /or affordable homes</li> <li>Specialist housing</li> <li>Custom and self-build housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment (including care home)</li> </ul> Supporting Infrastructure: <ul style="list-style-type: none"> <li>Primary school</li> <li>Community centre</li> <li>Health use</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> </ul>	<b>Option A:</b> up to 745 market and /or affordable homes  approximately 70 specialist housing homes  Custom and self-build housing to be confirmed  Up to 40,000sqm employment (Knowledge Intensive Business Services - KIBS E(g) use class) and care home  2.3 hectares for primary school  17,000sqm for community centre and health use  Up to 10.0ha (to be confirmed) for natural, green or open spaces	Available 2024 - 2028  Build out over 7 - 8 years

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<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
	Biodiversity net gain opportunities to be confirmed  <b>Option B:</b> up to 655 market and /or affordable homes  2.3 hectares for primary school  17,000sqm for community centre and health use  Up to 10.0ha (to be confirmed) for Natural, green or open spaces  Biodiversity net gain opportunities to be confirmed	

**Core information**

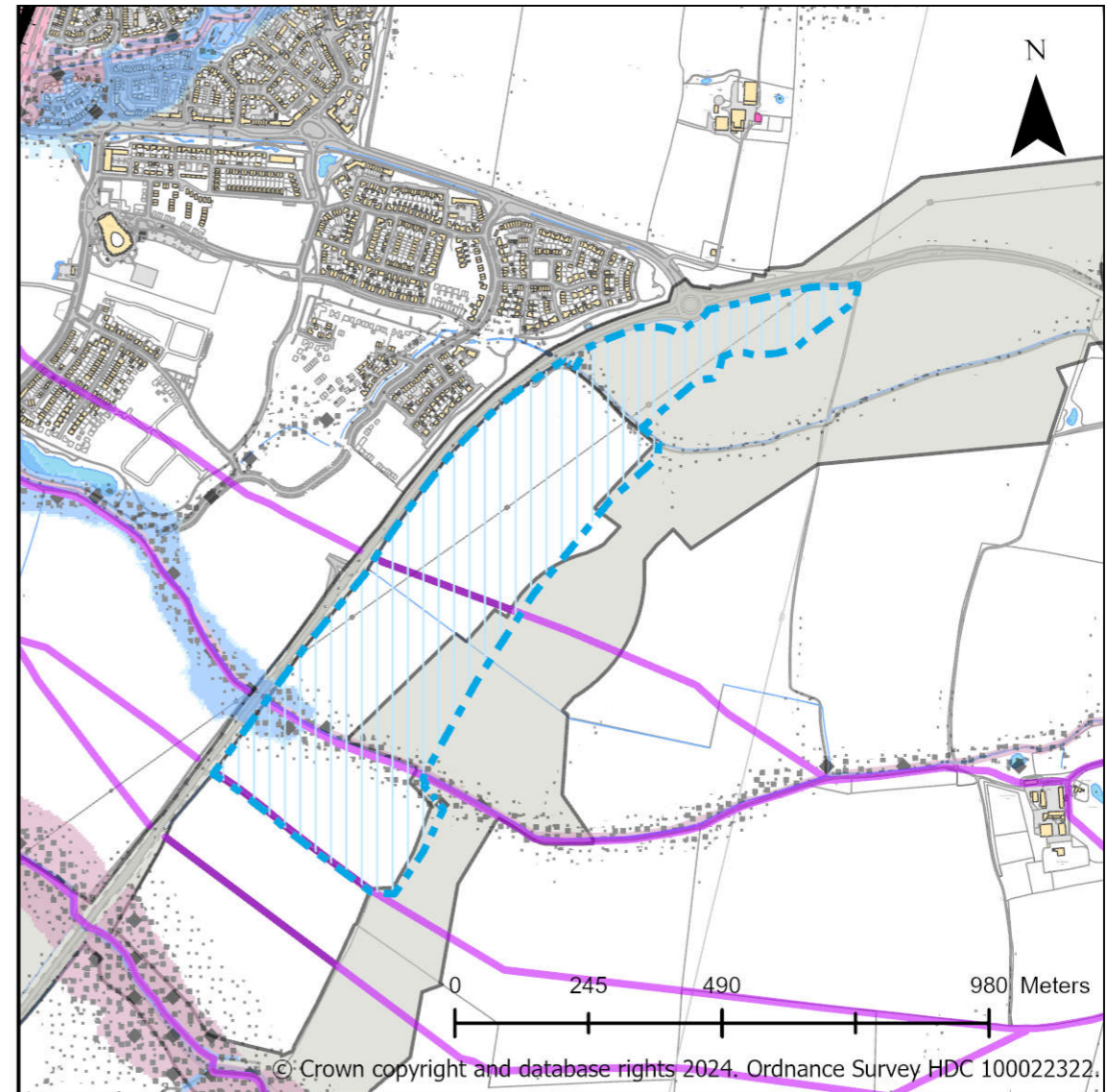
How was the site identified?	Call for sites 2023 submission: site reference – CfS:253
Relevant planning history	Application: 22/01344/FUL  Proposed development: Archaeological excavation and engineering works with associated temporary change of use and formation of site compound comprising site offices, welfare facilities and off-road parking facilities as part of the A428 Black Cat to Caxton Gibbet improvements.  Outcome: Permitted  Development Consent Order - 2022 No. 934 Infrastructure Planning - The A428 Black Cat to Caxton Gibbet Development Consent Order 2022 (made 18 Aug 2022). Approval for 10 mile two land dual carriage way between the Black Cat junction and Caxton Gibbet Junction.

	A site in the same location but of a slightly differing size was submitted in the HELAA (December 2017): South east of A428 from roundabout with B1425 Cambridge Road, St Neots (077)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>• Call for Sites Submission - Representation Report</li> <li>• Initial environmental noise assessment for a proposed development off the A428 St Neots</li> <li>• Land East of St Neots - Vision Document</li> <li>• Landscape and Visual Appraisal</li> <li>• Landscape and Visual Appraisal - Appendix A.1 Figures 1 to 10</li> <li>• Landscape and Visual Appraisal - Appendix A.2 Figure 11</li> <li>• Landscape and Visual Appraisal - Appendix B Extracts from Published Landscape Character Assessment</li> <li>• Location Plan</li> <li>• Residential development Access Strategy Options</li> <li>• Technical Note - Transport and Access Considerations</li> </ul>

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass

Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The majority of the site is within flood zone 1. A small proportion north of the south west corner of the site is located within flood zones 2 and 3a. Three drainage ditches traverse the site from east to west, one in the northern half of the site and two in the southern half.</p>	
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<p>The southern and northernmost of which are susceptible to surface water flooding. The site is wholly classified as grade 2 agricultural land. Three public rights of way traverse the southern half of the site (east to west) one of which is on the southern boundary.</p> <p>The land slopes from north to south with an approximate level difference of 14m from the highest to the lowest points. The topography is consistent with the surrounding area and open countryside. The site is in use as agricultural land. The western edge of the site is bounded by hedgerow and trees. There is sporadic planting within the site. The site can be clearly seen from the public rights of way within the site, from the B1046 and Potton Road and is highly exposed in both the local landscape and in longer distance views from the B1046. Significant landscaping buffers would be required to mitigate the impact of the development. The A428 bounds the western edge of the site.</p> <p>Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park and Loves Farm 2) is located to the west and north of the site and is currently under construction with some homes already occupied. The A428 separates the submitted site and strategic expansion location making integration difficult to achieve until development on the eastern edge is complete.</p> <p>There is no known pollution or contamination and no gas/oil pipelines or associated buffer zones cross the site. A 132 kW power line runs over head north-east to southwest through the site. A second low voltage overhead line runs also north-west to south from Little Barford power station which is located to the south-west of the site beyond the railway line. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it.</p> <p>As the site is wholly greenfield land it does not offer any potential for regeneration. It is not within a mineral safeguarding area or water recycling area so these do not form a constraint to development.</p>	
<p><b>Availability</b></p> <p>The site is in family control and development is supported by all landowners. There are no known legal restrictions and no identified uses to be relocated.</p> <p>The site promoter states that it is the intention that planning permission is obtained and then the land sold to a third party for development. The landowners suggest the land is available between 2024 and 2028 and likely to be delivered over 7 to 8 years depending on market conditions.</p>	+
<p><b>Achievability</b></p> <p>The landowner notes that access to gas supply is unknown; mains water and electricity supply are accessible from within the site and digital and telecommunications infrastructure accessible from the site boundary.</p>	~

<p>The northern section of the site and portions of the eastern part of the site fall within the A428 Development Consent Order boundary. Likewise the eastern edge of the site bounds the proposed rerouting of the A428(A421). This may potentially restrict development in the short term but the A428 upgrade is expected to open in 2027. Noise mitigation measures would be required to address the new A428(A421) rerouting and the current A428. The finalisation of the East West Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown. Air quality as a result of the new A428(A421) and East West Rail may also impact upon the proposed site. Access to the 'A' road network would provide good long term road connectivity and assist with the logistics of construction.</p> <p>Two overhead powerline routes traverse the site, mitigation would be required to relocate the powerlines underground, or address their presence which could impact viability of the site. Significant infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure. The presence of major roads would require further measures to safely integrate the community from the proposed site with the existing built up area of St Neots - for example foot and cycle bridges.</p> <p>The site promoter provided supporting information to suggest how some of the constraints may be overcome including the screening of pylons by a green corridor which would run through the length of the site creating a network extension from Wintringham Park and into the wider countryside. Green buffers/ecology corridors are proposed to minimise the impact of the new A428(A421) and pedestrian and cycle routes included within the site and a Travel Plan prepared. Residential and access options include roundabouts and T-junctions</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Proximity to the existing A428 and proposed A428(A421) and East West Rail may impact on the scale, layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>The majority of the site is within flood zone 1, flood zone 2 and 3a and some surface water flood risk are present</li> </ul>
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- The site is wholly greenfield and grade 2 agricultural land.
  - The proposed rerouting of the A428(A421) increases the likelihood of noise, light, air and visual pollution as does the potential East West Rail route
  - The site is reasonably close to St Neots town centre, railway station, employment and education facilities
  - Potential additional employment, primary school, community/health centre and retail could support the immediate needs of a new community
  - The site could relate well to Wintringham Park to the west once complete having the potential to be integrated with the community (safe crossings and enhanced transport infrastructure permitting).
  - Landscape impact would require significant mitigation associated with topographical challenges
  - Proximity to the new A428(A421) and potential East West Rail could potentially increase the likelihood of noise light, and visual pollution
- In combination the outcomes of the LAA and SA indicate that the site:
- Has potential for development in the long term contributing to the housing needs of the district and supporting sustainable place-making.
  - Would require flood mitigation
  - Would require significant infrastructure to create linkages into Wintringham Park
  - Would be required to relocate or integrate powerlines
  - Would require substantial landscaping to minimise the landscape impacts of development
  - May be bisected by the proposed East West Rail route impeding integration or development of the site
  - Would need to integrate public rights of way

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 31ha  60.32% net developable area allowed as guided by the site submission and vision document following the exclusion for: <ul style="list-style-type: none"> <li>• 2.3ha for primary school</li> </ul>	The net developable area is 18.7ha.  <b>5ha is deducted for a care home, KIBS and Creative industry use class - E(g) and C2 use class</b>  <b>13.7ha residential development area</b> for a variety of market/affordable homes.	Post 2035 subject to allocation and further progress on Wintringham Park to facilitate integration and further certainty on the EastWest rail route and delivery if the scheme is confirmed.  Build out expected over 8 - 10 years

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<ul style="list-style-type: none"> <li>• 2ha for community centre and health building</li> <li>• 8ha for natural green or open spaces</li> </ul> 31ha x 60.32% = <b>18.7ha</b>	Mixed densities to reflect a range of densities reflective of large developments. <ul style="list-style-type: none"> <li>• 3% of land at very high density 145dph. 0.41ha x 145dph = 59 homes</li> <li>• 7% of land at high density 85dph. 0.96ha x 85dph = 82 homes</li> <li>• 25% of land at moderate density 50dph. 3.43ha x 50dph = 172 homes</li> <li>• 55% of land at low density 35dph. 7.54ha x 35dph = 264 homes</li> <li>• 10% of land at very low density 25dph. 1.37ha x 25dph = 34 homes</li> </ul> <p><b>611 total homes</b></p> <p><b>Note:</b> this calculation is indicative and may be subject to review if there is further certainty on the prospects of EastWest Rail coming forward, it is not taken into account in the above.</p>	

**Updates after the Initial Assessment**

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**Abbotsley 4: Pear Tree Solar Farm, Abbotsley**

<b>Site reference</b>	Abbotsley 4
<b>Site name</b>	Pear Tree Solar Farm

Site address	Parish(es)	Site area (ha)
East of St Neots and west of Abbotsley, south of Abbotsley Golf Hotel and Course.	Abbotsley	72.0

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Renewable Energy: Solar Farm	72ha Biodiversity Net Gain in excess of 10%	Available 2024 - 2028 Build out over 16 weeks

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:103
Relevant planning history	Application number: 23/01507/FUL Proposed development: Erection of a Solar Photovoltaic Farm with associated substations and other supporting infrastructure including battery storage, inverters and transformers, fencing, CCTV, landscaping and installation of underground high-voltage cable within public highway Outcome: Pending decision Application number: 23/01507/SCRE Proposed development: Erection of a Solar Photovoltaic Farm with associated substations and other supporting infrastructure including battery storage, inverters and transformers, fencing, CCTV, landscaping and installation of

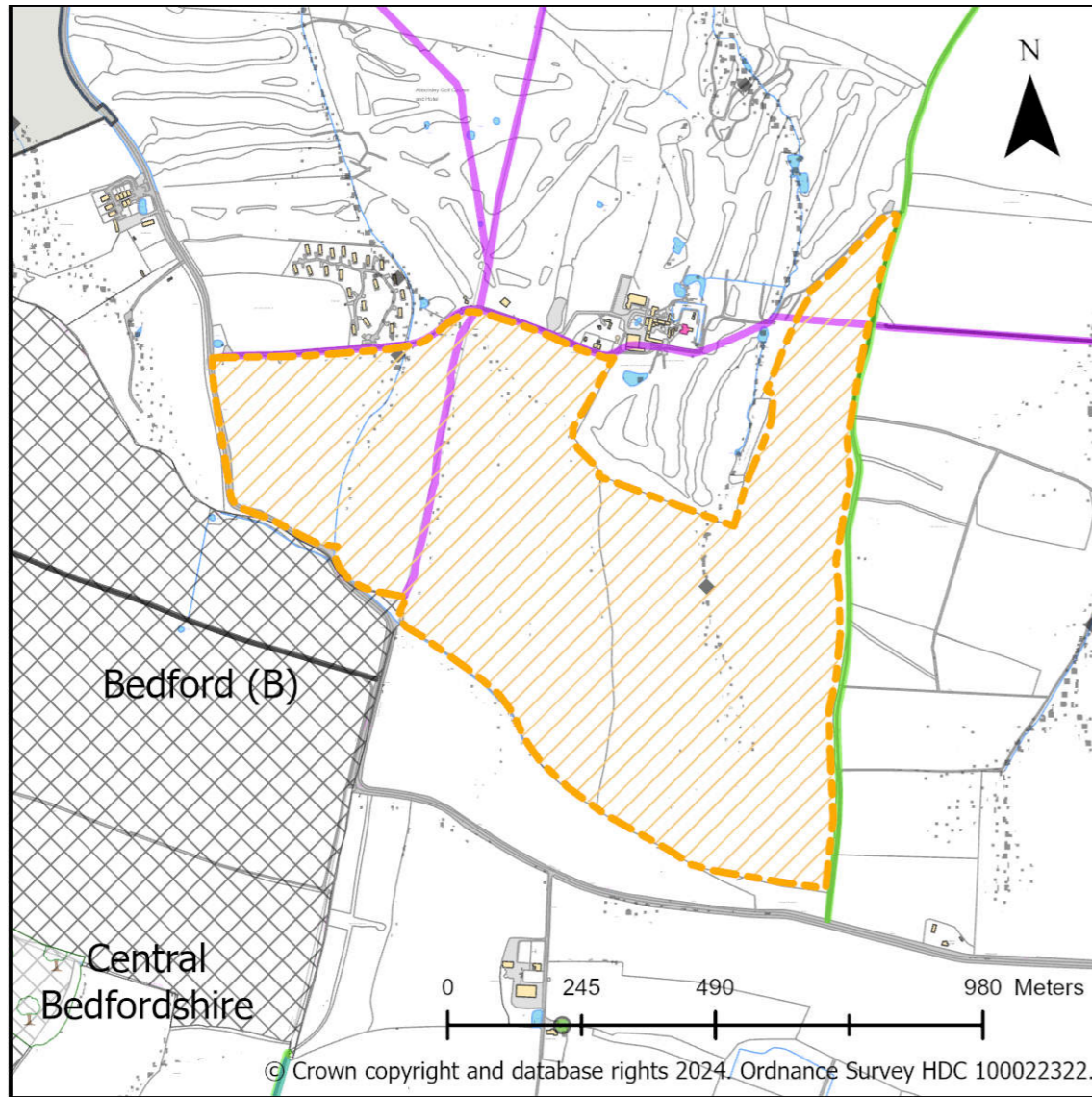
	underground high-voltage cable within public highway Outcome: Unknown
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Pear Tree solar farm supporting statement (C5141-4 Eaton Ford Call for Sites Reps)

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass



Fundamental constraints	Status	Outcome
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is within flood zone 1. Surface water flood risk runs north to south across the site from two main locations. The site is wholly classified as grade 2 agricultural land. The land slopes gently downwards from south to north. The site is consistent with the wider area which is predominantly agricultural land. The northern site boundary which adjoins</p>	+
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<p>Abbotsley Golf Hotel and Course is partially screened by a tree line. Potton Road to the west of the site is screened by a mixture of trees and medium hedgerows. Longer distance views into the site can be seen from the public rights of way and from the northern access road and Drewels Lane to the south (edged by small hedgerow). There is sporadic tree planting within the site and a wooded area bounding eastern boundary and south eastern corner. Three public rights of way traverse the site; one footpath is located in western half of site running north to south, one footpath is located along northern boundary of site running west to east and crossing into north eastern part of site and a bridleway runs along eastern edge of the site. The landscape impact would be limited given the boundary trees and hedging around most of the site. However, the impact from the southern aspect may be noticeable, limited landscape buffers may be required.</p> <p>The site promoter provides supporting information to suggest how some constraints may be overcome such as buffer zones either side of existing footpaths. Decommissioning of the site after a 40 year period to return the land to agricultural use with any legacy planting to remain. A planning application would be accompanied by a landscape and visual impact assessment and where possible hedgerows, trees, field patterns and strong boundary features will be used to mitigate the visual impact of solar energy developments.</p> <p>The site is in use as arable agricultural land and has no buildings within or immediately adjacent to the site. The presence of solar farms are compatible with agricultural land as they can be temporary in nature and can revert back to agricultural use potential having positive impacts on intensively farmed land allowing time for restoration. Some agricultural uses would also be able to continue around and within solar farm sites depending on their nature. Solar farms can contribute to addressing climate change.</p> <p>There is no known pollution or contamination and no gas/oil pipelines and buffer zones cross the site. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it. It is not within a mineral safeguarding area or water recycling area so these do not form a constraint to development.</p>	
<p><b>Availability</b></p> <p>The site is in single/individual company control and the land is optioned. The proposed development is supported by all landowners. There are no known legal restrictions. There appears to be no current uses on site requiring relocation.</p> <p>The site promoter states that it is the intention to acquire planning permission and then be delivered by a renewables company. The site is available between 2024 and 2028 and likely to be delivered over 16 weeks with a temporary use period of 40 years.</p>	+
<p><b>Achievability</b></p>	+

<p>The submission notes that access to gas, mains water and electricity supply are accessible from the site boundary as is the public highway and digital and telecommunications infrastructure. No gas/oil pipelines and buffer zones cross the site or electricity pylons/infrastructure. No noise impacts are expected from the use of the site.</p> <p>The site is surrounded on three sides by B and access roads which would provide connectivity and assist with the logistics of construction.. No additional major infrastructure would be required. Limited landscape buffers may be required and the retention of public rights of way though and adjoining the site.</p> <p>The site promoter notes that consideration will be given to the access roads, security fencing, lighting and any buildings so as to minimise its visual impact, whilst ensuring that the development causes no risk to public safety. A transport statement and construction management statement would also be provided to consider impact on highways network.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints and minimal constraints to overcome. The site is categorised as developable.</p>	

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is in flood zone 1 with surface water flood risk</li> <li>• The site is wholly classified as grade 2 agricultural land.</li> <li>• Consideration of impact on Eynesbury Hardwicke House may require mitigation</li> <li>• The site use compatible with agricultural land with potential to positively impact on agricultural land quality one use is removed.</li> <li>• Some agricultural uses would also be able to continue around and within the site.</li> <li>• the proposed use is classified as essential infrastructure meaning development is compatible.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May help to contribute towards achieving net zero ambitions and address climate change</li> <li>• Is suitable for solar energy generation</li> <li>• Public Rights of Way would require integration</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 72ha</p> <p>80% net developable area following land excluded for landscaping and Biodiveristy Net Gain.</p> <p>72ha x 80% = <b>57.6ha</b></p>	<p><b>Net developable area 57.6ha for a Solar Farm</b></p>	<p>Available 2024-2028</p> <p>Build out over 4-8 months</p>

**Updates after the Initial Assessment**

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**Abbotsley 5: North of Wintringham Hall, Cambridge Road, St Neots**

<b>Site reference</b>	Abbotsley 5
<b>Site name</b>	North of Wintringham Hall, Cambridge Road, St Neots

Site address	Parish(es)	Site area (ha)
The site is located to the East of St Neots, north of the A428 and Wintringham Hall	Abbotsley	19.0

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Logistics	1,500 sqm of employment (Knowledge Intensive Business Services - KIBS - use class E(g))  15,000 sqm of logistics	Available 2024 - 2028  Build out over 2 - 3 years

**Core information**

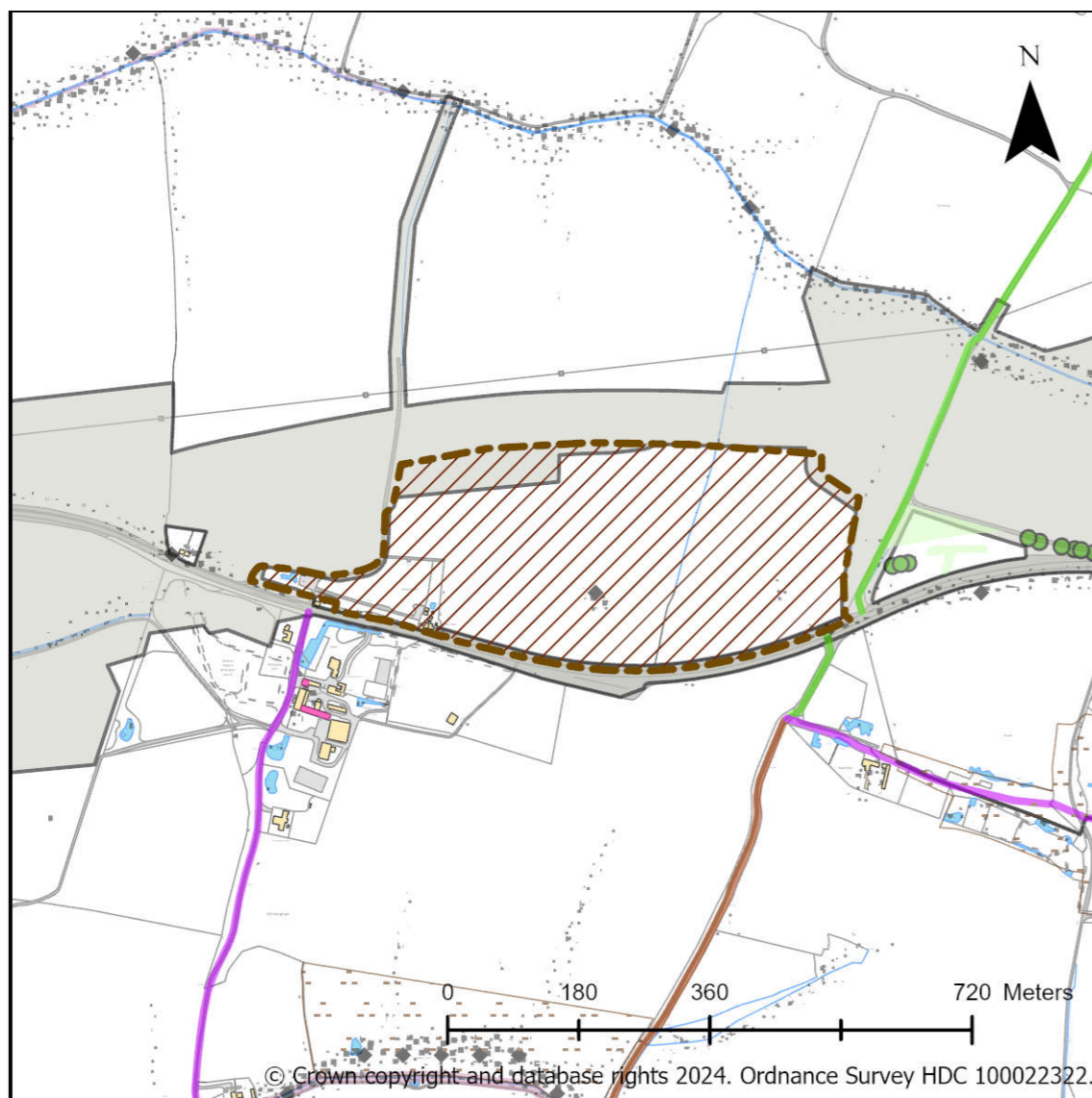
How was the site identified?	Call for sites 2023 submission: site reference - CfS:278
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Call for Sites Submission - Representation Report Land East of St Neots - Vision Document Landscape and Visual Appraisal Landscape and Visual Appraisal - Appendix A.1 Figures 1 to 10

	Landscape and Visual Appraisal - Appendix A.2 Figure 11  Landscape and Visual Appraisal - Appendix B Extracts from Published Landscape Character Assessment  Location Plan  Commercial Development Access Strategy Options  Technical Note - Transport and Access Considerations
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is located within flood zone 1. The site has elements of surface water flood along the southern boundary as well as associated with drainage ditches that enter the site from the north. The site is wholly classified as grade 2 agricultural land which is in arable use. The site is relatively flat just sloping slightly down from the south east corner to the north west and forms the higher part of the local landscape which falls away to the north west towards Fox Brook but continues at a similar elevation to the site towards the north east. The southern boundary is edged by trees and hedgerow which screen the site from the A428. All other boundaries are relatively open with just some sporadic hedgerow sections along the eastern boundary. The site is located in open countryside and views</p>	
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<p>into the site can be currently seen from the bridleway to the east of the site. Long distance views can be seen from Priory Hill and public rights of way to the north of the site making it highly exposed from the north. Significant landscaping buffers would be required to mitigate the impact of any development on the adjoining countryside. Toll Gate Cottage is located just outside the south west boundary of the site and the semi-detached Wintringham Cottages are located within the southern boundary. The compatibility of the proposed land use and the significance of the properties and their setting would require further assessment.</p> <p>The site promoter provides supporting information to suggest how some of the constraints may be overcome including a green buffer to the south and east and an ecology corridor to the north. The Vision Document presents the opportunity for a smaller cluster of employment buildings for KIBS and creative industries in the south western corner in keeping with surrounding properties, with large scale logistics buildings on the remainder of the land (8.00ha) separated by a green buffer.</p> <p>There is no known pollution or contamination and no gas/oil pipelines and buffer zones cross the site. No known heritage assets are located within the site although the deserted medieval settlement of Wintringham and listed buildings at Wintringham Hall are located just to the south. There are no nature conservation assets within the site and there are no tree preservation orders affecting it.</p> <p>As the site is wholly greenfield land it does not offer any potential for regeneration. It is not within a mineral safeguarding area or water recycling area so these do not form a constraint to development.</p>	
<p><b>Availability</b></p> <p>The site is in single/individual company control and the proposed development is supported by all landowners. There are no known legal restrictions affecting the site. There are current residential uses on site which would require integration.</p> <p>The site promoter states that it is their intention to acquire planning permission and then sell to a third party for development. The site is available between 2024 and 2028 and likely to be delivered over 2-3 years.</p>	
<p><b>Achievability</b></p> <p>There is no access to gas supply and access to digital telecommunications infrastructure for the site is unknown. Mains water and electricity supply are accessible from the site boundary. No gas/oil pipelines or their associated buffer zones cross the site and there are no overhead power lines or infrastructure within the site. Noise impacts are expected from the use of the site which would require mitigation.</p>	

<p>The site has immediate access to the A428 from the southern boundary. Transport movements as a result of the proposed employment and logistics uses may impact on the safety of the local road network. The site is surrounded by the A428 Development Consent Order boundary with both northern and southern portions of the site directly impacted by the DCO boundary. The northern edge of the site bounds the proposed rerouting of the A428(A421) which may impact on potential accesses for the site and its orientation. The DCO may potentially restrict development in the short term but the A428(A421) upgrade is expected to open in 2027.</p> <p>Noise mitigation measures would be required to address the new A428(A421) routing as well as traffic on the current A428. The finalisation of the East West Rail route may also have similar impacts (including vibrational) on the site and available land (potentially being located to the north of the site), but this is currently unknown. Air quality as a result of the proposed use of the site, new A428(A421) and East West Rail may also impact upon the proposed site and existing residential properties. Integration of the proposed site with the existing properties would need careful consideration. Access to the A road network would provide good long term road connectivity and assist with the logistics of construction.</p> <p>The site promoter proposes access to the site via a new roundabout on the A428 and a second entry only junction opposite the entrance to Wintringham Hall. There is some flexibility regarding the type and quantum of employment uses on the site. Sustainable transport options proposed for employees may include walking, cycling or public transport infrastructure and the site promoters note that a Travel plan would be provided.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Proximity to the existing A428 and proposed A428(A421) and East West Rail may impact on the layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.</p>	

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial flood risk, or nature conservation designations, some surface water flooding is present</li> <li>• It is grade 2 agricultural land and wholly greenfield</li> </ul>
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<ul style="list-style-type: none"> <li>• The site has potential to adversely impact nearby listed buildings</li> <li>• The site is in proximity to St Neots train station and a public right of way, but no substantial active travel links are available to facilitate non-motorised vehicular commuting</li> <li>• The site would be surrounded by the existing A428 and new route of the A428(A421). The local transport network may be impacted by the proposed uses</li> <li>• The proposed use could increase light, odour and visual pollution</li> <li>• The site is in open countryside and landscape impact of development would require mitigation</li> <li>• Successful integration of properties within and just outside the site would require careful masterplanning</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for employment and small logistics development</li> <li>• Would be surrounded by the new and old A428 which would require mitigation from light, air and visual pollution</li> <li>• Would require landscape integration</li> <li>• Would require a transport impact assessment and traffic movement and access solutions</li> <li>• Would require careful masterplanning to minimise impact on listed buildings and buildings within and nearby the site</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 19ha</p> <p>60% net developable area following land being excluded for landscaping, integration of existing buildings and mitigation for impact on listed building, biodiversity net gain, movement of HGVs and mitigation from new and existing A428</p> <p>19ha x 60% = <b>11.4ha</b></p>	<p>The net developable area is 11.4ha</p> <p>8ha is for Logistics. (8ha of land at 0.40 plot ratio) x 10,000sqm = (8ha x 0.40) x 10,000 = <b>32,000sqm of logistics</b></p> <p>2.4ha is for KIBS and Creative industries (Knowledge Intensive Business Services - KIBS E(g) use class)</p> <p>2.4 ha of land at 0.35 plot ratio) x 10,000sqm = (2.4ha x 0.35) x 10,000</p>	<p>Available from 2029 subject to allocation.</p> <p>Build out expected over 2-5 years</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	= 8,400sqm of E(g) use class	

Updates after the Initial Assessment

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**Abbotsley 6: Abbotsley Golf Club**

<b>Site reference</b>	Abbotsley 6
<b>Site name</b>	Abbotsley Golf Club

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Abbotsley Golf Club, Drewels Lane, Eynesbury Hardwicke, St Neots	Abbotsley	48.90

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing Specialist housing	500 - 1,000 homes  Retirement complex - including limited retail and employment opportunities commensurate to the proposed scale and uses.	Available 2024 - 2028  Build out over 6 years

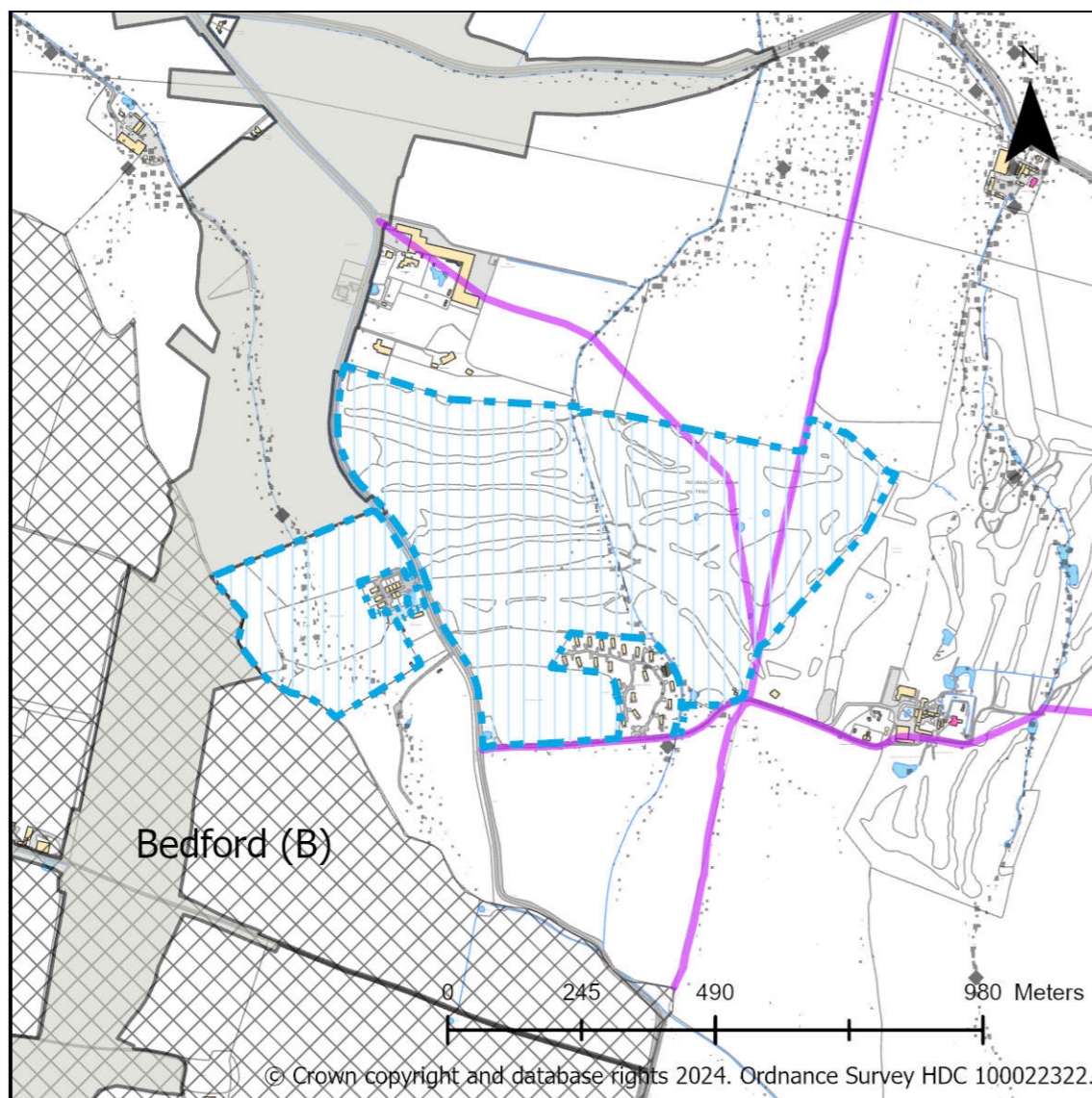
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:234
Relevant planning history	Application Number: 22/01129/S106  Proposed Development: Remove the obligation relating to the woodland area and the occupancy of the approved lodges for holiday use only - 91/0949  Outcome: Pending Decision.  HELAA (December 2017) Abbotsley Squash Club and Cromwell Golf Course, South of B1046, Abbotsley  (051)

Land type	Wholly greenfield land  Note: Promoter considers land to be wholly previously developed land
Current use of the site	Leisure use
Supporting information	Bedford Borough Council Local Plan 2040: Plan for Submission April 2022  Location Plan

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is in flood zone 1. The site is separated into two parcels of land by Potton Road. The western section of the site shows surface water flood risk running north to south through the centre. The western portion of the site wraps around built development at The Range and Orchard House with the majority being grassland with hedgerows and intermittent trees fronting all boundaries including that to Potton Road. A strong tree belt sits within the site running west from The Range.</p>	~
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The eastern section of the site experiences surface water flood risk through the centre of that part of the site and some ponds are present on site. The site is wholly classified as grade 2 agricultural land. The land slopes gently upwards from north to south. Two public rights of way traverse the site south to north from the southeast boundary. Mature trees and hedgerows surround the boundaries with Potton Road and the southern boundary. Longer distance views can be seen from within the site from the public footpaths. There is mature tree planting within the site associated with its landscaping as a golf course. Jenny Wissen Wood is located on the southern boundary of the site immediately east of Potton Road. The southern part of the site boundary excludes Abbotsley Country Homes holiday homes park which is largely screened by tree belts other than a small portion of their western boundary with the site. Further landscaping may be required to reinforce the amenity of users of this leisure site. The eastern portion of the site is currently laid out as a golf course. The northern boundary of the site is also largely contained by a hedgerow with sporadic trees. To the north west corner of this section of the site there are a couple of residential properties and a small cluster of low level industrial and warehousing buildings. Tall development within the site that exceeds the height of existing landscaping would be readily visible from multiple public viewing points and would likely have a detrimental impact on the landscape.

The site is in an isolated countryside location but bounds the proposed Bedfordshire local plan allocation: Policy HOU Little Barford New Settlement, which is to the west of the proposed site. At the time of assessment, the examination of the Bedfordshire Local Plan had been suspended and allocation of the proposed allocation (for 4,000 new homes with an estimated 3,800 to be delivered by 2040) is under question. Land within the proposed allocation had been set aside ('contingency land') for the new East West Rail route, the station for which is anticipated to be in Tempsford, south of Little Barford. The proposed East West Rail route may separate the submitted site and proposed allocation meaning integration with other nearby development would be difficult to achieve.

There is no known pollution or contamination and no gas/oil pipelines and associated buffer zones cross the site. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation areas affecting it.

As the site is wholly greenfield land it does not offer any potential for regeneration. It is not within a mineral safeguarding area or water recycling area so these do not form a constraint to development.

<p><b>Availability</b></p> <p>The site is in single individual/company control and development is supported by the landowner. There are no known legal restrictions affecting the site. The submission states that it is the intention to acquire planning permission before selling the land a third party for development. The submission suggests the land is available between 2024 and 2028 and is likely to be delivered over 6 years.</p>	+
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<p><b>Achievability</b></p> <p>The submission notes that gas, mains water and electricity supplies are accessible from the site boundary as is digital and telecommunications infrastructure. The public highway runs through the site with the larger portion to the east. No gas or oil pipelines or associated buffer zones cross the site or overhead power lines/infrastructure.</p> <p>The north western and western boundaries of the western edge of the site are bounded by the A428 Development Consent Order boundary potentially restricting development whilst construction is underway. This route may in time result in noise impacts on the site. The finalisation of the East West Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown. Air quality as a result of East West Rail and the new A428(A421) may also impact upon the proposed site.</p> <p>Access to Potton Road would provide long term road connectivity and assist with the logistics of construction. The presence of major roads including the new A428(A421) and proposed East West Rail would require further measures to safely integrate the community from the submitted site with the proposed allocation at Little Barford (if it were to proceed to allocation), for example foot and cycle bridges. Integration or effective screening of the proposed site with the existing properties would need careful consideration.</p> <p>The site promoter provides some supporting information to suggest how some of these issues may be mitigated for example supporting infrastructure and green spaces and improved accessibility through the opportunity to provide a strategic road junction off the new A428(A421) and proximity to the East West Rail station. It was also envisaged that the proposed allocation at Little Barford (if it were to proceed to allocation) would create sustainable transport links which could serve the future residents at Abbotsley through improved connectivity at Little Barford.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Proximity to the A428, new A428(A421) and proposed East West Rail may impact on the layout and mix of uses appropriate on the site. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.</p>	~

<ul style="list-style-type: none"> <li>• The site is not constrained by fluvial flood risk but some surface water flood risk is present</li> <li>• The site is wholly greenfield and grade 2 agricultural land</li> <li>• The site is in an isolated countryside location and integration with nearby residential areas would not be feasible</li> <li>• The status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement (where further integration is proposed is also currently unknown)</li> <li>• The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential East West Rail route , which could impede comprehensive site development dependant on its location within or adjacent to the site and further separating the site from the proposed Little Barford allocation</li> <li>• Impact on the countryside would be significant due to the site's current isolated location and size</li> <li>• Access to the railway station via motorised vehicle is within reasonable distance, as is access to St Neots town centre, education and employment opportunities.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is not appropriate for development and does not supporting sustainable place-making</li> <li>• The site would be separated and dissected by the new A428(A421) and potentially East West Rail making integration with any potential development in Bedfordshire difficult to achieve without significant infrastructure and could impede achievability of development</li> <li>• Major infrastructure would be required to support development</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to its landscape impact and isolated location.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

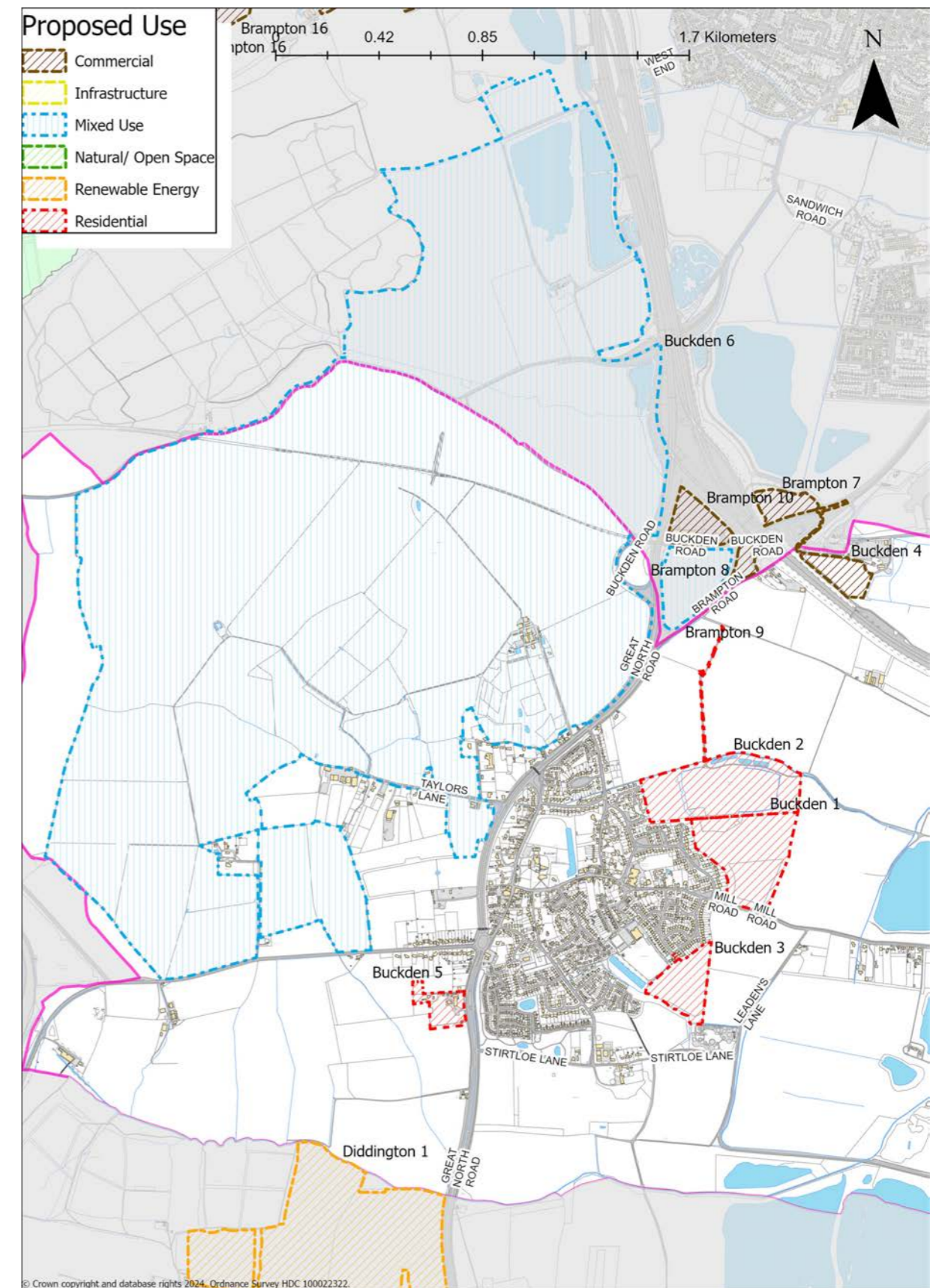
The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:
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### 2 Buckden

2.1 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Buckden 1: Land at Mill Road, Buckden
- Buckden 2: Land South of the B1514, Buckden
- Buckden 3: Land off Vineyard Way, Buckden
- Buckden 4: Brampton Road, Buckden
- Buckden 5: Land at Westfield Farm, Great North Road, Buckden
- Buckden 6: Land West of A1 from Buckden to Brampton - this site crosses over into Brampton parish but is assessed here as the majority of the site areas falls within Buckden parish.



2.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2

**Buckden 1: Land at Mill Road, Buckden**

<b>Site reference</b>	Buckden 1
<b>Site name</b>	Land at Mill Road, Buckden

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
North east of Buckden, with Mill Road forming the southern boundary	Buckden	11.70

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	230 homes 3.86 ha	Available 2024 - 2028 Build out over 4 - 5 years
Open space: Natural, green and open space		

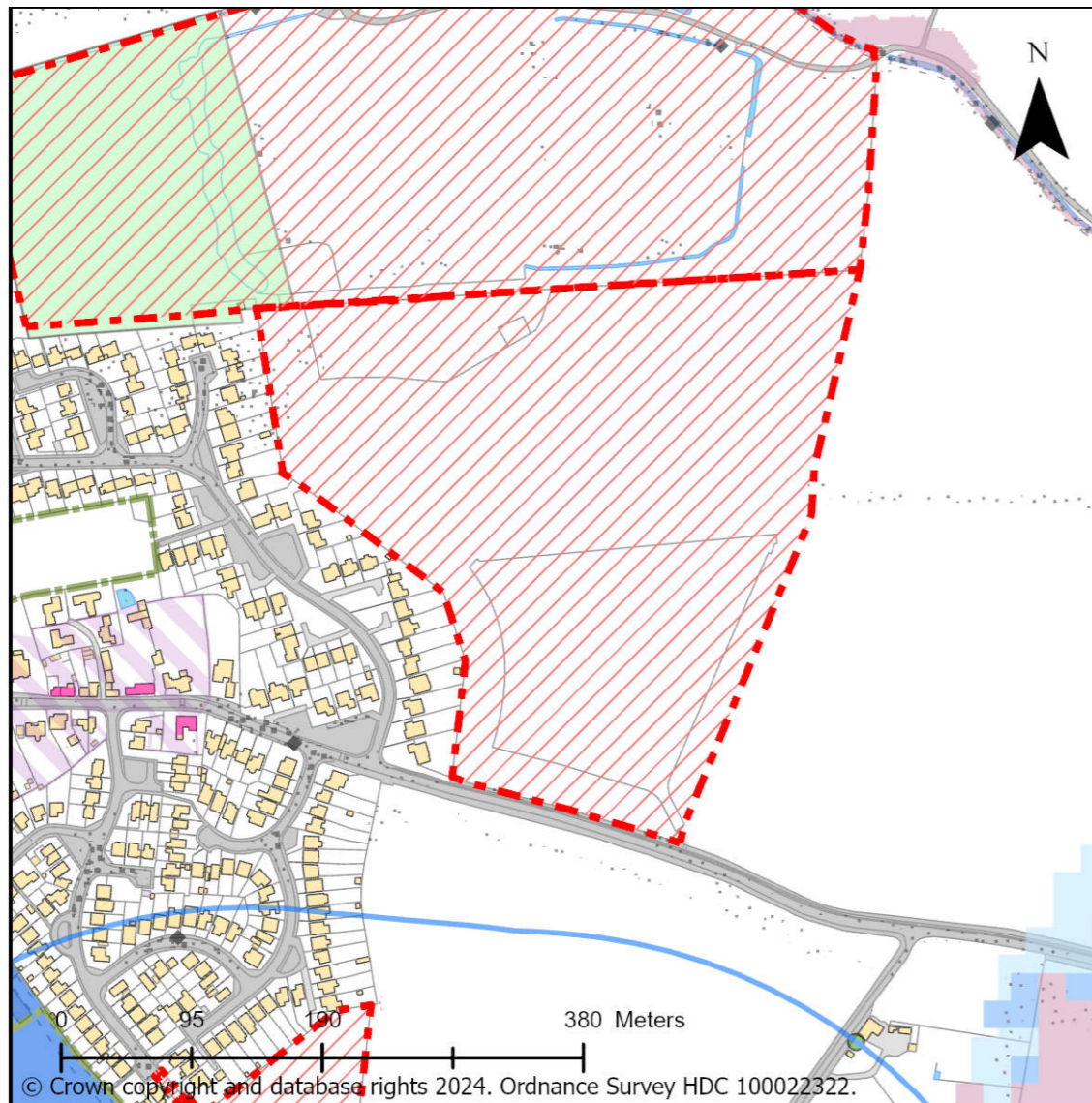
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:294
Relevant planning history	Application number: 18/01395/OUT  Proposed development: The erection of up to 195 dwellings with public open space, landscaping and sustainable drainage system (SuDS). All matters reserved.  Outcome: Withdrawn on 17th March 2023
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Responses to the Issues Engagement Paper (July 2023)

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly in flood zone 1 placing it at low flood risk. It is classified as grade 2 agricultural land which is in arable use with no buildings in it. The landform is a continuation of the gentle slope rising up from the River Great Ouse to the east into the village with the highest point being in the south west corner. The northern boundary of the site comprises hedgerows and trees which limit views through to the disused sand and gravel pit and the Settling Bed county wildlife site that adjoins the north western corner of the site. The eastern boundary is very open with a narrow, low level hedgerow providing limited separation from the adjoining field. Mill Road forms the southern boundary of the site which is lined by a substantial hedgerow with some trees providing effective screening of the site from the</p>	~
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road and an attractive rural approach to Buckden. To the south of Mill Road is further level arable land also bounded by a substantial hedgerow. The western edge of the site adjoins residential properties on Greenway and Hoo Close which predominantly have hedgerows and trees separating their rear gardens from the site. Overall the site sits well within the wider gently undulating arable landscape. The nearest public rights of way are at some distance from the site. Long distance views from the Ouse Valley Way to the east are limited by hedgerows and trees around the intervening lakes; those from the public right of way along Diddington Brook are well screened by trees and hedgerows. Leaden's Lane which runs south from Mill Road sits lower in the landscape than intervening land to the west which reduces any visibility of the site from there. Development would necessitate removal of some of the southern boundary trees and hedgerow to facilitate access to the site would increase its visibility from Mill Road and the wider landscape to the south east. A strong landscaping buffer would be needed on the eastern edge to reduce the impact on the Great Ouse Valley green infrastructure priority area which follows the course of the river to the east of the site. Natural landscaping would also be essential to facilitate connections between the Settling Beds county wildlife site and the wider Great Ouse valley ecological network.

There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. The site is not within the Buckden conservation area although at its nearest point is just 110m away and around 200m away along Mill Road. It does not contain any listed buildings or other known heritage assets. The north eastern parcel of the site is designated as being within the Great Ouse Valley green infrastructure priority area. The site also adjoins the Settling Beds county wildlife site which is covered by an area tree preservation order. The site can potentially be accessed from Mill Road. Investigations during the previous planning application indicated that the potential amount of traffic generation from the site may have significant impact on the local road network and capacity and safe operation of the Buckden roundabout on the A1.

The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is wholly covered by a minerals safeguarding area for sand and gravel; consultation would be required with Cambridgeshire County Council to determine the prospects of the site being a workable resource. It is beyond the 400m buffer around a water recycling site.

<p><b>Availability</b></p> <p>The site is owned and controlled by a single family which supports its development; a planning promotion agreement is in place with a consultancy. There are no known legal restrictions affecting the site. The promoter proposes the site will be delivered by obtaining planning permission before being sold to a third party for development. There are no current uses to be relocated. The promoter suggests the land would be available 2024-2028. Given the timescales anticipated to achieve the desired allocation availability post 2028 is more realistic.</p>	+
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<p><b>Achievability</b></p> <p>Mains water, digital and telecoms infrastructure are accessible from the site boundary with gas supply and electricity not being immediately available. The site has a boundary to Mill Road and the site promoter acknowledges the achievability challenges faced by their 2018 planning application for development of the site and the need for further highway investigations. Highways mitigation works are expected to be required potentially including works to the Buckden roundabout on the A1 which may have significant viability challenges. The site comprises broadly level ground and there are no known topographical challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. There are no structures on site to clear but there are very significant constraints that require mitigation. Landscaping, impact on the Great Ouse Valley green infrastructure priority area and Cambridgeshire Wildlife Site and impact on highways are key development considerations within a future masterplanning of the site. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.</p>	~

- Is inappropriate for a built development due to impact on nearby green infrastructure assets and highway constraints

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• It comprises the grade 2 greenfield agricultural land</li> <li>• Has reasonable access to local social and educational facilities but it is remote from retail and employment destinations</li> <li>• Some limited public transport access but access to the site from Mill Road could have significant impact on the capacity and safe operation of the A1 and the Buckden roundabout</li> <li>• Development would not enhance or protect the Settling Beds county wildlife site and the wider Great Ouse valley ecological network</li> <li>• Development would not contribute to protecting the form and character of the surrounding townscape and landscape</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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**Buckden 2: Land East of Bishops Way, Buckden**

<b>Site reference</b>	Buckden 2
<b>Site name</b>	Land East of Bishops Way, Buckden

Site address	Parish(es)	Site area (ha)
Land east of Bishops Way/ South of the B1514, Buckden, St.Neots, PE19 5TZ (nearest postcode)	Buckden	14.36

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	162	Available from 2024 - 2028 Build out over 4 years

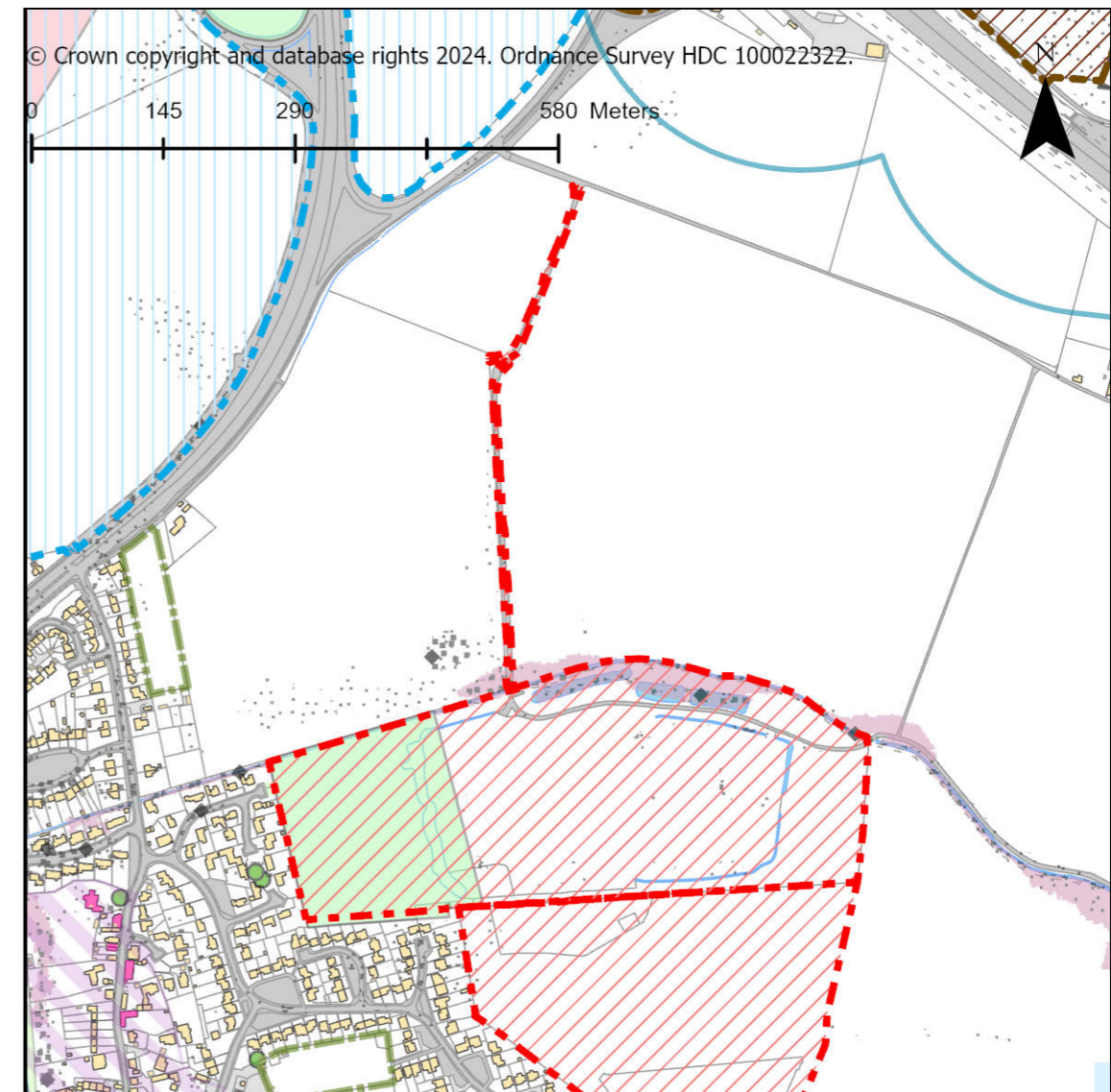
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:210
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Other (county wildlife site and former gravel works)
Supporting information	Call for Sites 2023 - Buckden - Covering Letter (July 2023)

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

Fundamental constraints	Status	Outcome
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





Assessment of Site Potential

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<p><b>Context, constraints and potential suitability</b></p> <p>The site wholly in flood zone 1 but there is risk of surface water flooding as there is a stream that runs through the northern part of the site joining a lake about 560m away from site; there are also small ponds near the north eastern edge of the site. Around 15% of the site is classified as grade 3 agricultural land and the rest as grade 2 agricultural land. However, the western quarter is predominantly covered in trees and shrubs which are designated as the Buckden Settling Beds county wildlife site, with the trees also protected by a tree preservation order. The remainder of the site is levelled former sand and gravel workings. The site is relatively flat with a slight slope up from the Ouse Valley to the east towards the existing edge of Buckden. It is contiguous with the broader landscape of the Ouse Valley. The northern boundary is predominantly trees and hedgerows with a small copse in the centre of this boundary. Beyond this new residential development is permitted. The eastern boundary comprises a hedgerow with trees dispersed throughout the easternmost 100m of the site. The southern boundary is the most open with an approximately 15m wide belt of hedgerows and shrubs. Collectively these provide reasonable screening from the adjoining countryside. The western edge of the site is fully covered with trees extending approximately 150m into the site forming the county wildlife site. However, immediately adjoining the western edge are residential properties at Bishops Way with homes on Aragon Close and Hoo Close adjoining a small portion of the south western boundary. The nearest public right of way is the Ouse Valley path over 1km to the east with views limited by intervening lakes, trees and hedgerows. Glimpsed views may be obtained from the road network to the north but these are largely obscured by trees and hedgerows. The site is relatively isolated in its countryside setting and development would have a substantial impact on the local landscape.</p> <p>There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. The site is not within the Buckden conservation area, it contains no listed buildings and no other known heritage assets. The western part of the site is recognised as a county wildlife site and covered by a tree preservation order, and the eastern part of the site lies within the Ouse Valley green infrastructure priority area. The site has very limited access to the public highway network via a long track; however, the site promoter proposes putting an access in through the county wildlife site to connect to Bishops Way.</p> <p>The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is wholly covered by a minerals safeguarding area for sand and gravel; consultation would be required with Cambridgeshire County Council to determine the prospects of the site being a workable resource. It is beyond the 400m buffer around a water recycling site.</p>	-
<p><b>Availability</b></p>	+

<p>The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. There are no current uses to be relocated. The promoter suggests the land would be available 2024-2028 and would be delivered by a master developer. Given the timescales anticipated to achieve the desired allocation availability post 2028 is more realistic.</p>	
<p><b>Achievability</b></p> <p>The site promoter acknowledges that access to electricity, gas, water and digital and telecommunications infrastructure from the site boundary are currently unknown. The site is relatively level but is constrained by the risk of surface flooding from ponds and drainage ditches particularly near its northern boundary. The site is also constrained by the classification of the eastern parcel as a green infrastructure priority area and recognition of the western parcel as a county wildlife site. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site access is currently from a long track to the north adjoining with B1514. The site promoter proposes cutting an access through the county wildlife site and linking into Bishops Way. Although there is a turning head, there is a strip of land approximately 10m wide between the site boundary and the public highway which is in the ownership of the two adjoining houses; acquisition may significantly impact on achievability. There are no built structures on the site that require clearance. The site promoter seek residential development of 162 homes.</p>	-
<p><b>Deliverability / developability</b></p> <p>There are no structures on site to clear but there are significant constraints that impede the development of the site. Impact on the Great Ouse Valley green infrastructure priority area, County Wildlife Site and the the wider ecological network of the Ouse Valley would be detrimental. Also, access to the site from Bishops Way may be unachievable. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as not developable.</p>	~

Progression of Site through to Sustainability Appraisal

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>No, due to significant constraints that impede the development of the site, impact on the Great Ouse Valley green infrastructure priority area, County Wildlife Site and the the wider ecological network of the Ouse Valley. Access to the site from Bishops Way may also be unachievable.</p>
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**Impact of the Sustainability Appraisal on the assessment**

The site did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

**Buckden 3: Land off Vineyard Way, Buckden**

<b>Site reference</b>	Buckden 3
<b>Site name</b>	Land off Vineyard Way, Buckden

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land off Vineyard Way, Buckden	Buckden	4.77

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing Open space: Natural, green and open space	5 homes	2024 - 2028 Build out in 1- 2 years

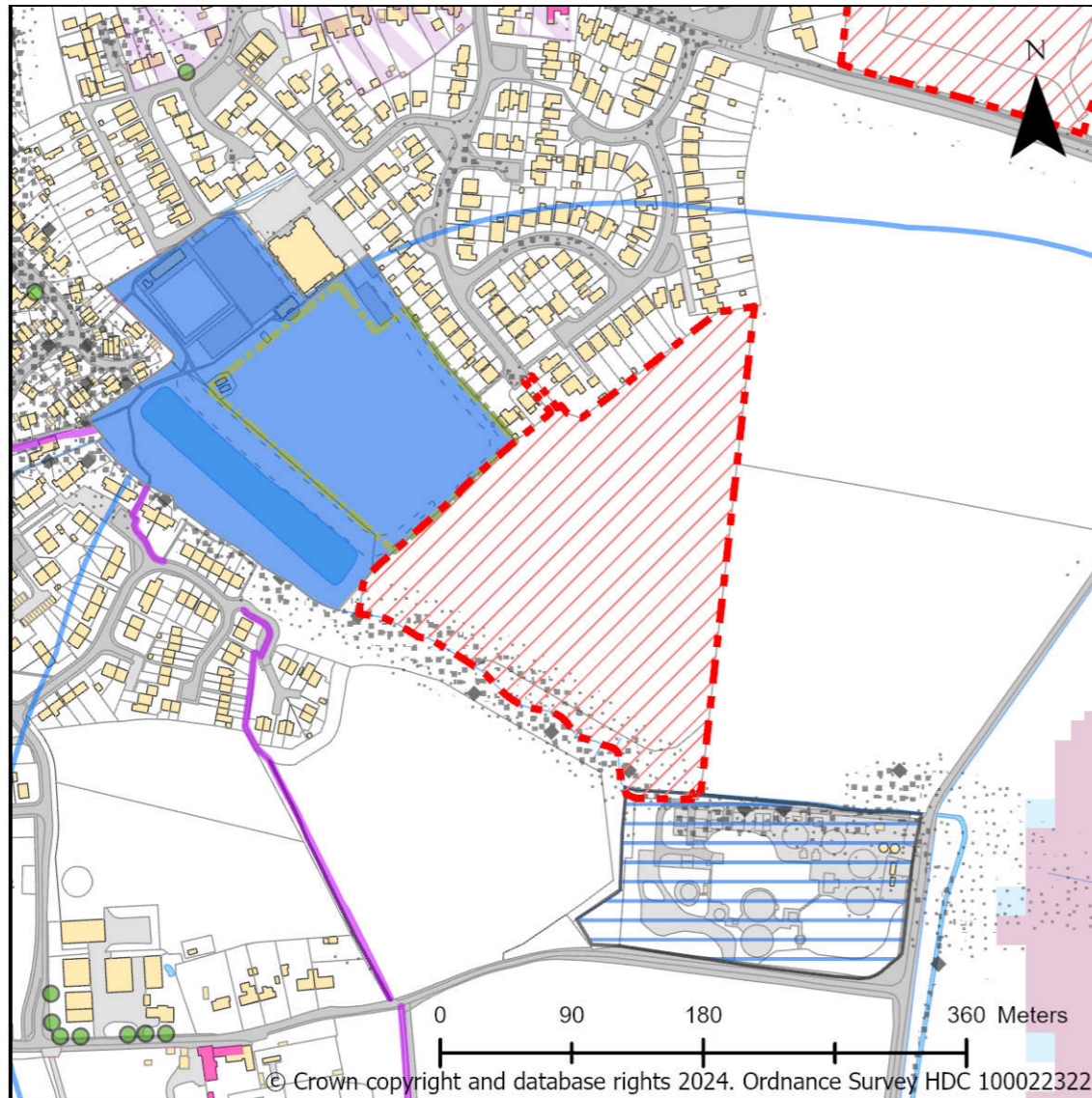
**Core information**

How was the site identified?	Call for Sites 2023 submission - site reference: CfS:93
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Highways Statement (June 2023)</li> <li>Supporting Call for Sites Statement (June 2022)</li> <li>Land Promotion Plan (drawing number: 22321_02 revision B) (May 2023)</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Yes (site is wholly within water recycling area)	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development as it is wholly within a water recycling area.	N/A	N/A

**Updates after the Initial Assessment**

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No because the site is within 400m of a water recycling centre. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to demonstrate that the impact of the water recycling centre on any new homes could be sufficiently mitigated to ensure acceptable levels of residential amenity.
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**Buckden 4: Brampton Road, Buckden**

<b>Site reference</b>	Buckden 4
<b>Site name</b>	Brampton Road, Buckden

Site address	Parish(es)	Site area (ha)
Land between Tin Lid and Station House Brampton Road Buckden	Buckden	2.80

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Employment	8,678 sqm	Available 2023 Build out over 2 - 4 years

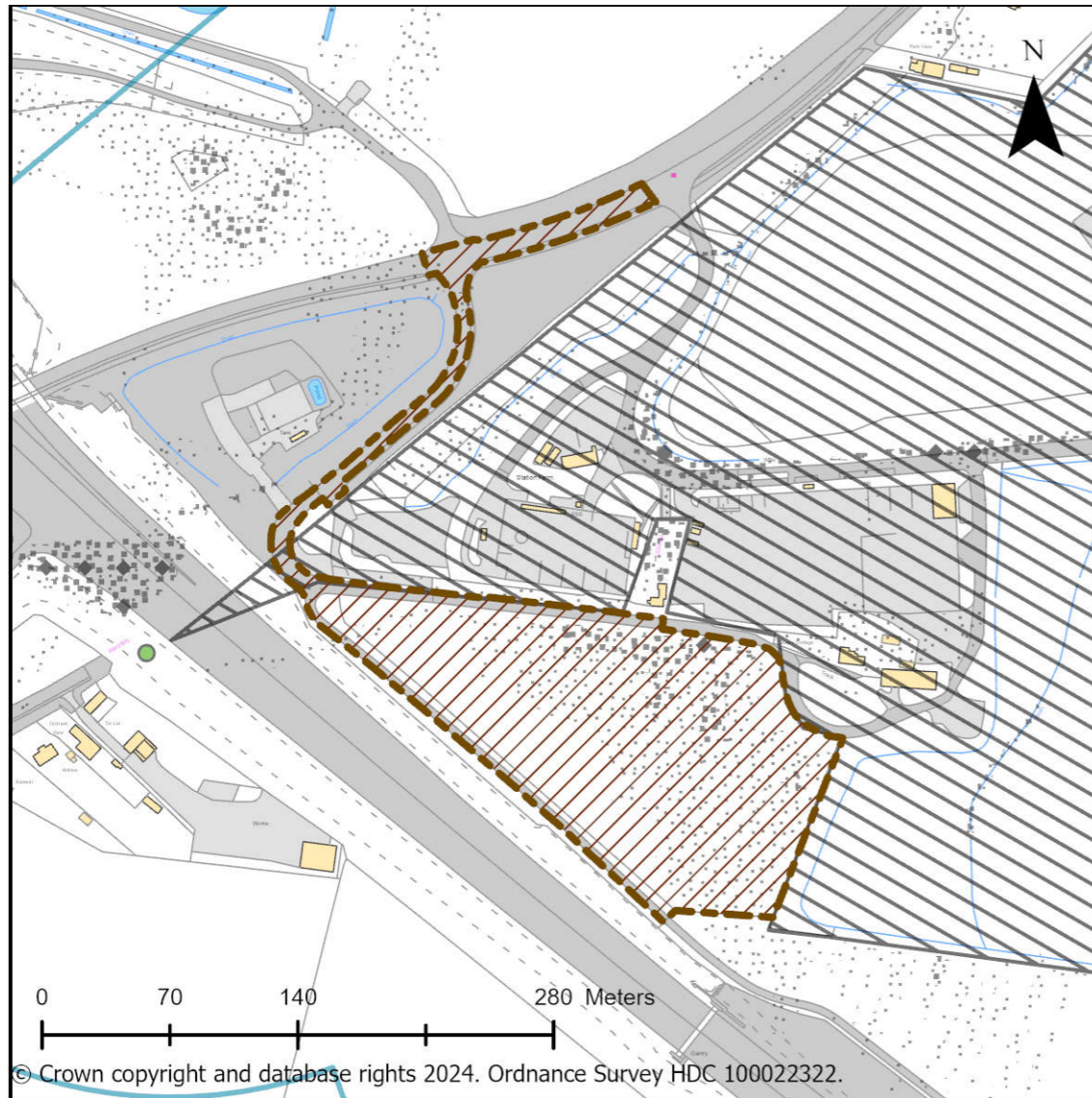
**Core information**

How was the site identified?	Call for sites submission 2023: site reference - CfS:281
Relevant planning history	21/00651/OUT - Outline application, with details of access, for Business Park comprising Use Classes E, B2 and B8. Appeal against non-determination was dismissed in April 2024.
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Call for Sites Submission Statement (June 2023)

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Yes (wholly within a Minerals Development Area)	Fail
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development as it is wholly within a Minerals Development Area.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	No because the site is wholly within a minerals development area which is specifically identified on the Cambridgeshire and Peterborough Minerals and Waste Local Plan as an operational/ committed site for the extraction of mineral resources.
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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**Buckden 5: Land at Westfield Farm, Great North Road, Buckden**

<b>Site reference</b>	Buckden 5
<b>Site name</b>	Land at Westfield Farm, Great North Road, Buckden

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land at Westfield Farm, Great North Road, Buckden	Buckden	2.45

**Promoter's Intentions**

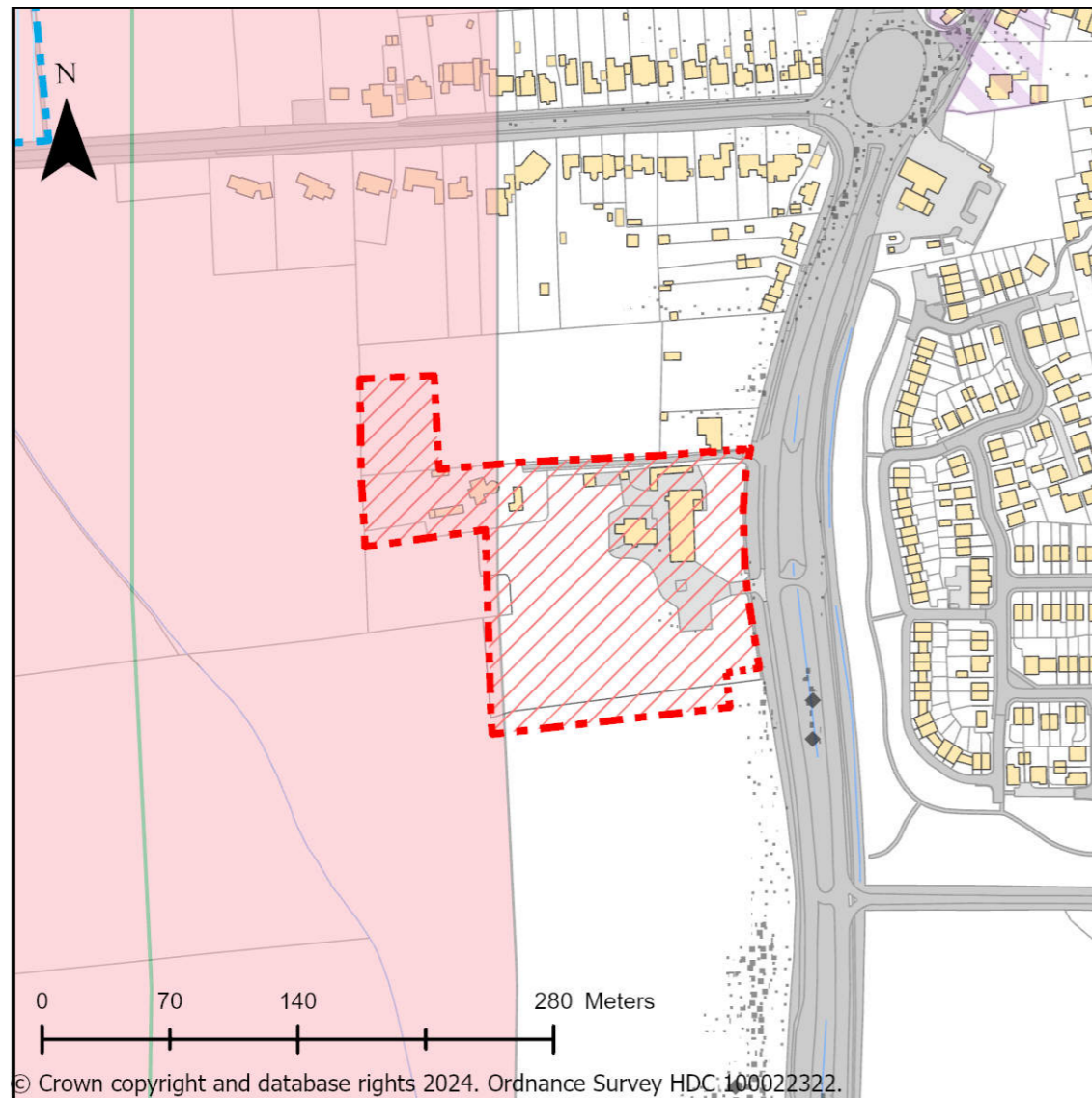
<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Self and custom build housing</li> </ul> Open space: <ul style="list-style-type: none"> <li>Natural, green for open spaces</li> <li>Biodiversity net gain opportunities</li> </ul>	38 homes (16 market and 12 affordable homes) 2 self and custom build plots 0.2 ha for open space 0.25ha for biodiversity net gain	Available 2024 - 2028 Build out over 1 - 2 years

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:311
Relevant planning history	None relevant
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1 but there some pockets of surface water flood risk within the site mostly concentrated within the portion closest to the A1. The site is classified as being predominately grade 2 agricultural land with the eastern most third of the site being grade 3. The site is slightly higher along the western edge and slopes downwards towards the A1. The rising land to the western edge forms part of a larger landscape feature which continues to rise to the north west across Perry Road. The site is most constrained visually on its eastern side where a mixture of trees, hedgerows and fencing largely obscures the site from view from the footpath which runs along the A1. The northern, southern and western edges of the site are more open with low and medium height hedgerows forming boundary edges. The site contains two residential homes and</p>	~
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<p>a variety of agricultural structures and outbuildings. To the north of most of the site is a paddock of which is small portion is included within the site. Beyond this is ribbon development along Perry Road and fronting onto the A1 along with an allotment garden. The A1 forms a strong boundary feature to the east separating the site from the main part of Buckden village. To the west and south is open countryside which gradually falls to Diddington Brook. The site's proximity to the A1 gives rise to constraints in terms of noise, air and visual forms of pollution for future users.</p> <p>There is no known contamination or pollution on site however this may require further investigations considering the current use of the site. No gas or oil pipelines run through the site, however, a portion of the western part of the site falls within an oil pipeline buffer. Telecommunications cables also run over the site. There are no heritage or nature conservation designations on site. There is currently access from the A1 which will need to be further investigated to ensure that safe access can be secured at this point particularly considering how close the access is to the Buckden roundabout. Consultation with Cambridgeshire County Council and National Highways will be required on this.</p> <p>The site is partially greenfield and partially previously developed so will contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single individual/ company who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire an allocation status and then sell the site to a third party for obtaining planning permission and development. The promoter suggests the land would be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from within the site apart from the public highway which is accessible from the site boundary. There are buildings on site so clearance work would be required or integration of existing residential property if the aspiration is to retain either or both of them. Telecommunications cables run over the site. There is currently access from the A1 which will need to be further investigated to ensure that safe access can be secured at this point particularly considering how close the access is to the Buckden roundabout. The site promoter has stated there is also a potential access to be secured from Perry Road as the site ownership includes land that links to Perry Road although this land has not been submitted as part of the Call for Sites so is not taken into consideration in this assessment.</p>	~

<p><b>Deliverability / developability</b></p> <p>There are existing structures to clear, the site is located in a sensitive location being so close to the A1 and detached from the main built form of Buckden being on the opposite side of the A1 from that. The site promoter seeks an allocation status and then intends to sell the site to a third party for obtaining planning permission and development. As it appears that a housebuilder is not involved with the site and a planning application has not yet been made, the site is therefore categorised as developable.</p>	~
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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is predominantly grade 2 agricultural land</li> <li>• Is physically detached from the main built form of Buckden and relates more closely to the countryside</li> <li>• Has reduced accessibility to village services, shops and facilities</li> <li>• Has very low potential for integration of built development into the existing community</li> <li>• Is likely to be impacted from higher levels of air, noise and light pollution arising from its proximity to the A1</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is inappropriate for built development</li> <li>• Will have a detrimental impact the form and character of the area</li> <li>• Will not support sustainable place-making</li> </ul>	
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate calculation
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Buckden 6: Land West of A1 from Buckden to Brampton**

<b>Site reference</b>	Buckden 6
<b>Site name</b>	Land West of A1 from Buckden to Brampton

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land West of A1 from Buckden to Brampton	Buckden and Brampton	527

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Specialist housing</li> <li>Nursing and care homes</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> <li>Retail</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Supporting infrastructure</li> <li>Health uses</li> <li>Renewable energy</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green or open space uses</li> </ul>	<ul style="list-style-type: none"> <li>Around 9,200 homes</li> <li>Quantity of specialist housing and nursing/ care homes unknown at this stage</li> <li>Around 690,000 sqm (69ha) of employment floorspace</li> <li>Around 260,000 sqm (26ha) of retail floorspace</li> <li>Local centre to include shops, services to support the daily needs of the community, and school(s)</li> <li>Community centres and/or places of worship</li> <li>Open space and play and sport provision to support the local community</li> </ul>	Available 2023  Build out over 30+ years

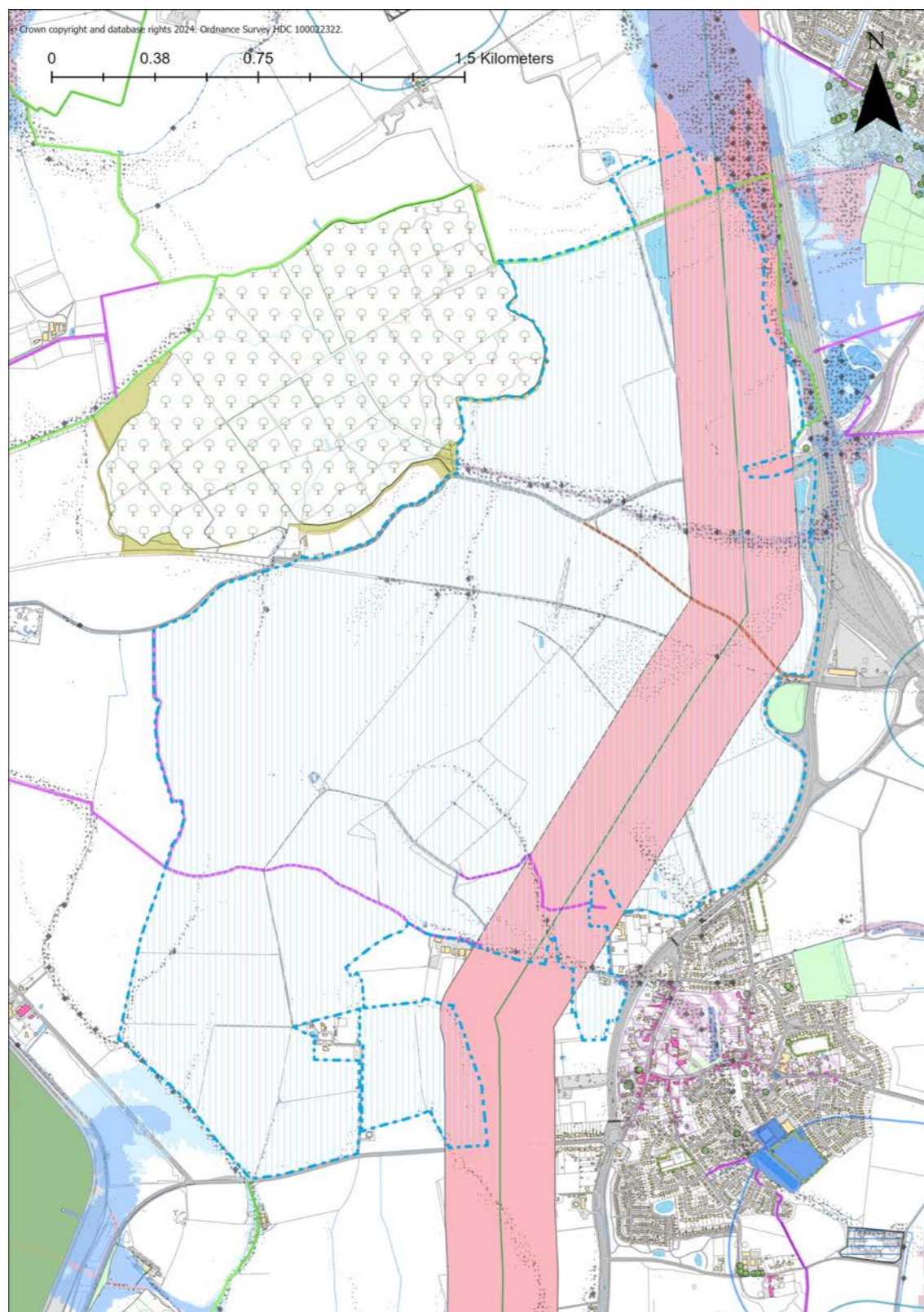
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:363
Relevant planning history	None relevant

	The site was assessed in the HELAA 2017 (West of A1 from Buckden to Brampton, site reference 208) but was not taken forward as an allocation in the Huntingdonshire Local Plan to 2036.
Land type	Predominantly greenfield land/ with some farmhouses and cottages forming previously developed land
Current use of the site	Largely agricultural land with some residential properties
Supporting information	None submitted

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	A very limited area classed as flood zone 3b in the north-east corner of the site.	Pass
Designated local green space	None	Pass
Nature conservation designation	None within the site	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



### Assessment of Site Potential

#### Context, constraints and potential suitability

This very extensive area of land lies for the most part adjacent to the A1 in open countryside and extends from Brampton Wood south almost to Grafham Water. The land is almost entirely used as arable farmland, as such the vast majority of the land is greenfield. A small number of farmhouses and cottages within the site form a small amount of previously developed land.

Most of the land is classed as flood zone 1. However, a very small area in the south-west corner of the site, adjacent to Shooter's Hollow Cottage, is classed as flood zone 2. Within the north-east corner and along the eastern boundary to Great North Road, small areas of the land are classed as flood zone 3a and with a very limited area classed as flood zone 3b in the north-east corner of the site.. Surface water flood risk is present across the site coinciding with the network of drains found across the site. The vast majority of the land is classed as grade 2 agricultural land. However, a small part of the land which abuts Buckden is classed as grade 3 and a limited area of the land abutting Brampton Wood is classed as non agricultural.

The site is very large and its topography rises towards the centre of the site. The lowest part of the site is at its north eastern corner, the highest along its western side which is some 30m higher. The landscape is generally open with limited substantial vegetation apart from that found along field boundaries. From its northernmost edge to its southernmost edge, the site measures almost 4km and from east to west some 2km. It is wholly within the Southern Wolds Landscape Character Area which is characterised by ridges and valleys with very gently undulating ground divided by the steep ridge that contains Grafham Water. Considering these factors and the rising land levels of the site, development would be visible from a significant distance from a number of different directions and very significantly alter the landscape character of the area and of surrounding settlements such as Brampton, Buckden and Grafham. There are several public rights of way within the site, one that continues from Taylors Lane, another from Hardwick Lane and one from Buckden roundabout.

There is no known contamination or pollution on site however this may require further investigations across the whole of the site area. An oil pipeline and its buffer zone runs through the eastern edge of the site. Large parts of the site are adjacent to the A1 so development may be subject to air, noise and light pollution. There are no heritage or nature conservation designations on site but there are several designations nearby to the site. Brampton Wood SSSI and ancient woodland is adjacent to the north-western boundary of the site and Grafham Water SSSI is around 290m from the southwestern boundary. Development of the site could have significant detrimental impacts on both of these. The site is within 5km of the Portholme Meadow Special Area of Conservation and SSSI located to the east of the site. There are also a number of county wildlife sites within close proximity of the site. Buckden conservation area is situated approximately 200 metres east of the site along Taylors Lane and 17 Taylors Lane, approximately 50 metres east of the site, is



<p>grade II listed. There is currently access from the A1 which will need to be further scoped to ensure that safe access can be secured at this point particularly considering how close the access is to Buckden roundabout. Assessment will also need to be made on the impact on traffic flows and what sort of infrastructure requirements would be required onto the A1 and the local road network. Engagement with Cambridgeshire County Council and National Highways will be required on this.</p> <p>The site is predominantly greenfield with some previously developed elements where residential properties are located. As such the development of the site would not contribute towards the reuse of previously developed land or regeneration. The majority of the site is located outside of an extensive mineral safeguarding area, but the north eastern edge of the site is located in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single organisation who support its development. There are no known legal restrictions affecting the site. The site promoter states that it is anticipated that the landowner will seek to secure an allocation and planning permission before jointly working with a developer to deliver the scheme. The site promoter states that the Church Commissioners are developing a masterplan for the site which will be underpinned by a suite of technical information but none have been provided to date. The promoter suggests the land is available now.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has stated that access to all main services are unknown apart from the public highway which is accessible from the site boundary. The site's topography rises to the west and there is potential for significant landscape impact arising from development. There are multiple nature conservation designations of national significance in very close proximity to the site which form substantial constraints as well as Portholme Meadow to the east which could be impacted by development. The proposed scale of the site would also give rise to significant transport impacts arising from additional traffic and vehicle movements. The site can be accessed from the A1 but the feasibility of this supporting the amount of development will need to be assessed particularly considering the existing capacity constraints arising from the Buckden roundabout on the A1. Considering the constraints to developing the site of this scale, the proposed development is not considered to be achievable.</p>	-
<p><b>Deliverability / developability</b></p>	-

The site has significant issues and development constraints to overcome and masterplanning would be required including landscape impact, access and transport and impact to nature conservation sites. The site promoter states that it is anticipated that the landowner will seek to secure an allocation and planning permission before jointly working with a developer to deliver the scheme. A masterplan is being prepared which will be supported by technical evidence, it is unclear what studies will be undertaken at this stage and the timelines for producing these. Due to the complexity of potentially delivering a scheme at this scale and considering the very early stages of its masterplanning, the site is categorised as not being deliverable or developable.

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Although the site is not considered to be suitable, achievable or developable a sustainability appraisal is completed to provide more detailed analysis and evidence to reinforce this assessment due to the potential for the site to influence the overall development strategy for Huntingdonshire should it be brought forward.</p>
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site consists of 527ha of land and is greenfield land with some previously developed elements
- Most of the site is classified as flood zone 1 with some minimal elements being within higher flood risk zones
- The site is generally not accessible to natural greenspace but is near to Grafham Water and is of a scale that could provide substantial amounts of open space as part of a balanced and mixed community
- The site is located adjacent to the A1(M) nearby to several settlements but is not particularly accessible via sustainable modes of transport to these to access services and facilities, employment opportunities or shops and education. The proposed development would however be a free standing community which would provide all of these elements
- Is nearby to designated nature conservation designations including being within 5km of Portholme Meadow, as a result it is likely to impact these sites but could provide opportunities to enhance and link these at a strategic scale
- Development would require a new junction onto the A1(M) as well as onto other roads which is likely to be very costly and may not be feasible in highways terms



- The site is not served by public transport but could potentially be linked into the public transport network
  - A mix of housing sizes, types and tenures would be provided as part of a mixed and balanced community meeting various market and affordable needs
  - Development at this scale would result in a very significant impact on the landscape which while of a scale to provide landscape buffers and zones to mitigate impact, would fundamentally alter the character of the area
- In combination the outcomes of the LAA and SA indicate that the site:
- The site is inappropriate for development due to the very significant landscape impact of the development and the scale of development fundamentally impacting the character of the landscape and setting of various settlements.
  - Access and a new junction onto the A1(M) will require considerable engagement with Cambridgeshire County Council as well as detailed viability work which has not been undertaken to date.

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

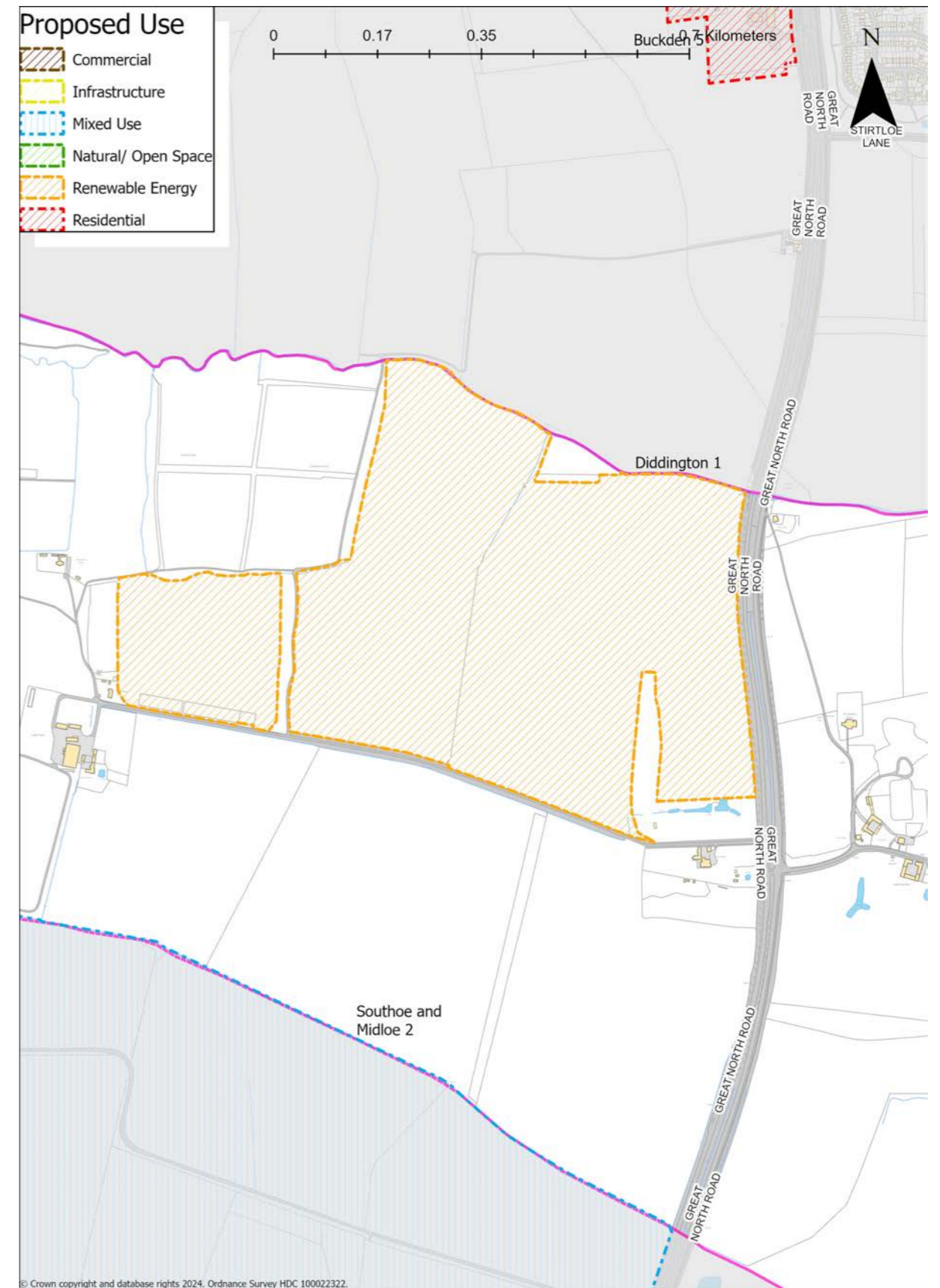
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### 3 Diddington

3.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:

- Diddington 1: Cell Energy, Vicarage Lane, Diddington

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3.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2



**Diddington 1: Cell Energy, Vicarage Lane, Diddington**

<b>Site reference</b>	Diddington 1
<b>Site name</b>	Cell Energy, Vicarage Lane, Diddington

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Cell Energy, Vicarage Lane, Diddington	Diddington	47.17

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Infrastructure: Renewable energy - solar	47.17 ha solar farm	Available 2023 Build out over 12 months

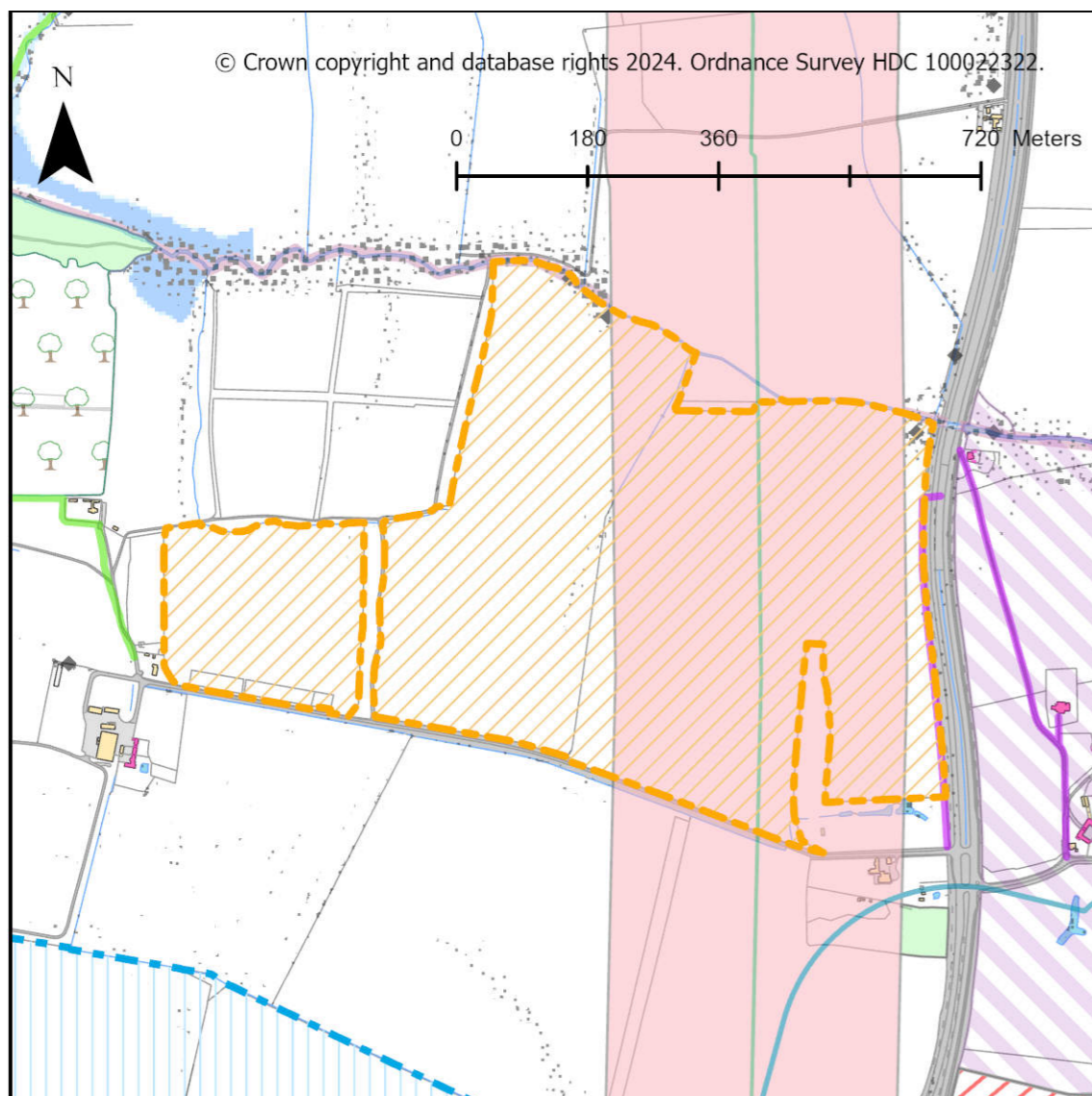
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:143
Relevant planning history	<ul style="list-style-type: none"> <li>23/00258/FUL for the installation of a solar photovoltaic (PV) park generating up to 35 MW of electricity comprising of ground-mounted photovoltaic solar arrays, together with inverters/transformer stations, Distribution Network Operator (DNO) Substation, customer substation/switchgear and meter kiosk, internal buried cabling and private wire cable to Anglian Water facility, internal access tracks, security fencing and gates and CCTV cameras, upgraded existing site access, other ancillary infrastructure, landscaping and biodiversity enhancements. Pending consideration as at April 2024.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Site location and plan detailing surrounding land in the same ownership (drawing number:</li> </ul>

	C_D01_21 1003 Revision 5P) (November 2021).
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**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly within flood zone 1, there are some large areas of surface water flood risk located along the site's northern boundary which in places flows into the centre of the site. This flood risk is attributed to Diddington Brook. The site is mostly classified as grade 3 agricultural land, however there are small portions of the site's northern and western edges that are classified as grade 2. The site consists of several fields clearly marked by field lines and strong boundary edges arising from dense vegetation. The southern part of the site is some 20m higher than the northern edge. It adjoins Jubilee Copse and Coronation</p>	~
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<p>Wood on its north western corner. The A1 forms a clear eastern edge to the site. To the north, southwest and south is predominantly open countryside with two large residential properties the south close to each corner of the southern boundary.</p> <p>There is no known contamination or pollution on site. No gas pipelines run through the site, however an oil pipeline runs through the site and about half of the site falls within the oil pipeline buffer zone. Telecommunications cables run along the site's southern and northern boundaries. There are no heritage or nature conservation designations on site. However, the site is in close proximity to country wildlife sites and ancient woodland. The site can be accessed via a trackway along Vicarage Lane which connects directly onto the A1.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. The vast majority of the site is not situated in an extensive mineral safeguarding area, but the north eastern corner of the site falls within the sand and gravel mineral safeguarding area; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single individual/ company who supports its development. The site promoter has identified that the site has been optioned. There are no known legal restrictions affecting the site. The site promoter states that it their intention to acquire planning permission and then sell the site to a third party for development. They identify that the land is leased by the owner for 40 years. The promoter suggests the land would be available from 2023.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that the public highway and digital and telecommunications infrastructure are accessible from the site boundary with gas supply, mains water supply and electricity supply being not immediately accessible. There are no buildings on site so no clearance work would be required. Telecommunications cables run along the site's southern and northern boundaries. The site can be accessed via a trackway along Vicarage Lan which connects directly onto the A1.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the site's location and topography means that any future development will need to be sensitive to its landscape setting and be designed to reduce and mitigate any landscape impact. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. It appears the site has already been optioned. The site location and boundary plan shows that the much of the land around the site is within the ownership of the site</p>	~

promoter's client. It shows that there will be two parcels of land used for solar panels and a private wire cable route of approximately 3m wide running to the west of the site. There is also proposed to be a UKPN 33kVA cable route to connect the panels to the grid. Consultation will be required with various utilities providers. A planning application is pending consideration for a solar farm, as this has not yet been determined the site is categorised as developable.

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land with most of the site classified as grade 3 agricultural land
- Is in very close proximity to designated nature sites and ancient woodland
- Is adjacent to the Great Ouse Valley and Grafham Water Green Infrastructure Priority Areas
- Surface water flood risk along boundary adjoining Diddington Brook
- Solar farm will assist in the generation of renewable energy
- There may be some impact on designated heritage assets but this is likely to be minimal considering that development will be ground mounted solar panels

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for a solar farm development incorporating appropriate levels of landscaping to mitigate landscape impact and harm to designated nature conservation sites.
- Solar farm will assist in the generation of renewable energy

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**HDC's Delivery Calculations**

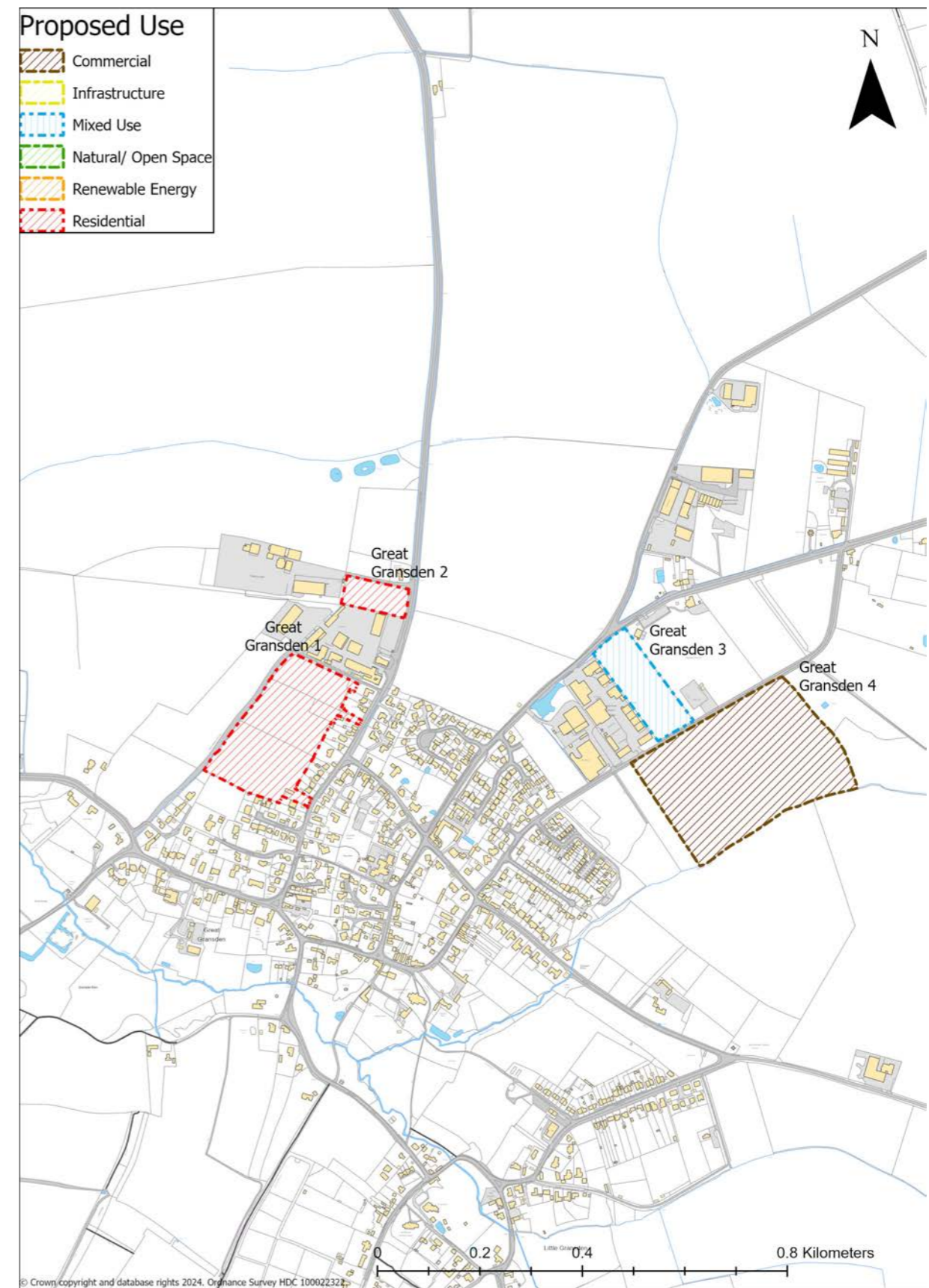
HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 47.17 ha.  80% net developable area to allow for appropriate landscaping.  47.17 ha x standard proportion of 80% = <b>37.7 ha</b>	Infrastructure - renewable energy - solar  <b>37.7ha</b> of ground mounted solar panels	Available 2024 - 2028  Build out over 12 months in line with site promoter's expectations



## 4 Great Gransden

4.1 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Gransden 1: Land West of West Street, Great Gransden
- Great Gransden 2: Land West of Eltisleys Road, Great Gransden
- Great Gransden 3: Land South of Caxton Road, Great Gransden
- Great Gransden 4: Land at Sand Road, Great Gransden



4.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2

**Great Gransden 1: Land West of West Street, Great Gransden**

<b>Site reference</b>	Great Gransden 1
<b>Site name</b>	Land West of West Street, Great Gransden

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land West of West Street, Great Gransden	Great Gransden	4.4

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Market and/or affordable housing	65 homes	Available 2024 - 2028 Build out over 2 years

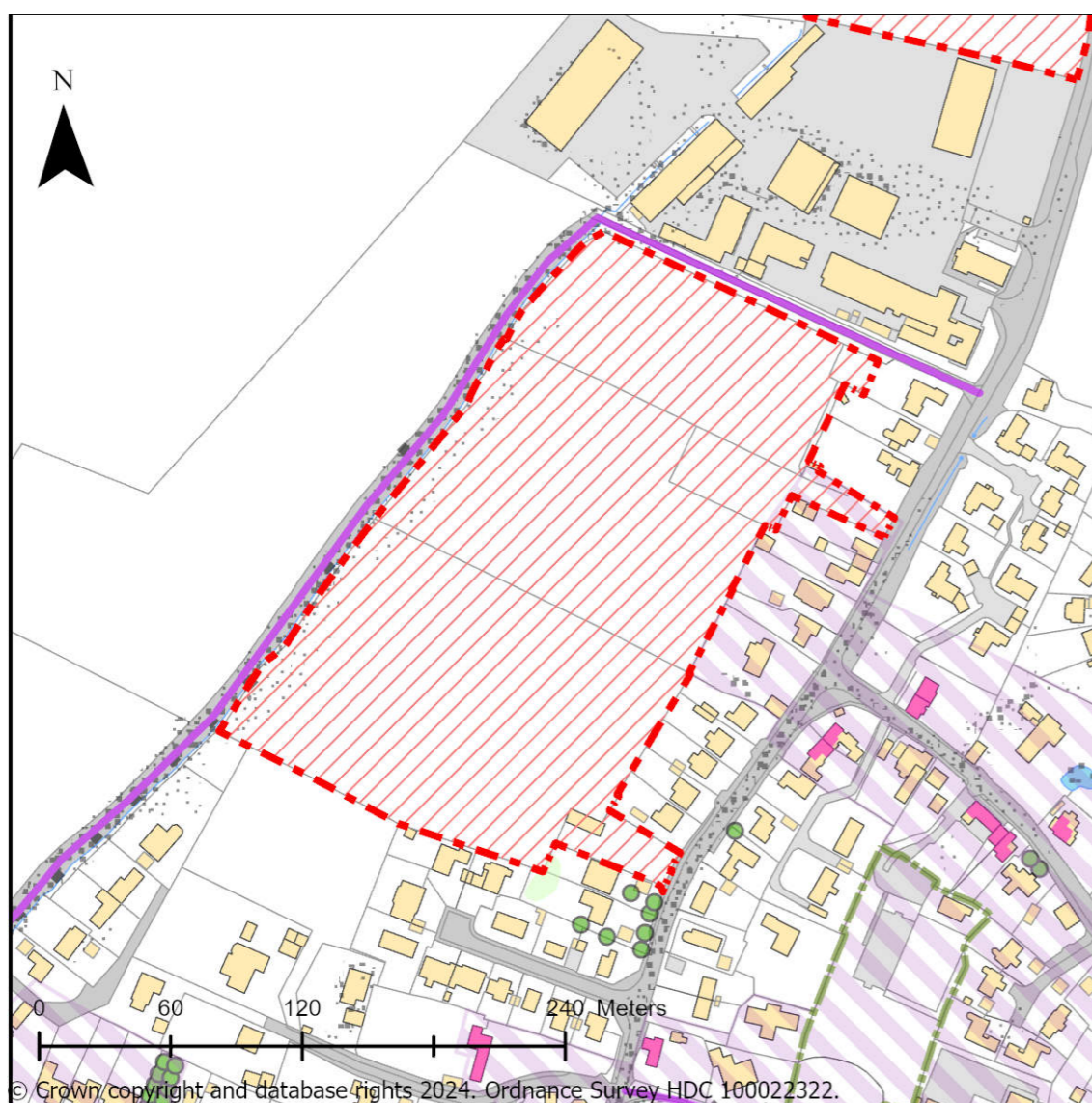
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:257
Relevant planning history	<ul style="list-style-type: none"> <li>18/02720/OUT - Outline planning permission for the erection of up to 33 dwellings with all matters reserved apart from access. This was withdrawn in February 2020.</li> <li>22/01631/PIP - Permission in principle for residential development containing up to eight dwellings (rural exceptions housing) on the south eastern corner of the site. This was refused in April 2023.</li> <li>The site was included in the HELAA (2017) (124 - North West of West Street, Great Gransden), the site was considered potentially suitable for low density residential development across a net developable area of 60% of the site but was not taken forward as an allocation.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	<ul style="list-style-type: none"> <li>Design Vision Document (June 2023)</li> <li>Supporting text to CfS257</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is located wholly within flood zone 1, there is some surface water flood risk along its western edge. The site is classified as grade 2 agricultural land with no existing structures on site apart from an agricultural building which is situated along the eastern boundary. The site is located on the western edge of Great Gransden. The site slopes downwards in a westerly direction, to its low point at the south western boundary. To the north of the site is an existing industrial area which has permission to be relocated and redeveloped for self and custom build homes. To the east and south is residential development and to the west of the site is open countryside. The site hosts substantial trees and hedgerows along its boundaries and within the site which is virtually sub-divided into three parts by</p>	~
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<p>existing mature trees and hedgerows. These contribute to the setting of the adjacent conservation area and act as a constraint to development. A public right of way runs along the site's western and northern boundaries.</p> <p>The site promoter has stated that in support of a previous planning application on site a Phase 1 Environmental Site Assessment (dated October 2018) was undertaken, it identified that the potential sources of contamination at the site presented a low risk to residential development. No gas or oil pipelines run through the site but there are overhead 11kV (HV) cables within the site. The central portion of the site is adjacent to the conservation area. There is potential for archaeology on site particularly arising from medieval agricultural practices which will require investigation. There are no nature conservation designations on site but the site promoter in their Call for Sites submission has highlighted that previous studies on site have shown the presence of bats on site and presence of other wildlife of ecological value. There is a footpath connection at its south western corner which links to a pedestrian path. There are two points of access, one to the south and to the north of the site, both adjoining to West Street and both fairly narrow. A Transport Statement dated December 2018) identified that suitable highway access could be provided, with junction arrangement, footways and visibility splays that were in accordance with highway design standards. This will need to be reviewed with the County Council to ensure this is still the case when considering the proposed capacity of the site.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. In terms of land control arrangements, a development company is involved with the site. The site promoter states that it their intention to deliver the development directly via a housebuilder and that there are no issues to resolve before the site can be made available for development. The promoter suggests the land would be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. The site is broadly level and there are no buildings on site so no clearance work would be required, there are however quite considerable amounts of mature trees and hedgerows. The access to the site is from West Street which is fairly narrow so access will need careful consideration.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no existing structures to clear but the impact on the immediate setting of the conservation area will need careful consideration in design terms and landscape mitigation as well as the impact on any mature trees and hedgerows. The site promoter does not seek an allocation before acquiring planning permission. As it appears that the site promoter does not intend the scheme to be a rural exception scheme, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield grade 2 agricultural land
- In walking distance to village services and facilities and employment opportunities
- Accessible to natural green space
- Located on the western edge of the village and could be integrated into the existing place and community
- Limited public transport access
- Potential for some impact on heritage assets and archaeology

In combination the outcomes of the LAA and SA indicate that the site:

- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Should provide landscaping to minimise the visual impact of development

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 4.4 ha  60% net developable area allowed due to need for landscaping, SuDs to address surface water flood risk and allow for sensitive design to minimise harm any impact on heritage assets.	Residential - market and/or affordable homes	Available 2024 - 2028

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
4.4 ha x standard proportion of 60% = <b>2.64 ha</b>	Very low density of 25 dph anticipated due to the edge of village location.  Very low density of 25 dph = 2.64 ha x 25 dph = <b>66 homes</b>	Build out over 2 years

**Updates after the Initial Assessment**

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**Great Gransden 2: Land West of Eltisley Road, Great Gransden**

<b>Site reference</b>	Great Gransden 2
<b>Site name</b>	Land West of Eltisley Road, Great Gransden

Site address	Parish(es)	Site area (ha)
Land West of Eltisley Road, Great Gransden	Great Gransden	0.7

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	circa 15 homes	Available 2023 Build out over 1 to 2 years

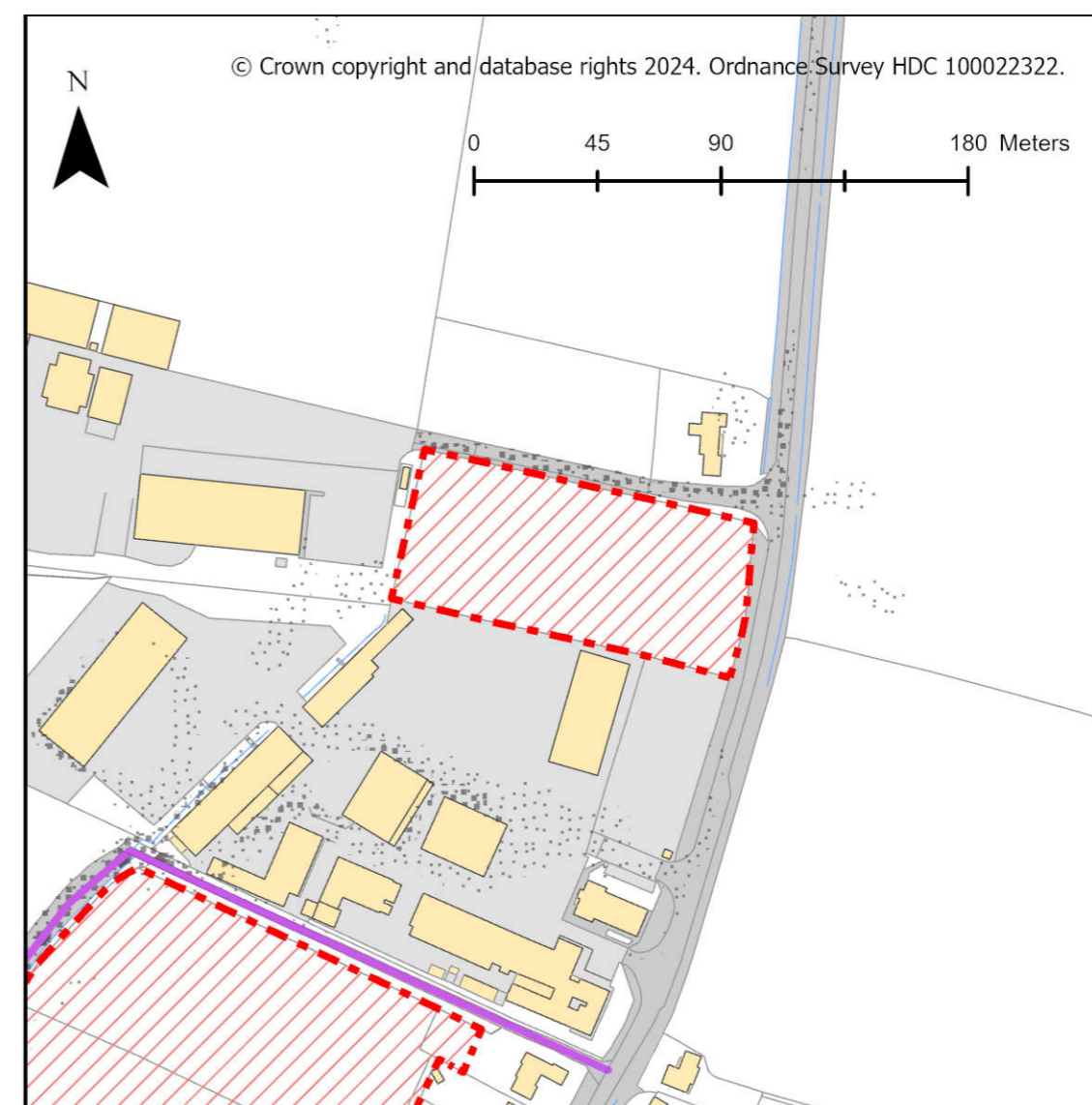
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:249
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is wholly located within flood zone 1 and the only recorded risk from surface water flooding is a very small amount in the site's south western corner. The site is classified as grade 2 agricultural land with no existing structures on site. The site is broadly level but slopes downwards slightly towards its western end. The site is set within landscape that is gently rising in a northern direction from Great Gransden. The site is completely enclosed by vegetation on all sides obscuring much of the site from public view. To the south of the site is Kingspan Timber Solution's industrial site (this has permission to redevelop the site for self and custom build residential properties). To the west is another employment site and to the north of the site is a residential property. It is also opposite a field used for the Gransden Show.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets within the site and there are no nature conservation designations on site. Vehicular access can be achieved from Eltisle Road but there is no footpath to the site. If development were to take place, some of the established vegetation along the site's boundaries would possibly have to be removed to establish an access point into the site.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in a mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission following the site being allocated. The development will be delivered by an SME or potentially via self-builders. The promoter suggests the land would be available from 2023.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary. The site is broadly level and there are no buildings on site so no clearance work would be required, however some vegetation would probably have to be removed to provide an access into the site from Eltisle Road.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but some vegetation would have to be removed. There will need to be careful consideration on its landscape impact and how it can integrate with surrounding uses. Even though the site to the south has planning permission for residential development, it is unclear when this may be delivered which may impact the</p>	~

viability of proposals on this site. The site promoter seeks an allocation before acquiring planning permission and then seeks to deliver the development via potentially SME housebuilders or custom and self builders. The site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land classified as grade 2 agricultural land
- Remote from public transport access and natural green space
- In close proximity to local services and employment but there is no footpath provision connecting the site
- Development of the whole site would be out of character until the adjoining site is redeveloped for housing
- Very low potential to integrate built development into the existing community so it would not support sustainable place-making

In combination the outcomes of the LAA and SA indicate that the site:

- Is potentially appropriate for built development once the adjoining site is developed for housing

**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
<p>Gross site area of 0.70 ha</p> <p>90% net developable area allowed for incorporation of landscaping.</p> <p>0.7 ha x 90% = <b>0.63 ha</b></p>	<p>Residential - market and/or affordable homes and custom and self build housing</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Capacity = 0.63 ha x 25 dph = <b>16 homes</b></p>	<p>Post delivery of adjoining site</p>

**Updates after the Initial Assessment**

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## 4 Great Gransden

### Great Gransden 3: Land South of Caxton Road, Great Gransden

<b>Site reference</b>	Great Gransden 3
<b>Site name</b>	Land South of Caxton Road, Great Gransden

Site address	Parish(es)	Site area (ha)
Land South of Caxton Road, Great Gransden	Great Gransden	1.8

#### Promoter's Intentions

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Or Commercial: Employment	41 homes or 6,500 sqm of mixed commercial floorspace	Available 2024 - 2028  Build out over 2 years

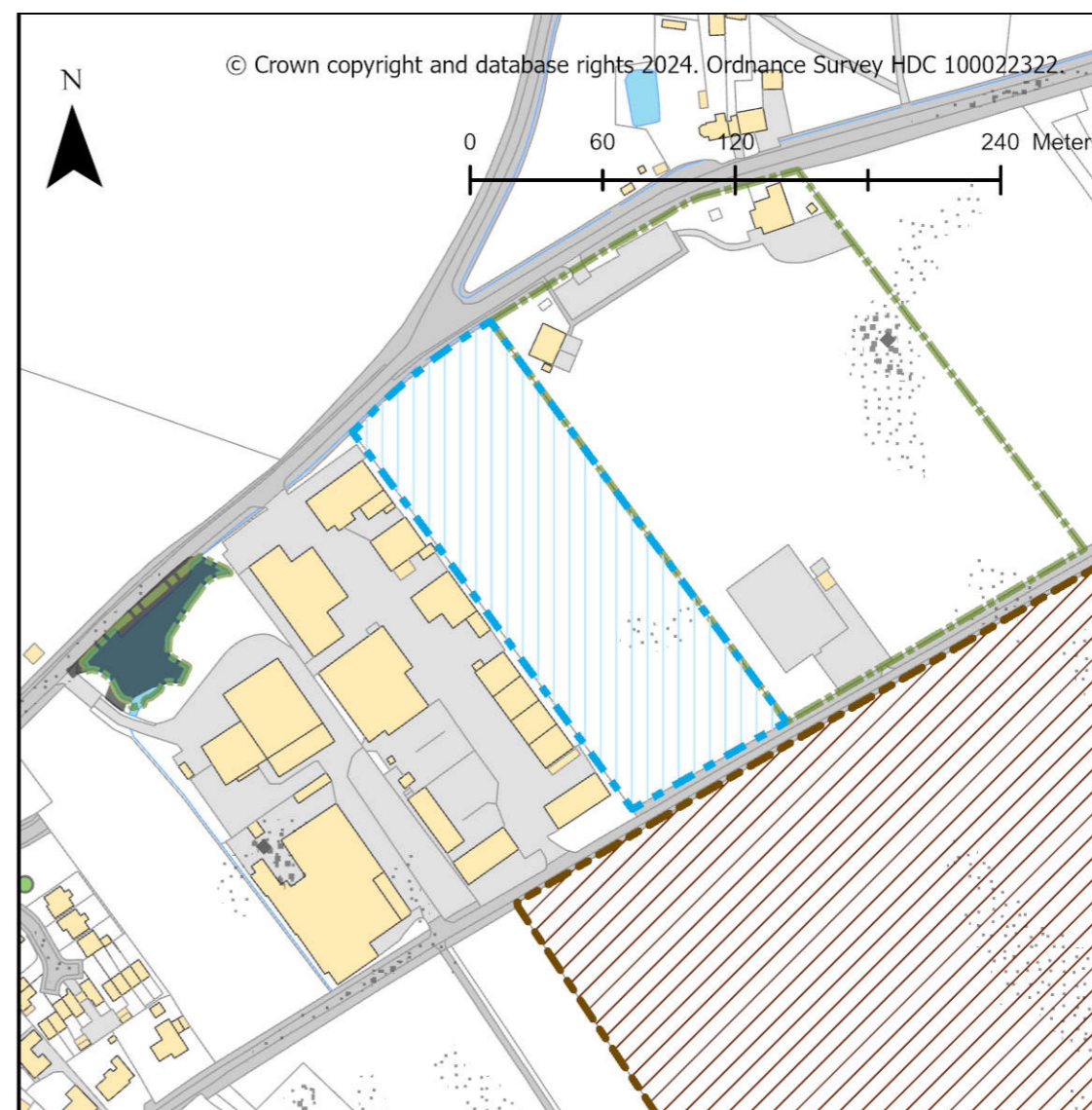
#### Core information

How was the site identified?	Call for sites 2023 submission: site reference – CfS:202
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

#### Fundamental Constraints

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 and there is only a small patch of recorded surface water flood risk within the southern part of the site. The site is classified as grade 2 agricultural land with no existing structures on site. The site is broadly level. The site's boundaries are clearly marked by lines of hedgerows and trees. Along Caxton Road and Sand Road, the site is enclosed by trees which largely obscure the site from public view. The site is adjoins the Sand Road Industrial Estate on its western edge and a sports field and sports club on its eastern edge. The football club is designated as a local green space within the Great Gransden Neighbourhood Plan. To the south is open countryside but the field opposite this site has also been submitted in the Call for Sites for employment development. To the north is open agricultural land. The site promoter has submitted the site for either residential development or employment development. They state that it is the preference of the landowners to develop the site for housing but could provide employment as a fall back position. The integration of housing next to the industrial estate and football club will need very careful consideration and masterplanning.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no heritage assets within the site and there are no nature conservation designations on site. Access can be achieved from Caxton Road and/or Sand Road but trees and hedging will have to be removed to provide this. It may be more likely that access would have to be from Sand Road due to the position of a small junction along Caxton Road where Hardwicke Road joins. The views of Cambridgeshire County Council will be required to assess this.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to obtain an allocation status and then sell the site to a third party to secure planning permission and develop the site. The promoter suggests the land would be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that the public highway is accessible from the site boundary, gas supply is not immediately accessible and that access to mains water supply, electricity supply and digital and telecommunications infrastructure are unknown. The site promoter has stated that these are unknown at this time because a utilities search has not yet been</p>	~

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<p>completed; but they consider it is likely the site has access to utilities as the adjoining Industrial Estate and sports club are understood to benefit from service provision. The site is broadly level and there are no buildings on site so no clearance work would be required. The access to the site could be achieved from Caxton Road and/or Sand Road.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear. The site promoter seeks an allocation status before selling the site to a third party for obtaining planning permission and development. The site is therefore categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land classified as grade 2 agricultural land</li> <li>• Adjoins existing employment development</li> <li>• Limited access to public transport</li> <li>• Residential development in proximity to the industrial estate would be out of character with the pattern of development within Great Gransden</li> <li>• The compatibility of uses with large scale residential adjacent to Sand Road industrial estate may present multiple amenity issues in relation to transport movements, noise and vibration.</li> <li>• It is considered that the proposed residential use may present difficulties with integration with the existing uses.</li> <li>• It adjoins an existing industrial estate and could provide an opportunity to expand it providing greater diversity in employment options within the settlement.</li> <li>• It adjoins an existing industrial estate and could provide an opportunity to expand it providing greater diversity in employment options within the settlement</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• Is not appropriate for residential development, considering the proximity to the industrial estate and that such large cluster of residential properties would be out of character with the pattern of development within Great Gransden</li> <li>• May be appropriate for employment development as an extension to the existing Sand Road Industrial Estate</li> </ul>
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HDC's Delivery Calculations

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of <b>1.8 ha</b></p> <p>For solely employment developments, the gross site area is used as there is usually minimal differences between net and gross site areas due to the need for large amounts of hardstanding for parking, manoeuvring and deliveries and more incidental landscaping.</p>	<p>Commercial - employment</p> <p>The industrial areas (0.40 plot ratio) has been used to calculate a potential capacity for the site as this is complimentary to the adjoining land uses:</p> <p>0.40 plot ratio x 1.8 ha = 0.72 ha of land for employment uses equating to <b>7,200 sqm.</b></p>	<p>Available 2024 - 2028</p> <p>Build out over 2 years</p>

Updates after the Initial Assessment

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**Great Gransden 4: Land at Sand Road, Great Gransden**

<b>Site reference</b>	Great Gransden 4
<b>Site name</b>	Land at Sand Road, Great Gransden

Site address	Parish(es)	Site area (ha)
Land at Sand Road, Great Gransden	Great Gransden	8.52

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	Phased development that could provide between 5,000 and 10,000 sqm	Available 2024 - 2028 Build out over 3 - 4 years

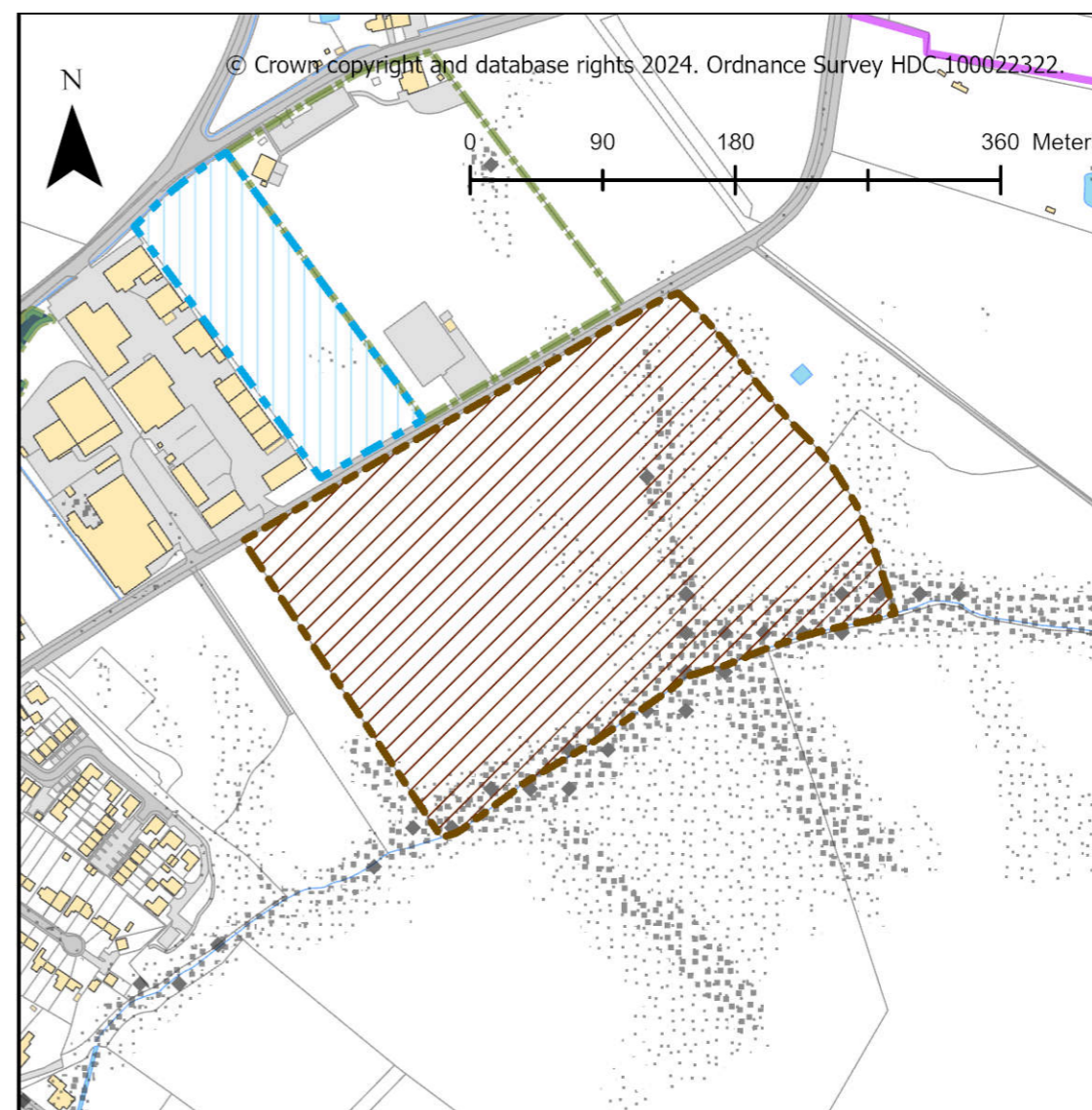
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:297
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is wholly located within flood zone 1 but there is quite considerable risk from surface water flooding along the site's southern boundary and on its eastern side arising from its proximity to Mandeau Brook. The site is classified as grade 2 agricultural land with no existing structures on site. The site slopes downwards somewhat in a south eastern direction and as such development would be prominent in long distance views in the landscape. Along Sand Road there is a line of vegetation obscuring much of the site from public view although it is more visible during winter. The site's boundaries are clearly delineated with a hedgerow on the western side, Mandeau Brook on the southern boundary and a copse on the eastern edge. The frontage to Sand Road is entirely open with just a narrow strip of grassland separating the arable field from the road. To the north are Sand Road Industrial Estate and a sports field and sports club. To the west is a field which separates the site from the edge of Great Gransden. To the south and south east is open countryside in agricultural use with a small copse adjoining the north eastern corner of the site.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Telegraph poles run along the site's western edge. There are no heritage assets within the site and there are no nature conservation designations on site. Access could be achieved from Sand Road.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is not situated in an extensive mineral safeguarding area and it is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply. The site slopes downwards somewhat in a south eastern direction meaning that landscape impact would be greater. Surface water flood risk is a constraint at the southern and eastern edge of the site but these parts could be used for landscaping to mitigate against any impact and also keeping development outside of areas at risk of known flooding. There are no buildings on site so no clearance work would be required.</p>	~
<p><b>Deliverability / developability</b></p>	~

There are no existing structures to clear but the impact on the landscape will need careful consideration in design and landscape mitigation. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. As a result, the site's development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land classified as grade 2 agricultural land
- Very limited public transport access
- Has considerable surface water flood risk
- Is detached from the main built form of the village although partially located adjacent to existing employment development
- Is prominent in the local landscape and likely to give rise to significant landscape impact

In combination the outcomes of the LAA and SA indicate that the site:

- Is inappropriate for built development due to the potential serious adverse impacts on the landscape

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

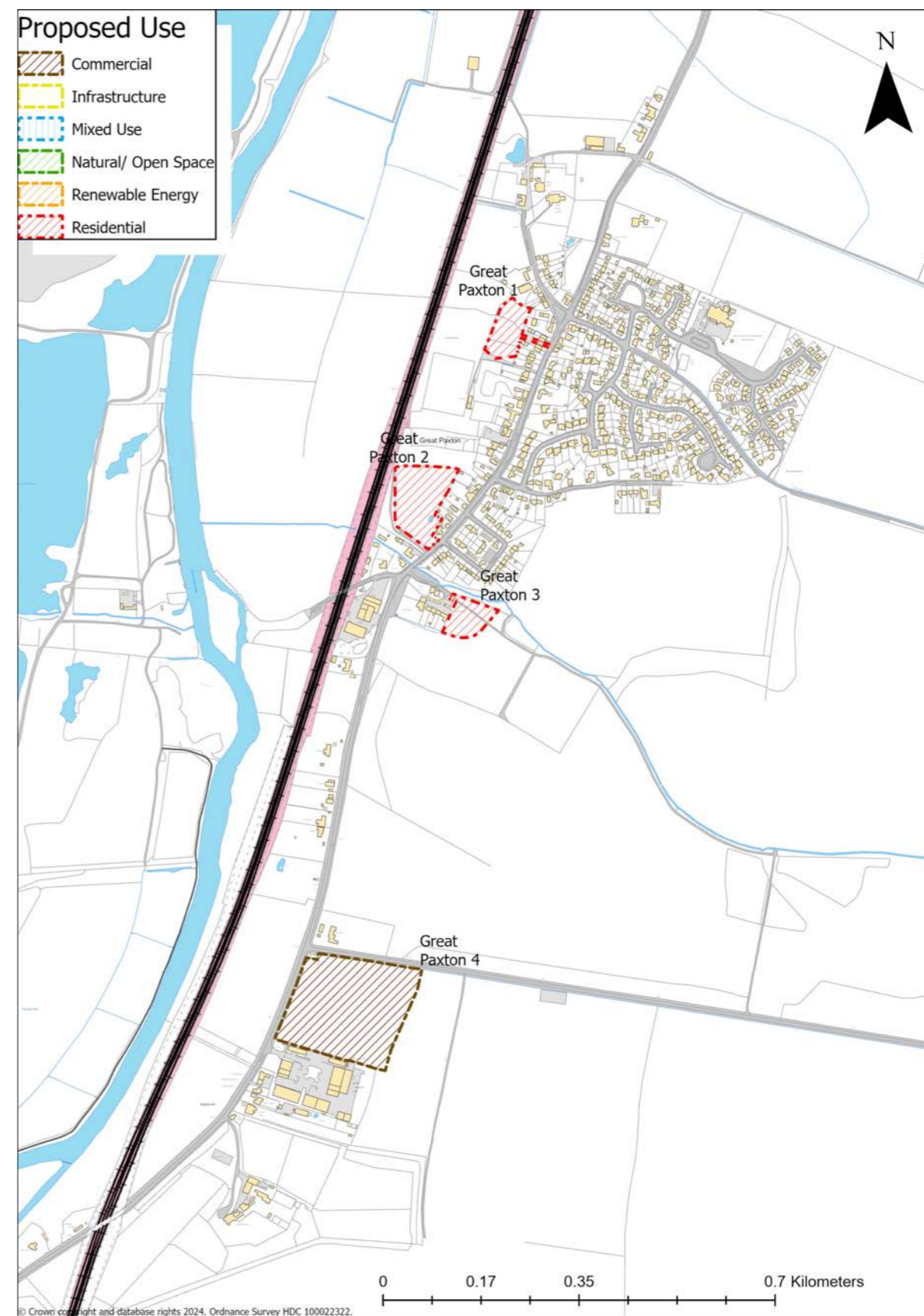
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### 5 Great Paxton

5.1 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Paxton 1: West of High Street, Great Paxton
- Great Paxton 2: Land to the West of High Street, Great Paxton
- Great Paxton 3: Land East of Dovecote Lane, Great Paxton
- Great Paxton 4: Land North of Harley Industrial Park, Paxton Hill, Great Paxton

5.2 Please note that 'St Neots 1: Land North of Priory Park, St Neots' also partially falls within Great Paxton and Little Paxton parishes, but it has been included under St Neots as most of the site lies within that parish area.



5.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas



**Great Paxton 1: West of High Street, Great Paxton**

<b>Site reference</b>	Great Paxton 1
<b>Site name</b>	West of High Street, Great Paxton

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
West of High Street, Great Paxton	Great Paxton	0.5

**Promoter's Intentions**

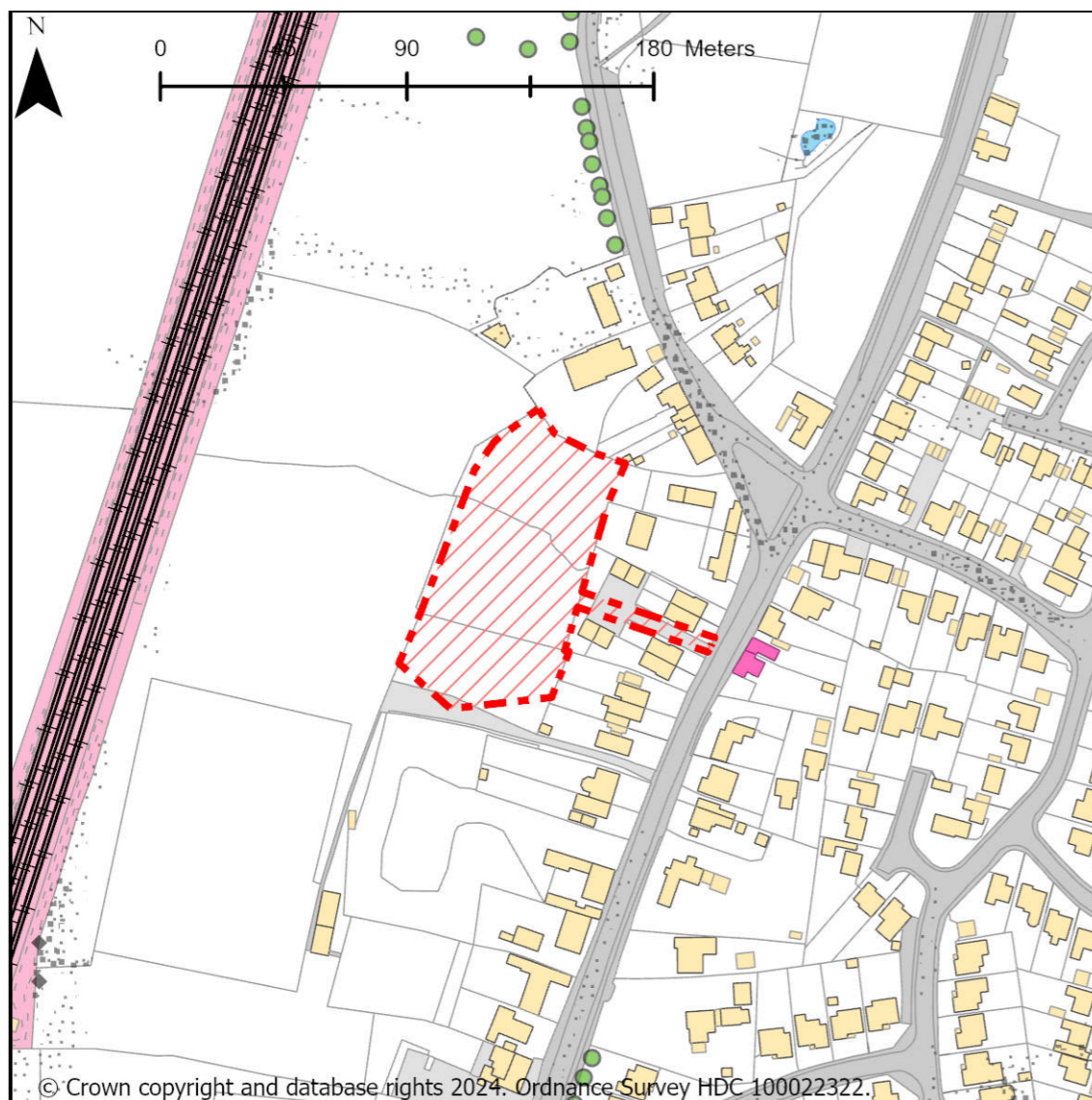
<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Residential: Custom and self build housing	9 plots	Available 2023 Build out over 1 to 2 years

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:14
Relevant planning history	<ul style="list-style-type: none"> <li>None relevant on the site but on the adjoining site there 19/00959/FUL permitted in December 2019 for redevelopment to provide 4 x 4-bed semi-detached dwellings and 1 x 5-bed detached dwelling with associated accesses, landscaping and demolition of existing buildings. Provision of parking spaces to serve adjacent dwelling number 76 High Street.</li> <li>Part of the site was included in the HELAA (2017) (140 -Southwest of Church Lane, Great Paxton), the site was not considered suitable and was not taken forward as an allocation.</li> </ul>
Land type	Wholly greenfield land
Current use of the site	Agricultural/grassland
Supporting information	<ul style="list-style-type: none"> <li>Heritage Statement (May 2019)</li> <li>Proposed Site Plan showing plot layout (drawing number: 0897 SAP XX XX DR A 00000 SO Rev 01) (June 2023)</li> </ul>

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



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**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly located within flood zone 1 with no recorded risk of surface water flooding. The site is grade 3 agricultural land and contains overgrown vegetation and trees. The site is broadly level and is largely obscured from view as it is located behind residential development along the High Street. The site adjoins residential development to the north and east. Along its southern boundary it adjoins an access route to the football club and playing fields. To the west is part of the recreation ground with further scrubland north of this.</p>	+
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<p>There is no known contamination or pollution on site. No gas or oil pipes lines run through the site, there are however some electricity poles that run through and around the site. The land is near to the East Coast Mainline Railway so noise could potentially be an issue. There are no nature conservation designations on site, however, the site is located within the Great Ouse Valley strategic green infrastructure area. There are no heritage designations within the site. The site's proposed access is opposite two listed buildings, but as the proposed development site is backland and largely obscured from public view the impact on heritage is reduced. The site promoter has submitted alongside this site a Heritage Statement dated May 2019 which was undertaken to support the adjoining planning application (19/00959/FUL) which redeveloped the adjoining site with a direct frontage onto the High Street for five homes.</p> <p>The adjoining planning permission secured an access route from the High Street to garage units at the back of the proposed dwellings, from the site plan submitted as part of the Call for Sites submission it appears that the site promoter seeks to extend this access route past the garages and into this site. In their submission, the site promoter states that transport advice from Cambridgeshire County Council confirmed the access can be utilised as a private access. Based on the indicative site plan submitted, the building line would not extend further than those properties to the north, additionally, the garages permitted on the adjoining land have already started to establish in depth development along the High Street in the immediate vicinity.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is in multiple ownership all of whom support its development. There are no known legal restrictions affecting the site. The site promoter states that it is their intention to acquire planning permission and then sell each plot to a self/custom builder. The site promoter has identified that this site could assist in meeting the self and custom build interest for the St Neots and surrounding areas. The promoter suggests the land would be available from 2023.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible within the site apart from the public highway which is accessible from the site boundary. There are no buildings on site so no clearance work would be required but there will need to be extensive site clearance of existing trees and vegetation. Cables running between telecommunication masts do run over the site and would need to be incorporated. The access to the site could be achieved from the High Street.</p>	~

<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location means that any future development will need to be sensitive to its immediate environment being a backland site. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to self/custom builders. As the site is within the built up area of Great Paxton this site may offer an opportunity for small scale organic growth within the village providing that all criteria are met and mitigations are put in place. The adjoining development permitted under 19/00959/FUL is now complete and it appears an access could be provided through this. As no planning application has yet been submitted and it is the intention to sell the site to self and custom builders, the site is therefore categorised as developable.</p>	
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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land</li> <li>• Is accessible to natural green space</li> <li>• Good accessibility to local services and employment opportunities</li> <li>• Not at risk from flooding</li> <li>• In very close proximity to the East Coast Mainline Railway which could increase levels of noise pollution</li> <li>• Development could be integrated into the existing place and community</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for built development that could be integrated within the existing place and community</li> <li>• Support residential development on sites of less than 1ha</li> <li>• Should include adequate noise mitigation and landscaping to mitigate the impact of the East Coast Mainline Railway</li> </ul>	
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 0.5 ha  80% net developable area allowed due to need for landscaping and noise mitigation.  0.5 ha x 80% = <b>0.4 ha</b>	Residential - self and custom build plots or market and/or affordable homes  Very low density of 25 dph anticipated due to the edge of village location.  Very low density of 25 dph = 0.4 ha x 25 dph = <b>10 homes</b>	Available from 2023  Build out over 1 to 2 years

**Updates after the Initial Assessment**

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**Great Paxton 2: Land to the West of High Street, Great Paxton**

<b>Site reference</b>	Great Paxton 2
<b>Site name</b>	Land to the West of High Street, Great Paxton

Site address	Parish(es)	Site area (ha)
Land to the West of High Street, Great Paxton	Great Paxton	1.12

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	30 homes	Available 2024 - 2028 Build out over 1 year

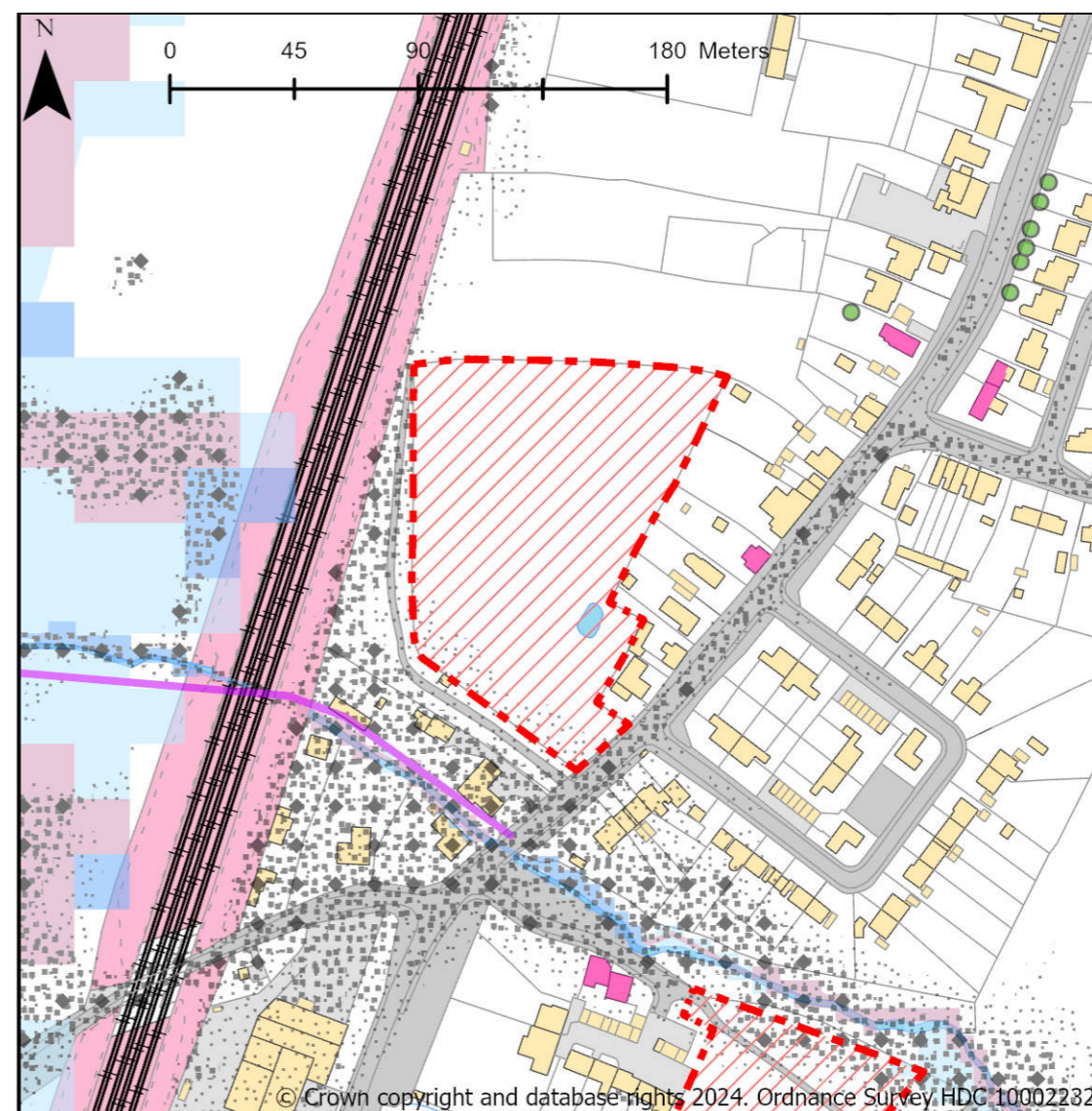
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:309
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Infographic promoting the advantages of the site

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
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<p>The site is wholly located within flood zone 1, there is recorded risk from surface water flooding along the site's western and southern edges. The site is classified as grade 3 agricultural land and is in use as grassland. There are no existing structures on site. The site is broadly level with a pond present within the site. The site adjoins residential development along its eastern and southern boundaries, to the north is a field separating the site from the football club and playing fields. Immediately to the west is the East Coast mainline railway so noise would be a constraint. The site is well contained on several sites with established tree and hedgerow lines. It is most open where it adjoins the High Street from which there are clear views into the site.</p> <p>There is no known contamination or pollution on site. No gas or oil pipes lines run through the site, there are however some electricity poles running along the site's frontage with the High Street. There are no nature conservation designations on site, however, the site is located within the Great Ouse Valley green infrastructure area. There are no heritage designations within the site but there is a listed building at 26 High Street that adjoins the eastern edge of the site. Access can be achieved from the High Street.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a Charitable Trust who support its development. There are no known legal restrictions affecting the site. The site promoter has stated that at present it is unknown how the site will be delivered. The promoter suggests the land would be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary. There are no buildings on site so no clearance work would be required. Cables running between telecommunication masts do run along the site's frontage. The access to the site is from the High Street where there is also an established footpath.</p>	+
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location means that any future development will need to be sensitive to its impact on the amenity of nearby residential properties being in part a backland development opportunity and provide adequate mitigation in terms of noise from the East Coast mainline railway on future users. It is unclear at this time how the site will be delivered and whether an allocation status is sought before obtaining planning permission. As such, the site is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land</li> <li>• Is accessible to natural green space</li> <li>• Good accessibility to local services and employment opportunities</li> <li>• In very close proximity to the East Coast mainline railway increasing the risk of noise pollution</li> <li>• Development could be integrated into the existing place and community</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for built development and could be integrated within the existing place and community</li> <li>• Should include adequate noise mitigation and landscaping to mitigate the site's proximity to the East Coast Mainline Railway</li> </ul>
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**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
<p>Gross site area of 1.12 ha</p> <p>80% net developable area allowed due to need for landscaping and noise mitigation.</p> <p>1.12 ha x 80% = <b>0.9 ha</b></p>	<p>Residential - market and/or affordable homes</p> <p>Very low density of 25 dph anticipated due to the edge of village location.</p> <p>Very low density of 25 dph = 0.9 ha x 25 dph = <b>23 homes</b></p>	<p>Available 2024 - 2028</p> <p>Build out over 1 - 2 years</p>

**Updates after the Initial Assessment**

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**Great Paxton 3: Land East of Dovecote Lane, Great Paxton**

<b>Site reference</b>	Great Paxton 3
<b>Site name</b>	Land East of Dovecote Lane, Great Paxton

Site address	Parish(es)	Site area (ha)
Land East of Dovecote Lane, Great Paxton	Great Paxton	0.47

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Self and custom build housing	5 - 6 market homes or self and custom build plots	Available 2024 - 2028 Build out over 1 - 2 years

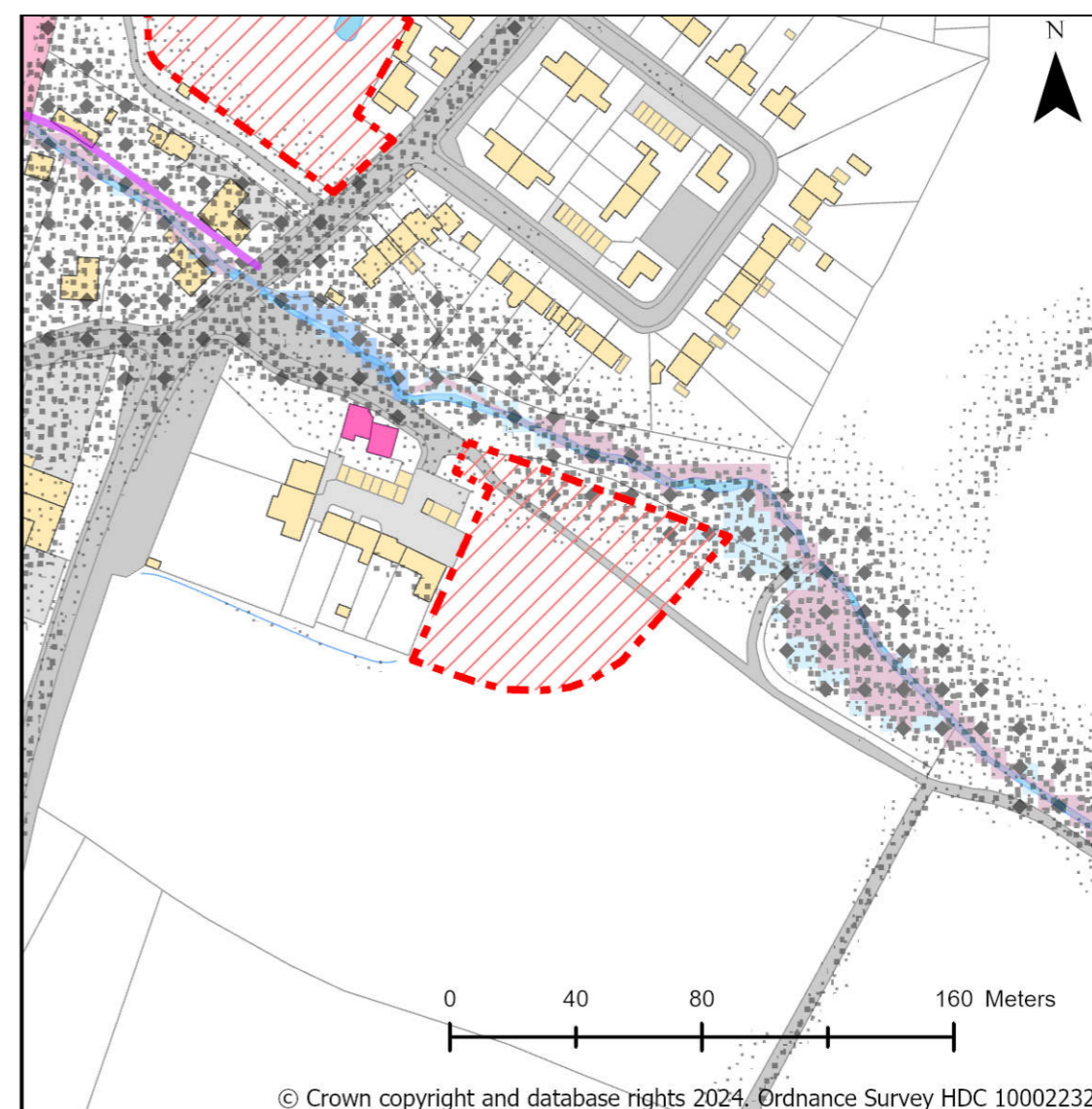
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:368
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Flood risk map

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	+
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<p>The site is wholly located within flood zone 1 but there is some surface water flood risk along the northern edge of the site which follows the route of a watercourse. The land is classified as grade 3 agricultural land. The site is located at the end of Dovecote Lane and is a former farm yard. The land comprises rough grassland and appears to be in use as a field access. It is broadly level and is enclosed by trees and other vegetation which limit its wider landscape impact. To the north and west of the site are residential properties with open countryside in arable use to the south and a small wooded copse to the east with arable land beyond.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site. There are no nature conservation or heritage designations within the site but the site is adjacent to the listed Low Farm. A series of brick buildings partially screen the listed building from the site but the access route passes directly by it. Access can be extended to the site from Dovecote Lane which directly links from the High Street, the views of Cambridgeshire County Council will be required to assess whether this route can service the quantum of development proposed on the site.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. It is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single individual who supports its development. There are no known legal restrictions affecting the site. The site promoter states that it their intention to acquire planning permission and then sell the site to a third party for development. The promoter suggests the land would be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that all main services are accessible from the site boundary apart from a gas supply which is unknown. There are no buildings on site so no clearance work would be required. The access to the site is from Dovecote Lane which is a narrow lane meaning access may be challenging so will need careful consideration.</p>	~
<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location means that any future development will need to be sensitive to its edge of settlement location and the nearby listed building. The site promoter does not seek an allocation before acquiring planning permission and then selling the site to a third party for development. It appears that either market homes or self and custom build homes will be pursued on site which may impact the method of</p>	~

its delivery and the timelines in securing any detailed planning consents. As it appears that a housebuilder is not involved with the site and a planning application has not yet been made, the site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- Is wholly greenfield land
- Surface water flood risk
- Adjacent to a heritage assets which could be impacted by proposals
- Good accessibility to local services and employment opportunities
- Development could be integrated into the existing place and community

In combination the outcomes of the LAA and SA indicate that the site:

- May be appropriate for built development
- Should include adequate landscaping to minimise the visual impact of development on the landscape and on heritage assets
- Provide sustainable drainage to mitigate against surface water flood risk
- Supports residential development on sites of less than 1ha

**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
Gross site area of 0.47 ha  80% net developable area allowed due to need for landscaping and flood mitigation.  0.47 ha x 80% = <b>0.37 ha</b>	Residential - market and/or affordable homes  Very low density of 25 dph anticipated due to the edge of village location.  Very low density of 25 dph = 0.37 ha x 25 dph = <b>9 homes</b>	Available 2024 - 2028  Build out over 1 -2 years

**Updates after the Initial Assessment**

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**Great Paxton 4: Land North of Harley Industrial Park, Paxton Hill, Great Paxton**

<b>Site reference</b>	Great Paxton 4
<b>Site name</b>	Land North of Harley Industrial Park, Paxton Hill, Great Paxton

Site address	Parish(es)	Site area (ha)
Land North of Harley Industrial Park, Paxton Hill, Great Paxton	Great Paxton	3.6

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment	Phased development to provide between 5,000 and 10,000sqm of floorspace	Available 2024 - 2028 Build out over 3 - 4 years

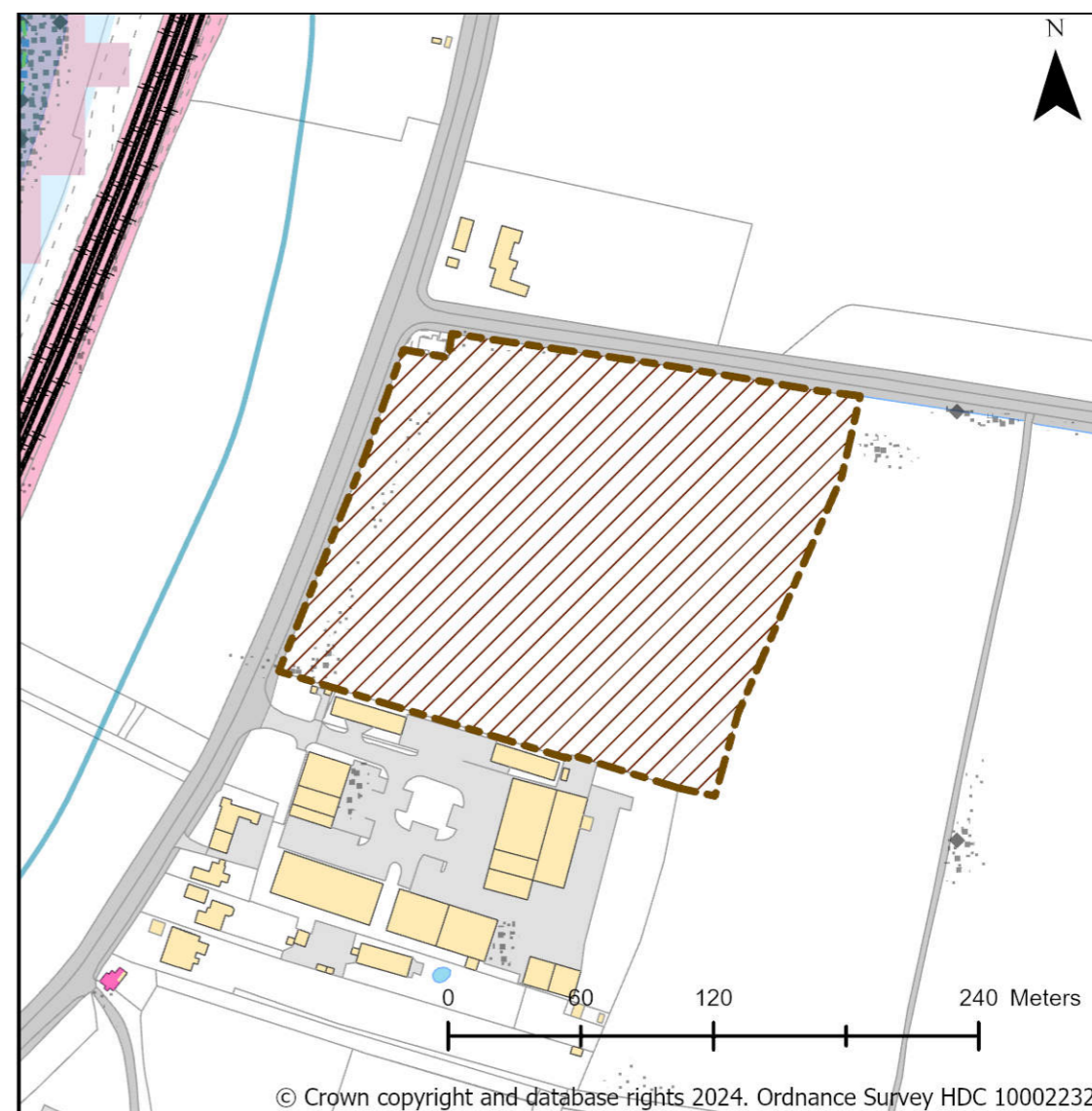
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:302
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is wholly located within flood zone 1 but there is some recorded risk from surface water flooding along its northern and western edges. The site is wholly classified as grade 2 agricultural land with no existing structures within the site although a covered reservoir situated immediately to the north western corner. Whilst most of the site is fairly level the northern part slopes downwards in a northern direction towards Great Paxton reflecting the site's location at the western end of a ridge of higher land that falls away to both the north and south while staying broadly level to the east. Its elevation and lack of dense or established vegetation along its boundaries mean the site is prominent in longer landscape views, particularly along the road from Toseland and would require landscaping to reduce this constraint. The site adjoins the Harley Industrial Estate to the south, an established employment area. To the west is the East Coast mainline railway. The B1043 and Paxton Road form strong western and northern edges to the site respectively. To the north and east is open countryside in arable agricultural use.</p> <p>There is no known contamination or pollution on site. No gas or oil pipelines run through the site. Cables running between telecommunication masts run along the site's frontage with the B1043 and along its northern edge along Paxton Road. There are no heritage or nature conservation designations within the site. Access to the site could be achieved from the B1043 similarly to that to the Harley Industrial Estate immediately south of the site. Alternatively, depending on the proposed layout the site, access could be achieved via the existing industrial estate.</p> <p>The site is wholly greenfield so will not contribute to reuse of previously developed land or regeneration. Approximately half of the site is situated in an extensive mineral safeguarding area for sand and gravel; engagement with Cambridgeshire County Council will advise whether this is a viable resource to work. It is beyond 400m from a water recycling site.</p>	
<p><b>Availability</b></p> <p>The site is controlled by a single family who support its development. There are no known legal restrictions affecting the site. The site promoter states that it their intention to acquire an allocation status before selling the site to a third party for obtaining planning permission and development. The promoter suggests the land would be available between 2024 and 2028.</p>	+
<p><b>Achievability</b></p> <p>The site promoter has identified that public highway and electricity supply are available from the site boundary but gas supply, mains water supply and digital and telecommunications infrastructure are all unknown at this time. The site promoter has also identified that there are other constraints to the site's development which are a potential ransom strip and overhead power lines. There are no buildings on site so no clearance work would be required. The access to the site could be achieved either from the B1043 or via the existing industrial estate to the south.</p>	~

<p><b>Deliverability / developability</b></p> <p>There are no existing structures to clear but the location and elevated position of the site means that any future development will need to be very sensitive to its impact on the landscape and provide adequate mitigation. The site promoter states that it their intention to acquire an allocation status before selling the site to a third party for obtaining planning permission and development. As such, the site is categorised as developable.</p>	~
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**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• Is wholly greenfield land classified as grade 2 agricultural land</li> <li>• Adjoins the Harley Industrial Estate</li> <li>• Limited public transport access</li> <li>• Relates more to the countryside but could be integrated as an extension to the adjoining industrial estate</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• The site could be considered appropriate for employment development extending an existing employment location</li> <li>• Development would require substantial landscaping to mitigate landscape impact</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of <b>3.6 ha</b></p> <p>Due to the need for substantial landscaping along the eastern and northern boundaries the net developable area is reduced to 80%.</p> <p>3.6ha x 80% = 2.88 ha</p>	<p>Commercial - employment</p> <p>The industrial areas (0.40 plot ratio) has been used as development could compliment the adjoining industrial estate:</p>	<p>Available 2024 - 2028</p> <p>Build out over 3 - 4 years</p>



HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	0.40 plot ratio x 2.88 ha = 1.15 ha of land for employment uses equating to <b>11,520 sqm.</b>	

Updates after the Initial Assessment

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## 6 Little Paxton

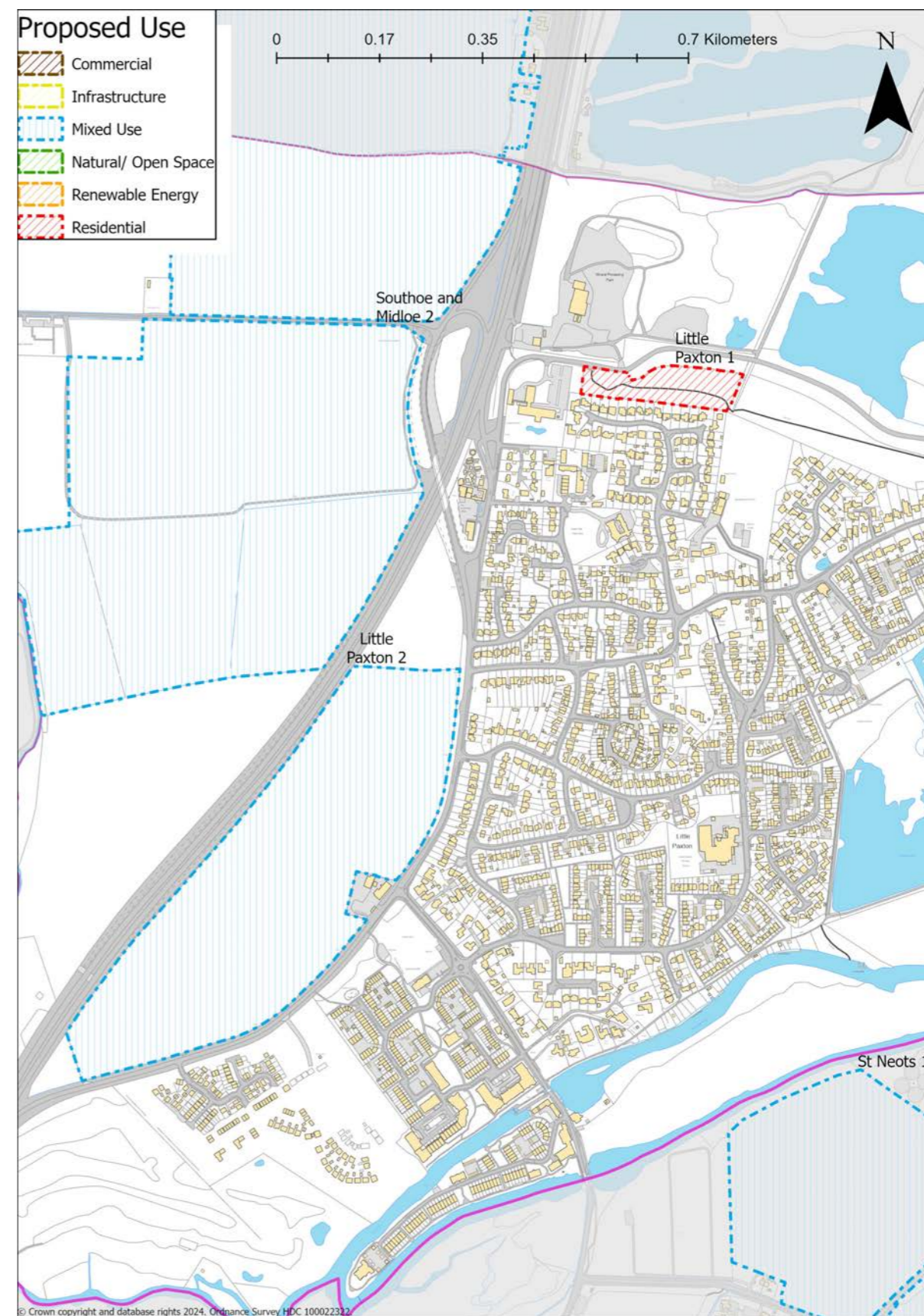
6.1 A total of 2 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Little Paxton 1: Land North of St James Road, Little Paxton
- Little Paxton 2: Land West of Little Paxton

6.2 Please note that the following sites also partially fall within Little Paxton parish:

- 'Southoe and Midloe 2: Southoe Garden Village, Southoe', but it has been included under Southoe and Midloe as most of the site lies within that parish area.
- 'St Neots 1: Land North of Priory Park, St Neots' also partially falls within Little Paxton and Great Paxton parishes, but it has been included under St Neots as most of the site lies within that parish area.

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6.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas



**Little Paxton 1: Land North of St James Road, Little Paxton**

<b>Site reference</b>	Little Paxton 1
<b>Site name</b>	Land North of St James Road, Little Paxton

Site address	Parish(es)	Site area (ha)
Land north of St James Road, Little Paxton	Little Paxton	1.30

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	38 homes	Available 2024 - 2028 Build out over 2 years

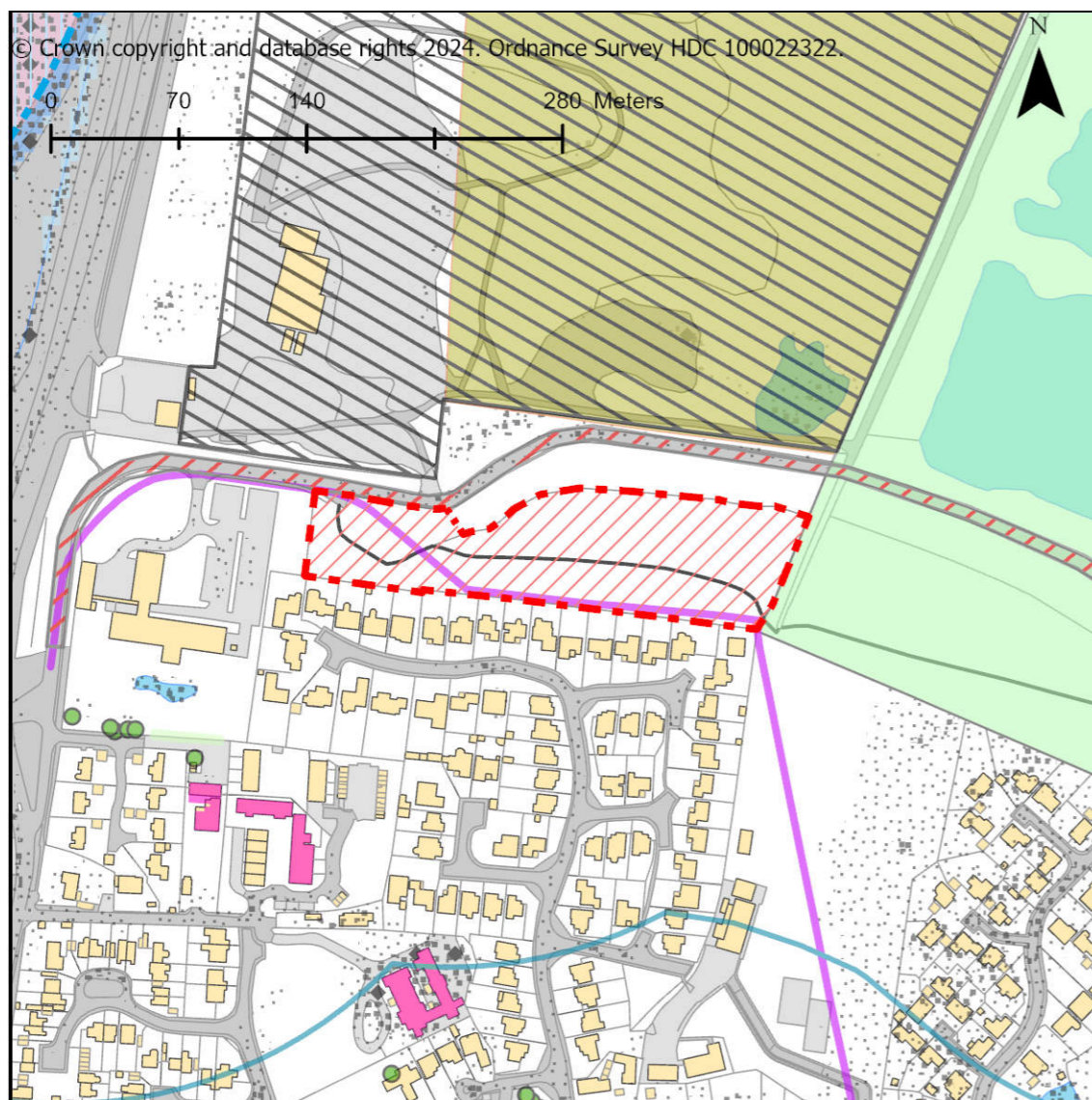
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:78
Relevant planning history	<p>Application Number: H/00080/58/CM Proposed Development: Redlands East Of Great North Road - Gravel Extraction Outcome: Permitted</p> <p>Application Number: H/00055/62/CM Proposed Development: Adjacent West Of Little Paxton Sand And Gravel Pit - Gravel Extraction Outcome: Permitted</p> <p>Application Number: H/00883/81/CM Proposed Development: Within Land South Of Little Paxton Sand And Gravel Pit - Retention Of Sand &amp; Gravel Plant &amp; Asphalt Plant &amp; Sites</p>

	<p>Outcome: Permitted</p> <p>Application Number: H/00845/87/CW</p> <p>Proposed Development: Little Paxton Quarry Off Great North Road - Importation Of Fill Material To Restore Disused Gravel Working.</p> <p>Outcome: Permitted</p> <p>HLP2036 Site Allocation: SN5 North of St James Road, Little Paxton for 35 homes</p> <p>HELAA (December 2017): North of St James Road to North of High Street, Little Paxton (220). This site was 4.70ha and included the submitted site which formed the western portion of the HELAA site.</p>
Land type	Wholly greenfield land
Current use of the site	Rough grassland and trees
Supporting information	Land North of St James Road - Indicative Layout

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly in flood zone 1. Surface water flood risk is negligible. The site is wholly classified as non-agricultural land so the site will not impact upon the best and most versatile agricultural land.</p> <p>The land within the site is flat and the topography broadly consistent with the surrounding area. It predominantly comprises rough grassland with trees and shrubs. A mineral processing plant is located to the north west and Paxton Pits Nature Reserve SSSI is approximately 30m to the north. Paxton Pits Nature Reserve (county wildlife site) sits on the eastern boundary of the site. A tree lined bank between the site and Old Great North</p>	~
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<p>Road screens views of the site from the road and from the quarry works to the north. A public right of way crosses the site from the north and continues along the southern boundary. Trees and hedgerows encircle the site. Access to the mineral development area is via the road running along the northern boundary of the site, but is screened by trees. The site is wholly within the Great Ouse strategic green infrastructure area and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). Residential development on this site would have to address biodiversity and environmental impacts. Safe integration with the built up area of Little Paxton would require consideration as existing residential areas do not provide access or connectivity to the proposed site.</p> <p>The site promoter says that "Ground contamination remediation of made ground will be required". No oil or gas pipelines or associated buffer zones cross the site nor are there any overhead electricity lines. No known heritage assets are located within the site or nature conservation assets and no tree preservation orders affect it.</p> <p>The site is wholly within a sand and gravel mineral safeguarding area and mineral development consultation area, however the site has been quarried and refilled and greenfield use re-established. As the site is therefore wholly greenfield now it does not offer any potential for regeneration. Across the road to the north lies a waste management area. The site is not within a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in single ownership via a Trust and development is supported by the landowner. There are no known legal restrictions affectign the site. The site promoter states that it is their intention that planning permission is acquired before the land is sold to a third party for development. The land is available from 2024-2028 and would be delivered over 2 years.</p> <p>The site promoter says that the site is allocated for residential development by allocation SN 5 in Huntingdonshire's Local Plan to 2036. The site is submitted to reiterate their commitment to deliver the site within the current plan period.</p>	+
<p><b>Achievability</b></p> <p>Gas, water and electricity supply are accessible from the site boundary. Access to digital and telecommunications infrastructure is unknown.</p> <p>The site may be accessible from the west directly off Old Great North Road or via Enterprise House, further work to investigate access options would be required. The road bounding the northern boundary of the site is within a mineral development area and provides access for vehicles associated with its operation. Safety of access for residents, particularly for active travel, would require consideration and may present a barrier to development</p>	~



<p>The site is a green infrastructure priority area and is also in a Natural Cambridgeshire priority landscape area (Great Ouse Valley), but is somewhat removed from the River Great Ouse (0.9 miles straight line distance). Established trees and hedgerows bound the site which is adjacent to Paxton Pits Nature Reserve. Residential development on this site would have to address biodiversity, landscape, and environmental impacts.</p> <p>No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site. Proximity to the A1 and Old Great North Road would provide long term connectivity and assist with the logistics of construction. The site is near a mineral development area, noise, pollution and vibrational impacts from this would need mitigation for the proposed residential use.</p> <p>Although the proposed development is within a mineral safeguarding area, extraction and importation of fill material to restore disused gravel working has been completed. Ground contamination remediation of made ground will be required. This site promoter has provided an indicative masterplan demonstrating site layout and access.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Other constrains such as access, landscape, biodiversity and environmental impact and contamination would require resolution. The site is allocated with suitable criteria in Huntingdonshire's Local Plan to 2036 and is available from 2024-2028. The site is categorised as deliverable.</p>	+

- Has potential to provide development of a scale that could be integrated into the existing place and community
- Would need to provide safe and suitable means of access by motorised vehicle and active travel
- Would need to address any impact on nature conservation designations and trees and hedgerows
- May require ground contamination remediation
- Address presence and/or integration of the public right of way

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 1.30ha</p> <p>80% net developable area to accommodate existing trees and hedgerow.</p> <p>1.30ha x 80% = 1.04ha</p>	<p>The net developable area is 1.04ha</p> <p>Residential - market and/or affordable homes</p> <p>Low density of 35 dph anticipated due to the edge of settlement location.</p> <p>Capacity = 1.04ha x 35 dph = <b>36 homes</b></p>	<p>Available immediately as site is currently allocated.</p> <p>Build out over 2 years</p>

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial flood risk and surface water flood risk is negligible</li> <li>• The site is wholly greenfield land and non-agricultural land</li> <li>• The site is within proximity of designated nature conservation areas</li> <li>• Landscape impact would be minimal and no heritage designations are affected</li> <li>• The site is close to St Neots town centre and railway station, multiple culture and leisure facilities, a primary school and concentrations of employment providing sustainable employment, social opportunities and sustainable transport options</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p>
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**Updates after the Initial Assessment**

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**Little Paxton 2: Land West of Little Paxton**

<b>Site reference</b>	Little Paxton 2
<b>Site name</b>	Little Paxton (West)

Site address	Parish(es)	Site area (ha)
Land to the west of Little Paxton, and east of the (new) A1	Little Paxton	20.36

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Custom and self-build housing Nursing and care homes	400 - 450 homes 10 - 20 custom and self-build homes 60 - 80 nursing and care homes bed spaces	Available 2024 - 26 years
Infrastructure: Associated social/community facilities Open Spaces Natural, green or open spaces for a variety of uses Biodiversity net gain opportunities	Scope for associated social/community facilities 4.00 to 5.00ha of natural, green or open spaces 10% biodiversity net gain opportunities	

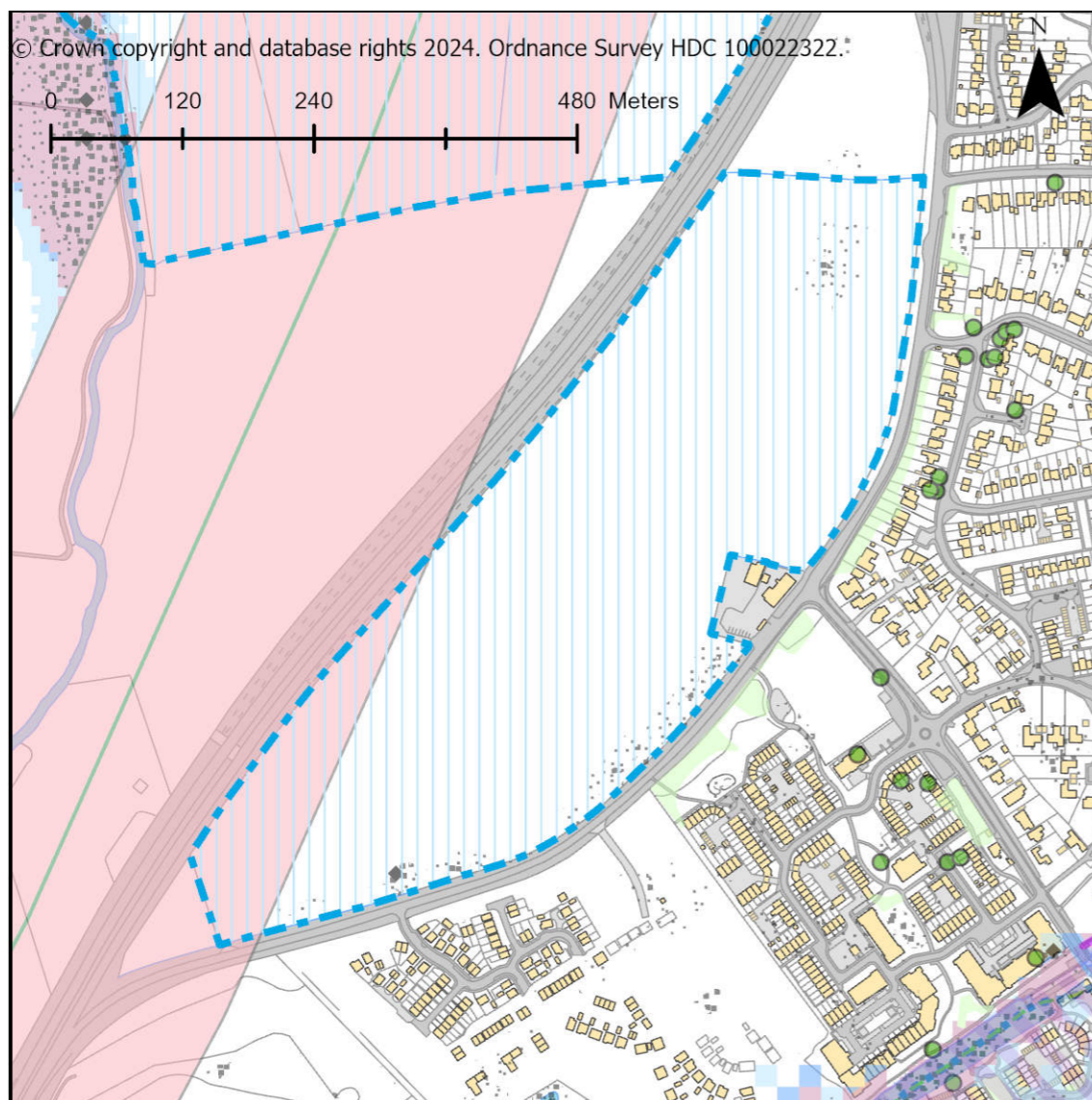
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:203
Relevant planning history	HELAA (December 2017): West of Little Paxton
Land type	Wholly greenfield land

Current use of the site	Agricultural land
Supporting information	Huntingdonshire District Council Issues Engagement Paper - Responses on Behalf of De Merke Estates  Location Plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is wholly in flood zone 1. Surface water flood risk is present but negligible along the south eastern boundary and in pockets within the northern quarter of the site. The site is wholly classified as grade 2 agricultural land and is predominantly in arable agricultural use.</p> <p>The land rises noticeably east to west in the southern half of the site. Views across the A1 and to continuing countryside can be seen clearly from multiple points on the eastern boundary despite it being interspersed by mature trees and hedgerow demonstrating the continuing elevation of the landscape. Clear views into the site can be seen from the B1041</p>	~
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<p>both along the eastern boundary of the site and from the north west where it crosses over the A1. A substantial landscaping buffer would be required on the western boundary to mitigate noise and light pollution from traffic on the A1. The site acts as a green wedge between Little Paxton and the A1, perceived as forming part of the wider countryside. A light industrial complex is located on the eastern boundary opposite the B1041/Mill Lane. East of the Great North Road (B1041) are residential properties. Those north of Mill Lane predominantly have their rear gardens facing towards the road and hence the site posing a constraint to integration. However, south of Mill Lane 21st century development presents a more open frontage to Great North Road with a small area in the southern corner comprising St Neots golf course which is well screened by trees. Access to the site is via a narrow track opposite Little Paxton Lane. The site is wholly within the Great Ouse green infrastructure strategic area and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). Residential development on this site would have significant biodiversity, landscape, light and environmental impacts which would need to be addressed. No public rights of way traverse the site.</p> <p>There is no known pollution or contamination and no oil pipelines and buffer zones cross the site nor do any overhead electricity lines. No known heritage assets are located within the site and there are no tree preservation orders affecting it.</p> <p>As the site is wholly greenfield land it does not offer the potential for regeneration. The site is entirely within a sand and gravel mineral safeguarding area, Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that may constrain development. The site is not within a water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in single individual control and ownership, development is supported by the landowner. There are no known legal restrictions affecting the site. Delivery of the site is anticipated to be facilitated by acquiring planning permission before being sold to a third party for development. The land is available from 2024 - 2028, and the site promoter estimates delivery over 5 - 6 years.</p>	+
<p><b>Achievability</b></p> <p>Gas, mains water and electricity supply and digital and telecommunications infrastructure are accessible from site boundary. No gas or oil pipelines and buffer zones nor overhead electricity lines cross the site.</p> <p>The site is accessible by road from Great North Road (B1041) which would assist with long term access and the logistics of construction, however, the impacts of transport as a result of construction and occupation of the promoted 400 - 450 dwellings would require</p>	~

<p>significant consideration and mitigation, especially to homes adjoining Great North Road. The site would generate a significant amount of additional traffic during construction and after occupation which would require addressing.</p> <p>The site forms part of the Great Ouse green infrastructure strategic area and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). The site's relationship with the wider landscape would require mitigation and consideration given to building height elevations due to the sloping nature of the site. Significant landscape buffers would be required on the western boundary of the site. Mitigation measures would be required to address the noise and pollution impacts of the A1. Development would require consideration of the integration of the residential development with the built up area of Little Paxton. The presence of Great North Road would require further measures to allow for safe crossing of residents. Major infrastructure may be required to support development.</p> <p>Careful consideration would be required to address how the current employment uses could be integrated within the development without detrimentally impacting upon their continued use.</p> <p>The site promoter provides supporting information to suggest how some of the constraints may be overcome including landscaping to address potential noise from the A1 and bringing forward a high quality landscape-led development to address landscape constraints and the potential provision of community facilities.</p>		
<b>Deliverability / developability</b>	~	
<p>There are no known legal or ownership constraints. There are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.</p>		

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is not constrained by fluvial flood risk or heritage designations and surface water flood risk is negligible</li> <li>• It is grade 2 agricultural land and is wholly greenfield</li> <li>• The site is in a sensitive landscape location which would require strategic landscaping and integration of existing woodland address topographical challenges</li> <li>• The site is within proximity of 10 ha of a nature conservation designation</li> </ul>
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<ul style="list-style-type: none"> <li>• The site is close to St Neots town centre and railway station, multiple cultural and leisure facilities, a primary school and concentrations of employment providing sustainable employment, social opportunities and sustainable transport options</li> <li>• The site abuts the A1 and is therefore likely to be subject to noise, air and light pollution</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for development in the long term contributing to the housing needs of the district and supporting sustainable place-making, however there are substantial constraints to overcome.</li> <li>• Is located such that it could be effectively masterplanned to become part of the existing place and community</li> <li>• Would require strategic landscaping</li> <li>• Would require careful integration to ensure continued use of current employment uses on the site boundary</li> <li>• Would require noise, air and light mitigation</li> <li>• Would require mitigation of transport impacts</li> <li>• Would require sensitively masterplanned development to address topographical challenges</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 20.36ha</p> <p>60% net developable area to accommodate strategic landscaping, noise, air and light pollution mitigation, integration of existing woodland and topographical challenges.</p> <p>20.36ha x 60% = 12.22ha</p>	<p>Net developable area 12.22ha.</p> <p><b>0.5ha removed for community uses</b> leaving 11.72ha developable area.</p> <p>Residential - market and/or affordable homes, nursing and care homes bed spaces</p> <p>Low density of 35 dph anticipated due to the edge of settlement location.</p> <p>Capacity = 11.72ha x 35 dph = <b>410 homes</b></p>	<p>Available from 2029 subject to allocation.</p> <p>Build out expected over 5 - 7 years.</p>

**Updates after the Initial Assessment**

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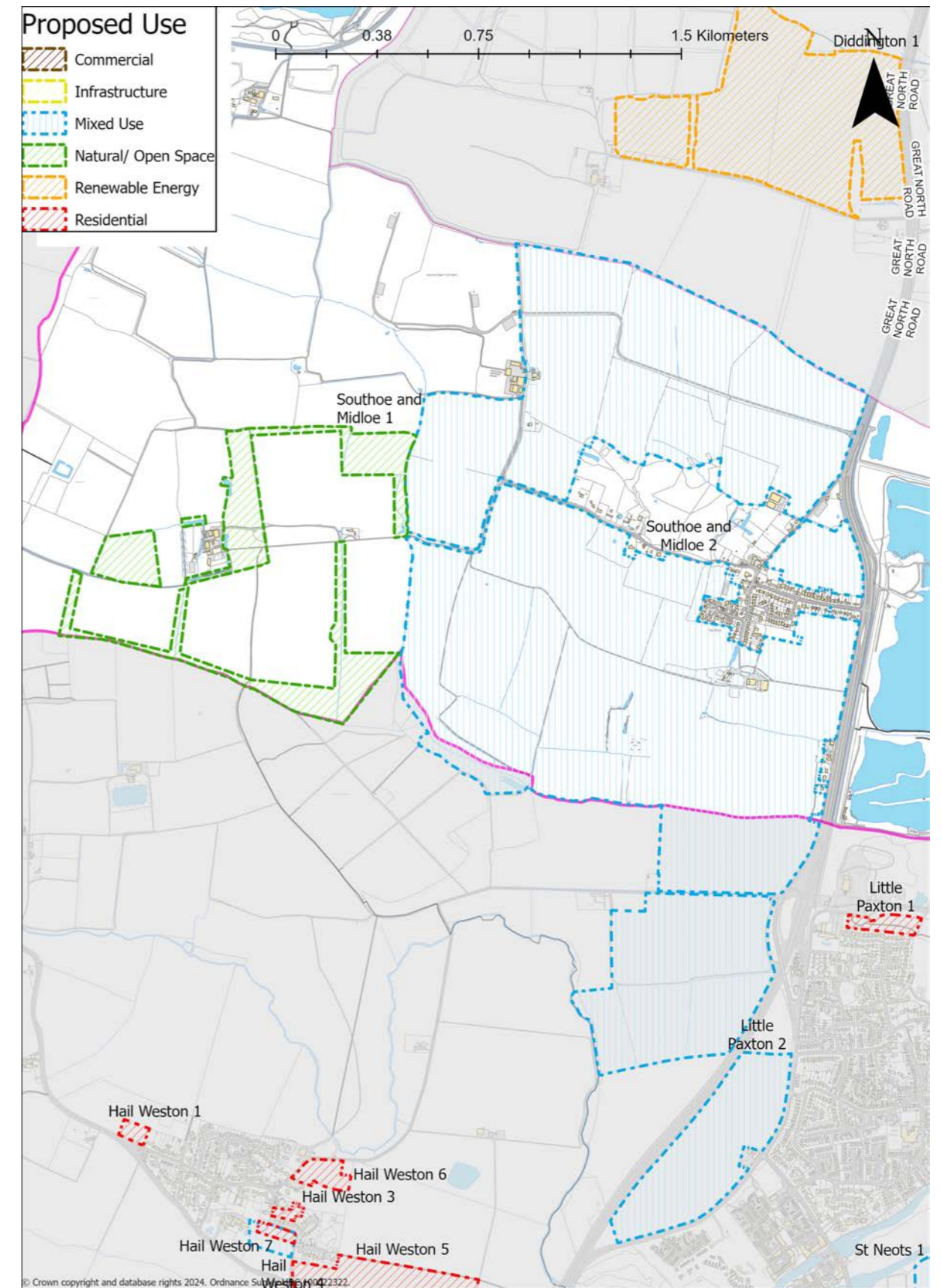


## 7 Southoe and Midloe

### 7 Southoe and Midloe

7.1 A total of 2 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Southoe and Midloe 1: Midloe Grange Farm, Midloe
- Southoe and Midloe 2: Southoe Garden Village, Southoe



7.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

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Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
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	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
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	RoFSW_Extent_1in100_HDC
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	Flood Zone 3a
	Flood Zone 2
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	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
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	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
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	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas



**Southoe and Midloe 1: Midloe Grange Farm, Midloe**

<b>Site reference</b>	Southoe and Midloe 1
<b>Site name</b>	Midloe Grange Farm

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Midloe Grange Farm, Rectory Lane, Southoe	Southoe and Midloe	20.26

**Promoter's Intentions**

<b>Promoter's anticipated uses</b>	<b>Promoter's capacity</b>	<b>Promoter's delivery expectations</b>
Open Space: Biodiversity net gain	20.26ha	Available 2023  Information on proposed delivery timing not provided

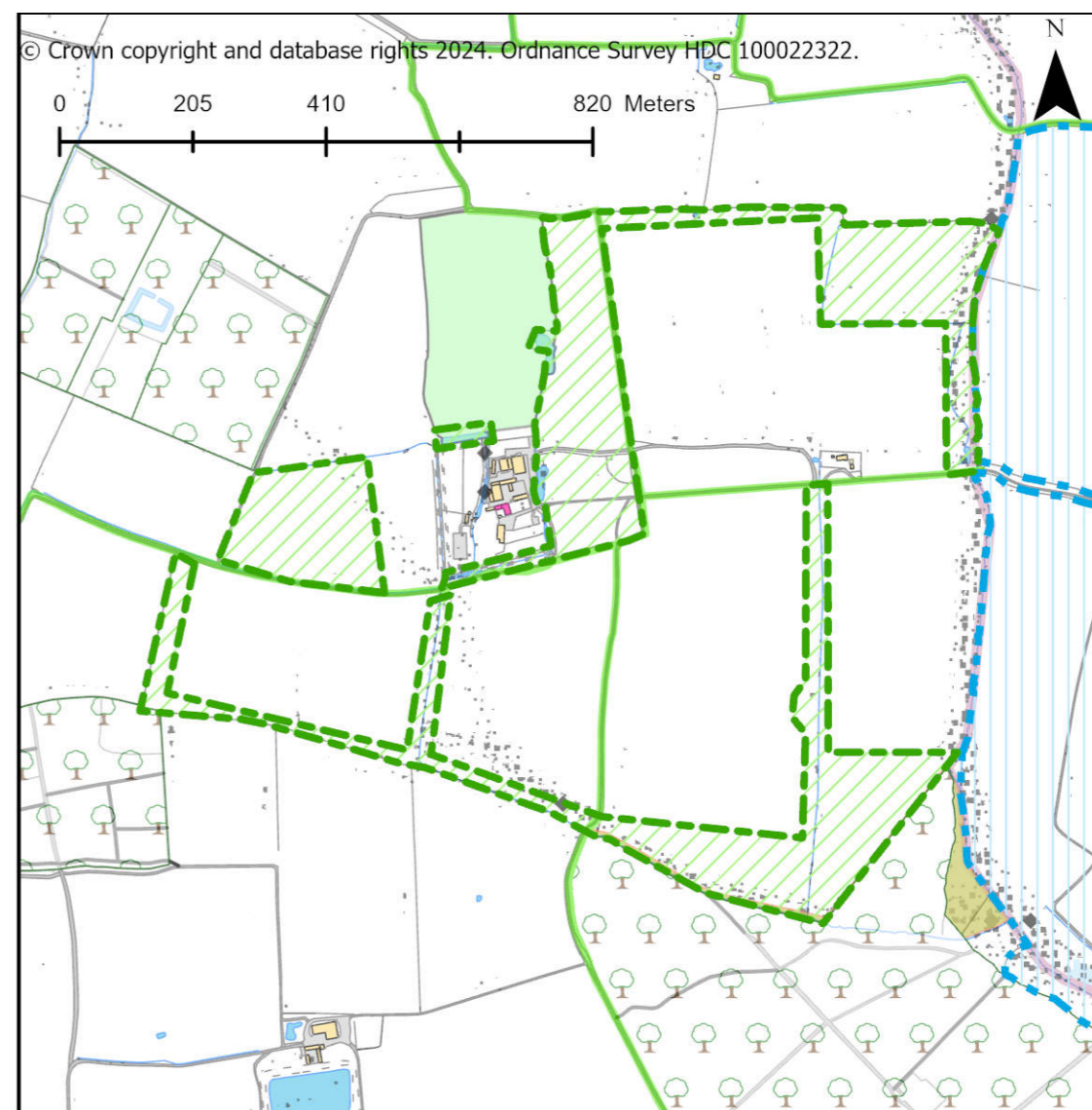
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:331
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Agricultural (field margins)
Supporting information	Biodiversity offsite management plan  Statement of reasons  Preliminary ecological appraisal

**Fundamental Constraints**

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass

<b>Fundamental constraints</b>	<b>Status</b>	<b>Outcome</b>
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site comprises four separate areas which constitute field margins. 99% of the site is in flood zone 1, with the remainder in flood zone 3b. Surface water flood risk is present in association with field boundaries and drainage ditches, some ponds are present to the north. The site is wholly grade 2 agricultural land with most currently serving as field margins to arable fields.</p> <p>The land slopes gently down from the northern boundary and is consistent with the open countryside within which it is situated. Little Paxton Wood (a SSSI and ancient woodland) bounds the south east corner of the site, ancient woodland is also found just outside the north west and south west boundary, both of which are also designated as county wildlife sites. The northernmost rectangle of the proposed site is also within a county wildlife site. Two residential properties sit just outside the boundary which are Midloe Grange (a grade II listed building) and Midloe Cottage. Two public rights of way (bridleways) traverse the site, north to south and east to west.</p> <p>Due to the proposed use of the site it is unlikely that any adverse landscape or ecological impact would occur. The proposed use of the site for biodiversity net gain would be considered complementary to active agricultural use and has the potential to enhance the surrounding sites of nature conservation importance.</p> <p>There is no known pollution or contamination and no known gas or oil pipelines or their associated buffer zones cross the site, nor do any overhead electricity powerlines. No known heritage assets are located within the site although there may be archaeological potential associated with the former monastic site. The site is not within a mineral safeguarding or water recycling area.</p>	+
<p><b>Availability</b></p> <p>The site is in single individual control and use of the site for biodiversity net gain is supported by the landowner. There are no known legal restrictions associated with the site. The site is available from 2023.</p>	+
<p><b>Achievability</b></p> <p>Access to gas, mains and electricity supply are unknown, as is access to digital and telecommunications infrastructure although the proposed use would generate limited if any demand for utility services. No gas or oil pipelines and buffer zones, nor overhead electricity lines cross the site. There is no known pollution or contamination. The proposal to create biodiversity net gain would enhance the biodiversity and ecological profile of the area and has the potential to connect existing areas of nature conservation value.</p>	+

<p>Access is via a single lane farm road and across fields. Due to the nature of the proposal it is not considered that this would affect the achievability of the site given the landowner actively farms the land.</p> <p>The site promoter provides further information as to how biodiversity net gain would be achieved on the site including a construction environmental management plan, environmental DNA surveys, and species surveys. Baseline ecological conditions have been established and a biodiversity offsite management plan provided.</p>	
<p><b>Deliverability / developability</b></p> <p>The site is deliverable. There are no known legal or ownership constraints. The site would be delivered by the landowner and the landowner's agent, who would act as a planning authority liaison and facilitate credit brokerage and managing the sale process. The landowner would be responsible for establishing the habitats and managing the site for the nationally required minimum period of 30 years.</p>	+

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● 99% of the site is in flood zone 1, with the remainder in flood zone 3b and the proposed use would have a positive impact on flood risk</li> <li>● It can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration</li> <li>● It would contribute further to the development of ecological corridors connecting sites of importance that sit just outside the site boundary</li> <li>● Public rights of way provide access to natural greenspace and leisure opportunities</li> <li>● The site would have a positive impact on the surrounding landscape and ecology and the setting of Midloe Grange, a listed building</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● May be appropriate for biodiversity net gain</li> <li>● Construction environmental management plan, environmental DNA surveys, species surveys and baseline ecological conditions and an offsite management plan demonstrate facilitation of the site.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 20.26ha  100% net developable area due to proposed use of site.	20.26ha for biodiversity net gain	Available from 2023  Build out and retention - 30 years minimum

**Updates after the Initial Assessment**

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**Southoe and Midloe 2: Southoe Garden Village, Southoe**

<b>Site reference</b>	Southoe and Midloe 2
<b>Site name</b>	Southoe Garden Village, Southoe

Site address	Parish(es)	Site area (ha)
Land surrounding Southoe (west of the A1)	Little Paxton; Southoe and Midloe	300.0

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Custom and self-build housing</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Primary school</li> <li>Secondary school</li> <li>Neighbourhood hubs</li> <li>District centre</li> </ul> Open Space Uses: <ul style="list-style-type: none"> <li>Natural, green or open spaces</li> <li>Biodiversity net gain opportunities</li> <li>Land to safeguard against flooding</li> </ul>	2,500 to 3,000 homes  A suitable proportion of custom and self-build housing can be incorporated  20,000 sqm of employment floorspace  Two primary schools, one secondary school, neighbourhood hubs, and a district centre to support residential development.  175 ha of open space uses in total including 140 ha biodiversity net gain and 25 ha of land to safeguard against flooding.	Available 2024 - 2028  Build out over approximately 12 years

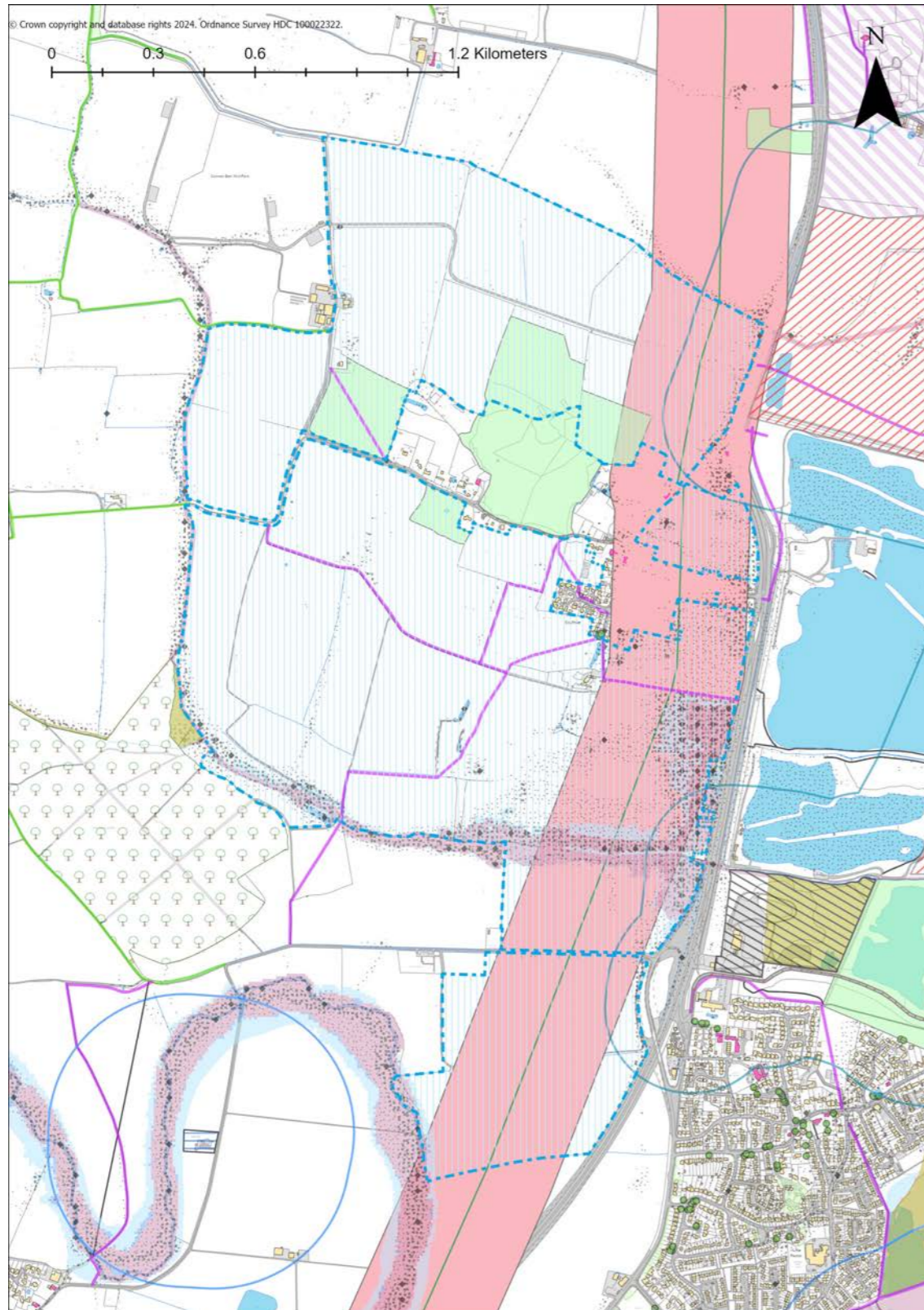
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:227
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Relevant planning history	HELAA (December 2017): South of Lees Lane, Southoe (219). This represents 7.60ha of the submitted site
Land type	Wholly greenfield land except for 2 residential properties and some hard surfacing at the play area
Current use of the site	Agricultural
Supporting information	Southoe a Garden Village, Vision Document  Southoe Garden Village Location Plan

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	Approximately 7.08 ha grade 1 agricultural land	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	Approximately 20.72 ha of the eastern portion of the site is within a water recycling area.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

**Context, constraints and potential suitability**

The submitted site comprises four parcels of land; two to the south of Southoe and two to the north. they are currently in a mixture of arable and pastoral agricultural use with a very small number of residential properties and several agricultural buildings within the site.

Areas of flood zone 2 and flood zone 3a are located in the south of the site as the result of the River Kym, linking to the River Great Ouse and farm drainage. The remainder of the land is flood zone 1 (approximately 94%). Risk from surface water flooding is present across the site in parallel to the A1 and associated with field drainage and topography with several ponds being present. Approximately 7ha of the site is grade 1 agricultural land focussed immediately north of Southoe and immediately west of the A1, the remainder of the site is grade 2 agricultural land. Development of a best and most versatile agricultural land poses a constraint to this site.

The land slopes downwards toward the A1, with its lowest point being its south eastern corner. This is some 25m lower than its north western corner. Views across the countryside can be clearly seen from the A1 to the east and from a public right of way that crosses the site from Church Farm House north west away from the village towards Church Farm Cottage and another that follows the northern edge of the site from Common Barn Farm and beyond to the west. Three 125m wind turbines can be seen just to the north west at Common Barn wind farm. The broadly triangular portion of land immediately west of the A1 is bounded on the southern edge by residential properties which run along Lees Lane. Bell Lane which bounds the west of this parcel has some residential properties in the south opening up to clear views that can be seen across the agricultural field (looking south and with tree and hedgerow to the north of Bell Lane).

The largest parcel of the site is situated immediately south of Southoe village with a boundary to many existing homes. The impact on residential amenity of all affected homes forms a constraint on the scale, layout and nature of any development proposals. This portion of the site includes multiple public rights of way links which transect the site allowing clear 360 degree views of open countryside to be seen from these and from Brook End to the south. Little Paxton Wood (a SSSI and ancient woodland) bounds the western edge of this parcel directly south of Southoe village. The sensitivity of this natural environment also poses a constraint on development. A single track road, leading to Hail Weston, separates the two southernmost parcels with open views into the countryside north and south. Little Paxton cemetery is located to the north western corner of the southernmost parcel of land. The south western boundary adjoins the River Kym with the land falling away from the high point close to the road down to the river channel which supports a line of trees and shrubs provising limited screening from the south west, although the southern boundary comprises a low hedgerow. Residential properties fronting the A1 are immediately outside the eastern boundary, but Manor Farm has been included which lies south of the village. The site is highly exposed in both the local landscape and in longer distance views so significant landscaping buffers would be required to mitigate



<p>impact of the development. The north western corner of the southernmost parcel of land adjoins the junction of the A1 with the B1041 and the road to Hail Weston. Proximity to the A1 and associated slip roads may give rise to noise and light pollution constraints affecting development potential.</p> <p>The proposed site will surround the small village of Southoe. The scale and nature of the proposed development would fundamentally change the existing scale and character of the Southoe as a village. The impact of the proposal on the existing village and the ability to integrate the two would require serious consideration in both environmental and social terms.</p> <p>There is no known pollution or contamination and no known gas pipelines and buffer zones cross the site. An oil pipeline and buffer zone runs through the southernmost parcel of the submitted site and continues northwards through other all parcels just west of the A1. The buffer zone covers much of the north eastern and southernmost parcels. Overhead electricity lines are present within the site. There are no known heritage assets within the site although archaeological potential exists with several medieval moats and earthworks around the village. Two Cambridgeshire wildlife sites are within the site comprising Church Farm / Old Rectory Grasslands (20.06ha) and Southoe Hill Pasture (1.67ha). Little Paxton woods (a SSSI and ancient woodland) bounds the western edge of southern parcel of the site. It is estimated that over 60ha of the eastern edge of the site is identified as part of the Great Ouse green infrastructure strategic area which is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). The site has significant biodiversity, landscape and environmental constraints impacting on its suitability.</p> <p>The site is almost wholly greenfield land and offers no opportunities to contribute to regeneration. Approximately 21ha of the site is within a water recycling area and 138ha of the site is within a sand and gravel mineral safeguarding area, Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that may constrain development.</p>	
<p><b>Availability</b></p> <p>The site is owned by multiple owners (a family and Corporate Trust) and is in multiple control with no legal agreement. Development is supported by all landowners. The site promoter notes that it is not known if there are any legal restrictions, this would require further investigation. The submission anticipates that planning permission would be acquired before the land is sold to a third party for development. The land is available from 2024 - 2028 and delivery estimated to take 12 years.</p>	~
<p><b>Achievability</b></p>	~

<p>Gas, mains water and electricity supplies are accessible from the site boundary as is digital and telecommunications infrastructure. Multiple accesses are available to the proposed parcels of land, however these are village or country lanes which will need substantial upgrading to serve the proposed development.</p> <p>The elevation of any potential buildings will require consideration due to the sloping nature of the site and their exposure within the wider landscape. The presence of nearby SSSI and wind turbines; and county wildlife sites and green infrastructure areas within the site would mean that landscaping solutions to integrate existing woodland would be required. The site is highly exposed in both the local landscape and in longer distance views, significant strategic landscaping would be required to mitigate the impact of the development. Residential development on this site may have significant biodiversity, landscape, light and environmental impacts which would need to be addressed. Integration with the existing village of Southoe would require careful consideration.</p> <p>The presence of an oil pipeline and buffer would constrain development on the eastern edge. Overhead powerlines on the site mean that mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines. The presence of mineral safeguarding areas and a water recycling area within the site may affect the location and layout of development.</p> <p>Access to the A1 is via two T junctions with short slip roads, safe access for construction and occupation of the site would be a major constraint which would require significant additional infrastructure and assessment of the impact of development on the road network. The presence of the A1 would also require noise and pollution mitigation. Due to the proposed number of homes, major infrastructure would be required to support the community such as primary schools and a secondary school (or major extension to an existing school in St Neots along with provision of safe active travel routes), local services and facilities and green spaces/infrastructure.</p> <p>The site promoter provided some supporting information to suggest how some of these issues may be mitigated for example, biodiversity net gain opportunities and natural, green or open spaces including land to be safeguarded for flooding. It is proposed that a 20m offset is included in the site to address the presence of the oil pipeline and buffer zone. A new A1 junction, extension of existing walking and cycling routes and the creation of a blue infrastructure network incorporating SUDS is also proposed. Integration of the existing community would be via extending the High Street, Bell Lane and Rectory Lane and integrating Manor Farm into the development with the larger agricultural barns removed. A 500m offset would be implemented from the wind turbines. A 50m offset would be included from the A1.</p>	
<p><b>Deliverability / developability</b></p>	~



Legal constraints are yet to be identified. There are significant constraints to be overcome and major infrastructure would be required including new safe access onto the A1. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p> <p>A sustainability appraisal is completed to provide more detailed analysis and evidence due to the potential for the site to influence the overall development strategy for Huntingdonshire should it be brought forward.</p>
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is greenfield with the majority being classified as grade 2 agricultural land and the rest being grade 1
- The majority of the site is flood zone 1 with areas of flood zone 2 and 3a located in the south of the site attributed to the River Kym
- The scale of the site would result in significant landscape impact arising from its topography
- Could adversely impact designated nature conservation sites, Little Paxton Wood (a SSSI and ancient woodlands) ancient woodlands and county wildlife sites
- Development would have fundamental impacts on Southoe completely transforming the scale, nature and character of the existing rural settlement and its resident community
- Has potential to increase traffic and travel on and around the A1 with the potential to increase air pollution
- The site is in an area of relatively high market demand for new homes
- The site is currently remote from services, employment, primary education, shops and public transport, but could provide these as part of an holistic development
- There is archaeological potential within the site

In combination the outcomes of the LAA and SA indicate that the site:

- The site is inappropriate for development due to its likely significant impacts on the character of the landscape and on Southoe as well as designated nature conservation sites
- The achievability of the development is unclear because of significant infrastructure requirements including new access(s) onto the A1, the presence of pipelines and overhead powerlines

**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

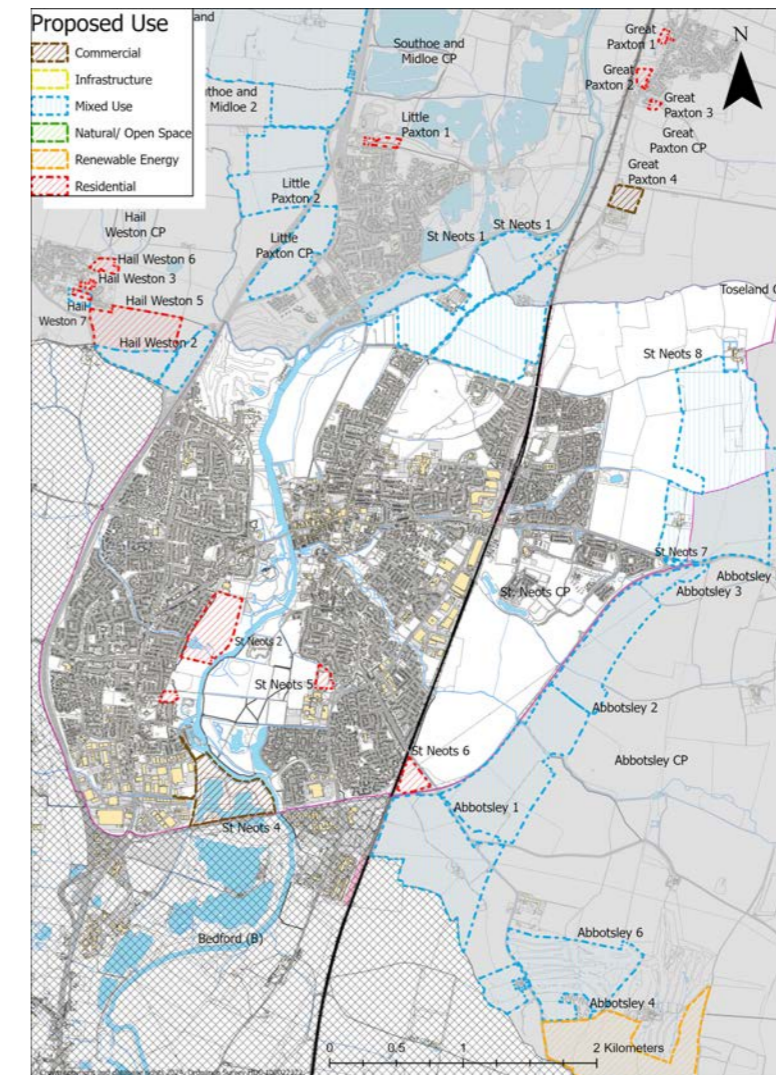
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## 8 St Neots

8.1 Please also look at sites in 1 'Abbotsley' parish to get a complete picture of proposals around St Neots due to where parish boundaries fall.

8.2 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- St Neots 1: Land North of Priory Park, St Neots - this site crosses over into Little Paxton and Great Paxton parishes but is assessed here as the majority of the site areas falls within St Neots parish.
- St Neots 2: Land East of Brook Road, Eaton Ford, St Neots
- St Neots 3: Peppercorn Meadows, Eaton Socon, St Neots
- St Neots 4: Land North of the A428, St Neots
- St Neots 5: Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots
- St Neots 6: Land South West of Potton Road, Eynesbury, St Neots
- St Neots 7: Land North East of Wintringham, St Neots
- St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots



8.3 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas



**St Neots 1: Land North of Priory Park, St Neots**

<b>Site reference</b>	St Neots 1
<b>Site name</b>	Land North of Priory Park, St Neots

Site address	Parish(es)	Site area (ha)
The land to the north of Priory Park and Mill Lane, east and west of Huntingdon Road/B1043.	St Neots; Little Paxton; Great Paxton	89.00ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable homes</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Retail</li> </ul> Supporting Infrastructure: <ul style="list-style-type: none"> <li>Community facility</li> </ul> Open Spaces: <ul style="list-style-type: none"> <li>Natural, green or open spaces: Extension to Priory Park, allotments/community orchard, wetland wildlife and biodiversity net gain enhancements.</li> </ul>	Approximately 600 market and/or affordable homes  Potential for retail, complementary uses to support residential development and community facility, size to be confirmed.  Natural, green or open spaces would amount to around some 28.0 ha or so, 13.9 ha on the western parcel and 14.2 ha on the eastern parcel, this would include opportunities for biodiversity net gain.	Available 2024 - 2028  Build out over approximately 6 years

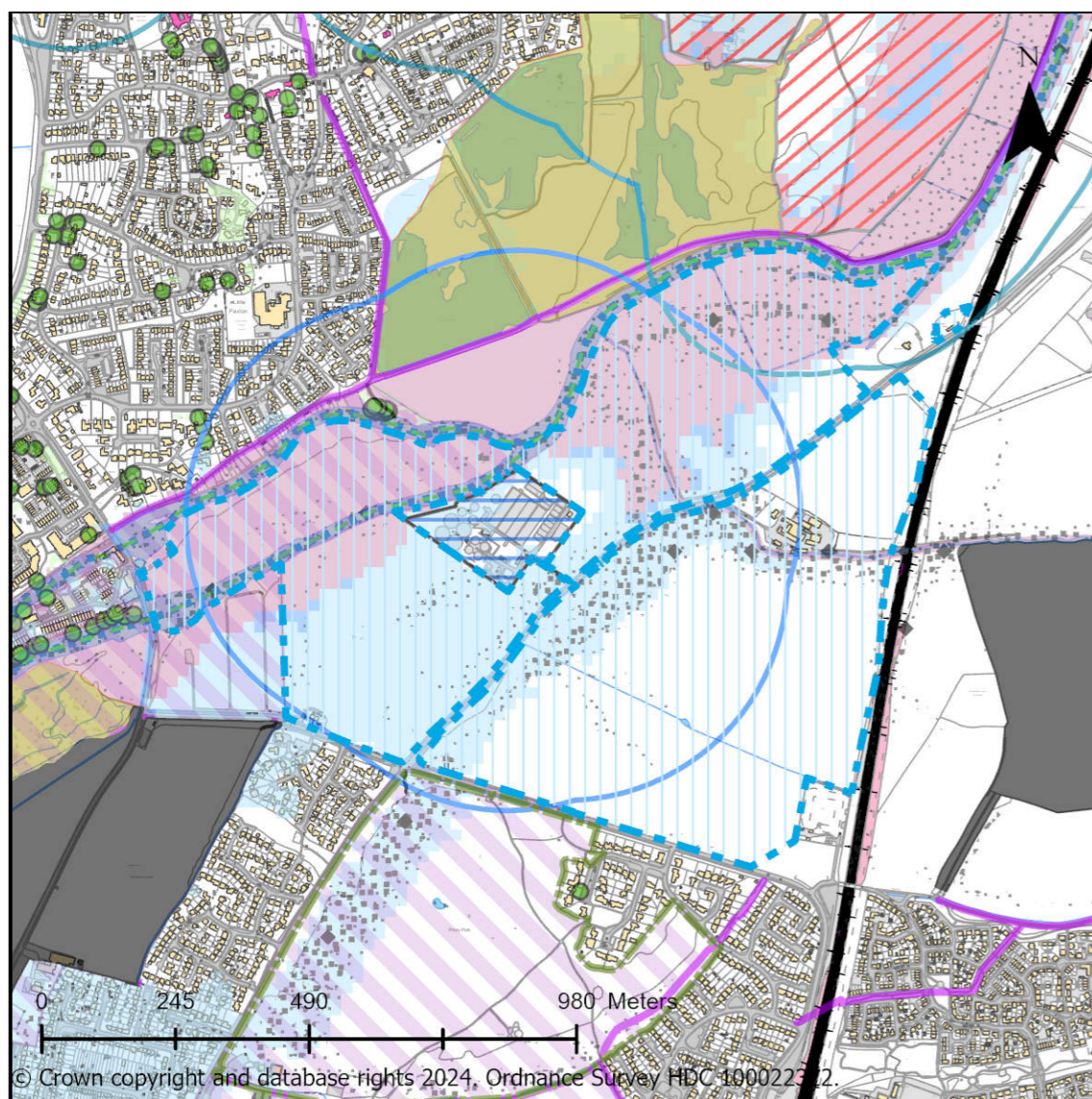
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:239
Relevant planning history	None
Land type	Wholly greenfield land

Current use of the site	Agricultural land
Supporting information	Land North of Priory Park St Neots - Indicative Land Use Areas  Land North of Priory Park St Neots - Masterplan Concept  Location Plan  Odour Modelling Assessment  Place Prospectus

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 0.7 ha of the western boundary of the site in within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	34.7 ha of the site is within a water recycling area.	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

**Context, constraints and potential suitability**

The proposed land is located to the north of the built up area of St Neots and straddles Huntingdon Road/B1043 creating an eastern and western parcel of land (approximately 42.80ha and 46ha respectively). An additional separate parcel of land of approximately 0.20ha is located to the north constituting the curtilage and residential property, Skewbridge Cottage, which is surrounded and contains extensive tree cover.

Approximately two thirds of western parcel is in flood zone 3a and 3b. Flood zone 3a also runs through the northern half of the eastern portion of the site as a result of Gallow Brook. Flood zone 2 covers the majority of the western portion of the site and the western edge of the eastern portion of the site. A drain runs through the southern half of the eastern

portion of the site which includes a pond, associated surface water flood risk is present in locations similar to the aforementioned water bodies. The eastern portion of the site is grade 2 agricultural land, with the western parcel providing a mix of grade 2, 3 and non agricultural land. Skewbridge Cottage contains grade 2 agricultural land. The majority of the sites are in arable agricultural use with lengths of hedgerows and small clusters of trees throughout.

The site is separated by Priory Hill Road/Mill Lane meaning that the site is currently isolated from other residential areas which are well screened from Priory Hill Road by mature trees making integration challenging. The western portion of the site is relatively flat and includes a strip of land lying between the two channels of the River Great Ouse and representing part of the conservation area; Mill Cottage sits on the northern boundary. East of the B1043 the land slopes significantly upwards (by approximately 15 to 20m) towards the railway line that bounds the eastern edge. Some trees and a hedgerow are present on the southern boundary of the site and part of the eastern edge of the B1043, however long distance views of open countryside can be seen from the south and north and from the B1043. Significant strategic landscaping would be required to mitigate impact of the development.

The far south west corner of the proposed site includes two cottages and is bounded by the Rowley allotments. St Neots water recycling centre sits within the centre of western portion of the site forming a substantial constraint. Brooks Farm is located in the north of the eastern parcel with Gallow Brook running through it. Outside the south eastern corner is an electricity substation. The River Great Ouse forms the western boundary. Several of the surrounding uses are either sensitive to development or pose constraints that would impact on the scale, nature and layout of any development proposals.

The site promoter proposes green infrastructure/biodiversity net gain, environmental initiatives and allotments to the west of the B1043 reflecting constraints arising from the water recycling centre, and flood risk. An extension to Priory Park to the east of the B1043 is proposed with residential uses on the far eastern portion which is bounded by the railway line.

There is no known pollution or contamination and no known gas or oil pipelines or associated buffer zones cross the site. Overhead power lines are present within the eastern portion of the site. No known heritage assets are located within the site, the western edge of the western part of the site and the southern boundary of the eastern part of the site both adjoin the conservation area, the area of land to the west and separated by the River Great Ouse lies entirely within a conservation area. There are no designated nature conservation assets within the site.

As the site is wholly greenfield land it does not offer any potential for regeneration. The majority of the site is within a water recycling area buffer zone which significantly impacts on its suitability for uses where people will spend extended periods of time such as homes, some land in the far eastern parcel is outside this. The majority of the site is within a sand



<p>and gravel mineral safeguarding area meaning and Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development.</p>	
<p><b>Availability</b></p> <p>The site is in single family control and the land optioned, the development is supported by all landowners. There are no known legal restrictions affecting the site. The site promoter anticipates that the land is available from 2024 - 2028 and would be delivered by a house builder over a 6 year period.</p>	+
<p><b>Achievability</b></p> <p>The site promoter notes that gas, mains water and electricity supply are accessible from site boundary as is digital and telecommunications infrastructure. The proposed location of residential development is to the east of the site as the site begins to slope upwards towards the railway line, elevation of the buildings may have a significant impact on the landscape character and significant strategic landscape would be required.</p> <p>Overhead powerlines are present within the eastern portion of site where residential development is proposed, mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines, this may impact viability of the site.</p> <p>Priory Hill Road and Mill lane bounds the southern edge of the site and the B1043 runs through the middle of the site. The eastern boundary is bound by the railway line. Any residential development may be subject to noise, air quality and vibrational impacts. Access to the road networks would assist with long term accessibility and the logistics of construction.</p> <p>The separation of the site from the north of St Neots by Priory Hill Road/Mill Lane and the B1043 would require further measures (for example safe crossing points) to safely integrate the proposed site with the existing built up area of St Neots and to enable safe access to the proposed open space uses (Green Infrastructure and Priory Park extension). Development would require consideration of the integration of the existing residential developments and relationship to the conservation areas.</p> <p>The site is within a water recycling area buffer zone, includes a water recycling centre and is within a sand and gravel mineral safeguarding area. As a result, the open space uses may be considered acceptable, however the residential uses proposed may be difficult to achieve.</p> <p>The site promoter has provided some supporting information to suggest how some of these issues may be mitigated for example they state that " Potential noise and vibration effects associated with the [railway] line could be mitigated as there is sufficient land available to</p>	~

<p>provide suitable technical measures. Undergrounding of existing low voltage electricity cables [would be undertaken and]. Additional technical work will be undertaken to confirm that the extent of proposed residential development in proximity to the waste water treatment works is appropriate using guidance on the assessment of odour". An odour assessment has been completed, the findings of which quote "that it is highly unlikely that there would be any odour complaints from residential receptors within the proposed area. Impacts on the proposed extension to Priory Park and other green infrastructure are considered to be negligible." The site promoter also proposed a landscape buffer and tree planting to visually screen the water recycling centre and aid in odour dispersal. A network of recreational paths are proposed within the open spaces.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. The site's location within a mineral safeguarding area and water recycling area would limit the possibility of residential uses on site, but green uses could be considered acceptable, so there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Subject to overcoming the constraints the site could be categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is wholly greenfield and grade 2 agricultural land</li> <li>• Flood zone 2 covers the entirety of the western parcel of land, flood zone 1 is only present on just over half of the eastern parcel; flood zones 3a and 3b are also present</li> <li>• Proximity to St Neots water recycling centre increases the potential odour impact on future residents</li> <li>• The site relates more closely to the countryside, the proposal would create an isolated pocket of residential development exacerbated by its topography, with little relationship to its surrounding countryside location or existing residential properties</li> <li>• Proposed uses for green infrastructure, and biodiversity net gain would support and enhance the landscape setting, biodiversity and ecology, and the setting of the Great River Ouse within and adjacent to the Great Ouse Valley priority area.</li> </ul>
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- Opportunities for an extension to Priory Park, green infrastructure, and biodiversity net gain could provide additional leisure opportunities
  - Access to the railway station is within reasonable distance, as is access to St Neots town centre, education and employment opportunities
- In combination the outcomes of the LAA and SA indicate that the site:
- Is inappropriate for residential development
  - Will not support sustainable place-making
  - The achievability of the development is unclear because of the presence of overhead powerlines, odour and flood mitigation, noise and vibrational mitigation resultant from proximity to the railway line
  - Is appropriate for green infrastructure, biodiversity net gain and potential extension to Priory Park subject to provision of safe crossing(s)

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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Gross site area of 48.50 ha  Proposed residential development discounted as considered inappropriate development.	Green infrastructure  Biodiversity net gain Priory Park extension  Site capacity 48.50ha  If a Priory Park extension is taken forward, provision for car parking may be required slightly reducing the net developable area for green space uses	Available 2024 onwards  Build out 2024 - 2028 onwards: establishment of biodiversity net gain would be a long-term process with maintenance and monitoring required for at least 30 years.

**Updates after the Initial Assessment**

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**St Neots 2: Land East of Brook Road, Eaton Ford, St Neots**

<b>Site reference</b>	St Neots 2
<b>Site name</b>	Land East of Brook Road

<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land east of Brook Road, St Neots	St Neots	14.00

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing Specialist housing Open spaces: Natural, green or open spaces for a variety of uses Biodiversity net gain opportunities	Around 120 homes, the amount of specialist housing to be confirmed.  Open space areas to be confirmed.	Available 2024 - 2028  Build out over 3 to 3.5 years

**Core information**

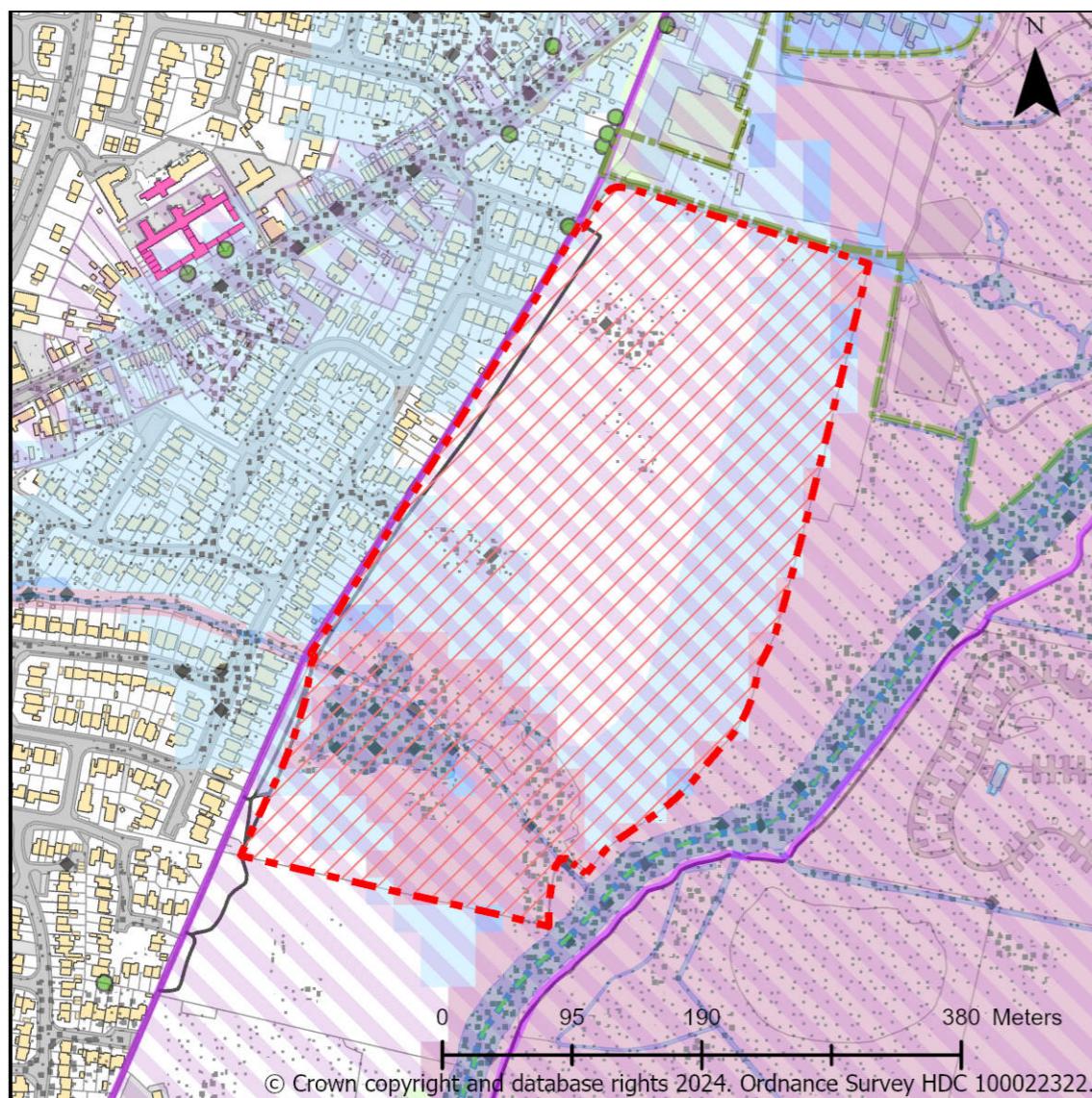
How was the site identified?	Call for sites 2023 submission: site reference - CfS:283
Relevant planning history	HELAA (December 2017): East of Brook Road St Neots (165)
Land type	Wholly greenfield land
Current use of the site	Agricultural land
Supporting information	Call for Sites Submission  Land Use Budget Plan - North Site

	Location Plan
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**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	Approximately 2.76 ha of the site is within flood zone 3b	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





**Assessment of Site Potential**

**Context, constraints and potential suitability**

Some of the southern portion of the site is within flood zone 3a and 3b, this is associated with the River Great Ouse and Duloe Brook which runs east to west through the southern half of the site. Over half of the site is within flood zone 2. Surface water flood risk is present and associated with Duloe Brook and ponds and the north west quadrant of the site is at risk of surface water flooding. This is also present immediately outside the eastern boundary. The site is wholly classified as grade 3 agricultural land.

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The site slopes gently from west to east and forms part of the green corridor between Eaton Ford and Eynesbury and north towards the town centre and Riverside Park. On the northern boundary is the designated local green space of Riverside Park. Immediately east of the site is the River Great Ouse. It is mainly rough grassland with mature trees along the Duloe Brook margins. The site also contains a pond, and other trees and hedging around parts of the boundaries. To the north of the site is Eaton Socon Football and Bowls Club, while west of the site is residential development which predominantly has rear gardens adjoining the site. The south of the site bounds The Pightle Millennium Green. A foot and cycle path bounds the northern and western boundary (public right of way) of the site where open views can be seen clearly across the site. Access to the site foot and cycle path is also available from Brook Road in two locations connecting the built development. The site is wholly within the Great Ouse green infrastructure strategic area and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). Residential development on this site would have to overcome significant biodiversity, landscape, light and environmental impact constraints.

The site forms a fundamental part of the open space setting to the River Great Ouse providing a green lung through the centre of St Neots and towards the east. Development would detrimentally affect the character of the wider environment and open countryside. The design of any development proposal and its landscaping scheme would need to demonstrate how it would mitigate and minimise landscape impact.

There is no known pollution or contamination, and no oil pipelines and buffer zones cross the site nor do overhead electricity lines. The site is wholly within a conservation area.

As the site is wholly greenfield land it does not offer any potential for regeneration. The site is entirely within a sand and gravel mineral safeguarding area, so Cambridgeshire County Council will need to be consulted to ascertain if this is a workable resource that might constrain development. The site is not within a water recycling area.

**Availability**

The site owned by a single/individual company and in developer company control. Development is supported by the landowner and there are no known legal restrictions affecting the site. Delivery of the site is anticipated to be facilitated by acquiring planning permission before being sold to a third party for development. The land is available from 2024 - 2028, the submission estimates that by applying a standard build out rate of between 35 and 40 per year, delivery of 120 dwellings would be completed within 3 to 3.5 years.

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**Achievability**

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<p>Gas, mains water and electricity supply and digital and telecommunications infrastructure are accessible from the site boundary. No gas or oil pipelines and associated buffer zones nor any overhead electricity lines cross the site.</p> <p>The site is accessible by road from River Road (a narrow residential road) off the B1428 meaning logistics may be hampered during development and impact on local residents. The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint. The site forms a fundamental part of the open space setting of the River Great Ouse and as such any built development would have significant landscape impact requiring substantial mitigation. The impacts of transport as a result of construction and occupation of around 600 dwellings would require significant consideration and mitigation, especially to the occupants of River Road or other access points off Brooks Road. Development would require consideration of the integration of the residential development with Brooks Farm.</p> <p>The site promoter has provided some supporting information to suggest how some of these issues may be mitigated for example through a continuation of Riverside Park to the east, linking to allotments and The Pightle, green infrastructure and attenuation basins would continue to the south, all of which is intended to steer development away from flood zones 3a, b and 2. Access to the residential units would be via River Road. The proposal would be accompanied by a heritage impact assessment, arboricultural assessment and a flood risk assessment and drainage strategy. Woodland would be retained.</p>		
<b>Deliverability / developability</b>		~
<p>There are no known legal or ownership constraints. The sites location which is wholly within a mineral safeguarding area, and the Great Ouse green infrastructure strategic area, and a Natural Cambridgeshire priority landscape area (Great Ouse Valley) would have very substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.</p>		

<ul style="list-style-type: none"> <li>• The site would fundamentally impact the the landscape setting, biodiversity and ecology of the area, wider countryside, nature designations and valued green space</li> <li>• The site would fundamentally impact a significant part of a green infrastructure corridor associated with the River Great Ouse priority landscape area</li> <li>• Residential development on this site would have significant light impacts.</li> <li>• Employment, primary education, shops, cultural and leisure facilities and public transport are within an accessible distance</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that:</p> <ul style="list-style-type: none"> <li>• The site is inappropriate for residential development and would fundamentally impact the landscape setting</li> <li>• The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development due to its landscape impact.	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The site is wholly greenfield and grade 3 agricultural land</li> <li>• The site is constrained by flood risk, over half of the site is within flood zone 2 and some within flood zone 3a and 3b</li> </ul>
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**St Neots 3: Peppercorn Meadows, Eaton Socon, St Neots**

<b>Site reference</b>	St Neots 3
<b>Site name</b>	Peppercorn Meadows, Eaton Socon

Site address	Parish(es)	Site area (ha)
Land north of 17 Peppercorn Lane, Eaton Socon, St Neots	St Neots	0.94 (including track)

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Specialist housing	6 or 7 homes	Available 2024 - 2028 Build out over 18 months

**Core information**

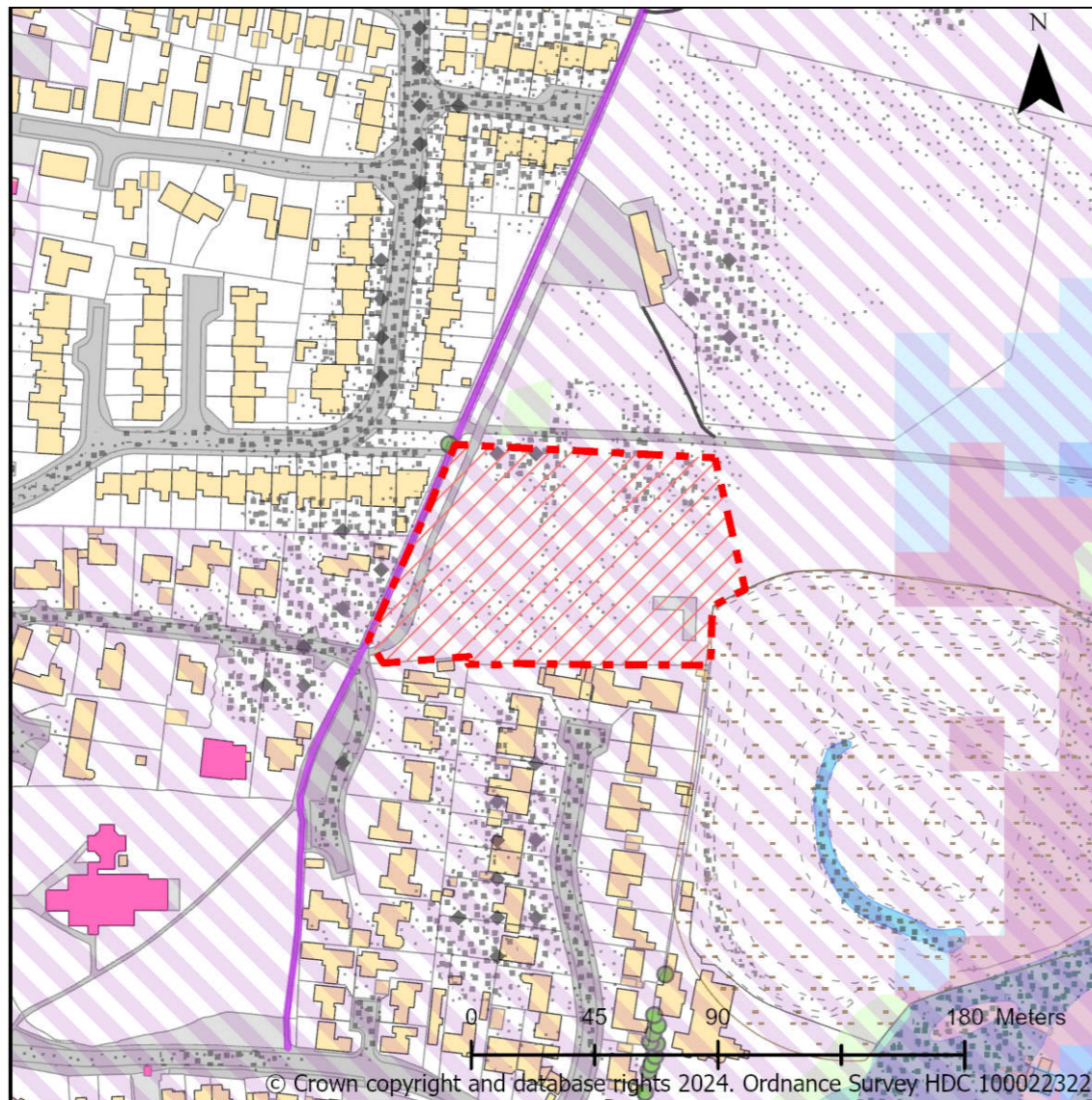
How was the site identified?	Call for sites 2023 submission: site reference - CfS:383
Relevant planning history	<p>Application Number:16/01468/OUT</p> <p>Proposed Development: Hybrid application for proposed residential development of 5 dwellings accessed from Peppercorns Lane (outline), new access to cricket club from Shakespeare Road and change of use of land to town park (full)</p> <p>Outcome: Refused and appeal (APP/H0520/W/18/3200875) dismissed</p> <p>Application Number: 19/02354/FUL</p> <p>Proposed Development: Access to Eaton Socon Cricket Club for vehicles from Shakespeare Road.</p> <p>Outcome: Withdrawn</p>

	HELAA (December 2017): Peppercorns Lane. This site was 4.79 ha. The site submitted is the western portion of the HELAA site.
Land type	Wholly greenfield land
Current use of the site	Agricultural Note: The submission states it is uncultivated with public access
Supporting information	Peppercorn Meadows Map Peppercorn Meadows Supporting Map

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass





from existing homes by trees and hedgerows and therefore the site would not integrate with the existing community. To the north of the site is Eaton Socon Cricket Club and Ground. Castle Hills scheduled monument bounds the south eastern corner of the site with mature trees and hedgerows separating this from the site. A protected ash tree sits just outside the north eastern boundary. Long distance open views can be seen into and from the site into the open countryside of the Great Ouse river valley. The majority of the site (minus 0.24ha of the south western corner) is within the Great Ouse Green infrastructure strategic area as set out in set out in the Cambridgeshire Green Infrastructure Strategy (2011) and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley). Residential development on this site would be constrained by its significant biodiversity, landscape, light and environmental impacts which would need to be addressed. The site forms part of the open space setting to the River Great Ouse providing a green lung through the centre of St Neots and towards the east, development could detrimentally affect the character of the wider environment and open countryside. The site is wholly within a conservation area. The design of any development proposal and its landscaping scheme would need to demonstrate how it would mitigate and minimise landscape impact, how it would protect the character of the conservation area and the setting of the scheduled monument.

The site promoter states that recent site clearing exposed asbestos contamination (from a collapsed agricultural roof) around the area of the old stable foundations. All surface contamination was professionally removed and disposed of but contamination still remains below the surface. No oil pipelines and buffer zones cross the site. Overhead power lines dissect the site running north to south. No known heritage assets are located within the site.

As the site is wholly greenfield land it does not offer any potential for regeneration. The site is entirely within a sand and gravel mineral safeguarding area and 0.58ha is also within a brickclay mineral safeguarding area, Cambridgeshire County Council will need to be consulted to ascertain if these are workable resources that might constrain development. The site is not within a water recycling area.

**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is located wholly in flood zone 1. The site is at risk from surface water flooding. The land is wholly grade 3 agricultural land.</p> <p>This site is an uncultivated field with public access, it forms part of the green corridor between Eaton Socon and Eynesbury and north towards the town centre and Riverside Park. On the northern boundary is a footpath and cycleway which heads towards Willow Bridge which is a River Great Ouse crossing point and into the river meadows at Eynesbury. The path connects with Shakespeare Road and the western edge of the site which includes a public right of way which accessible from Peppercorns Lane. The footpath is separated</p>	~
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<p><b>Availability</b></p> <p>The site has multiple owners in family control with development supported by all landowners. There are no known legal restrictions affecting the site. Delivery is proposed to be achieved by gaining outline consent with the owners going into partnership with a builder who specialises in small developments of high quality dwellings. The site is available from 2024 - 2028 and the submission expects development to take 18 months after an access to Shakespeare Road is approved.</p>	+
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<p><b>Achievability</b></p>	~
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<p>Mains water and electricity supply are accessible from site boundary. The submission states that access to gas supply and digital and telecommunications infrastructure is unknown. No gas or oil pipelines or buffer zones cross the site. Overhead powerlines dissect the site so mitigation would be required to relocate the powerlines underground or divert them, this would impact viability and layout of the site. Issues of contamination as a result of asbestos would also require investigation and remediation.</p> <p>The site is accessible by road from Peppercorns Lane via a narrow track located on a corner (also used to access the local cricket club) meaning logistics may be hampered during development and potential traffic would impact on local residents. Proposed secondary access to the site is currently via a footpath off Shakespeare Road, access would have to cross the cycleway and potentially land owned by the Pightle Trust immediately north of the site boundary. The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint. Land in the south eastern edge of the site may also be in the ownership of the Pightle Trust and would require further investigation and/or consideration of the integration of the site with this land.</p> <p>The site forms a fundamental part of the open space setting of the River Great Ouse and a scheduled monument and as such any built development would have significant landscape, and heritage impact requiring significant mitigation. The impacts of transport and safety as a result of construction and occupation of around 6 dwellings would require significant consideration and mitigation, especially to the occupants of Peppercorns Lane and those using the public footpaths that bound the site.</p> <p>The site promoter suggests how some of these issues may be mitigated by referring to the previous refused planning application 16/01468/OUT which states that dwellings would be in keeping with the local vernacular of existing building nearby and that the areas of highest ecological value, particularly the boundary trees, would be recommended for retention.</p> <p>In addition, the submission notes that overhead electricity lines would need repositioning underground and that below surface asbestos comes from a collapsed agricultural roof and can be quickly removed for disposal. Access from Shakespeare Road is also under investigation which could result in access of some properties from there and some from Peppercorns Lane.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal constraints but there may be ownership constraints or a narrow band on the eastern edge of the site. The site's location is wholly within a mineral safeguarding area and mostly within another. The majority of the site is also within the Great Ouse green infrastructure strategic area as set out in set out Cambridgeshire Green Infrastructure Strategy (2011) and is also a Natural Cambridgeshire priority landscape area (Great Ouse Valley) and immediately adjacent a scheduled monument demonstrating that</p>	

there are very substantial constraints to overcome and site access could present a significant barrier. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it, therefore it is classified as developable.

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:

- The site is wholly greenfield and grade 3 agricultural land
- The site is not constrained by fluvial flood risk, but surface water flood risk is present on site
- The site would fundamentally impact the the landscape setting and gateway to a green infrastructure corridor associated with the River Great Ouse priority landscape area
- Residential development in this location would create an isolated pocket of development, with little relationship to its surrounding countryside location
- The site could impact the setting of a scheduled monument
- Employment, primary education, shops, cultural and leisure facilities and public transport are within an accessible distance

In combination the outcomes of the LAA and SA indicate that:

- The site is inappropriate for residential development and would fundamentally impact the landscape setting and gateway to a green infrastructure corridor
- The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint as could mitigation of overhead electricity lines and ground contamination as a result of asbestos

**HDC's Delivery Calculations**

<b>HDC's net developable area calculation</b>	<b>HDC's anticipated uses and capacity</b>	<b>HDC's delivery estimate</b>
Capacity calculation not undertaken as site is inappropriate for development due to its landscape impact.	N/A	N/A

**Updates after the Initial Assessment**

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**St Neots 4: Land North of the A428, St Neots**

<b>Site reference</b>	St Neots 4
<b>Site name</b>	Land North of the A428, St Neots

Site address	Parish(es)	Site area (ha)
Land north of the A428 and west of the River Great Ouse, St Neots	St Neots	20.00

**Promoter's Intentions**

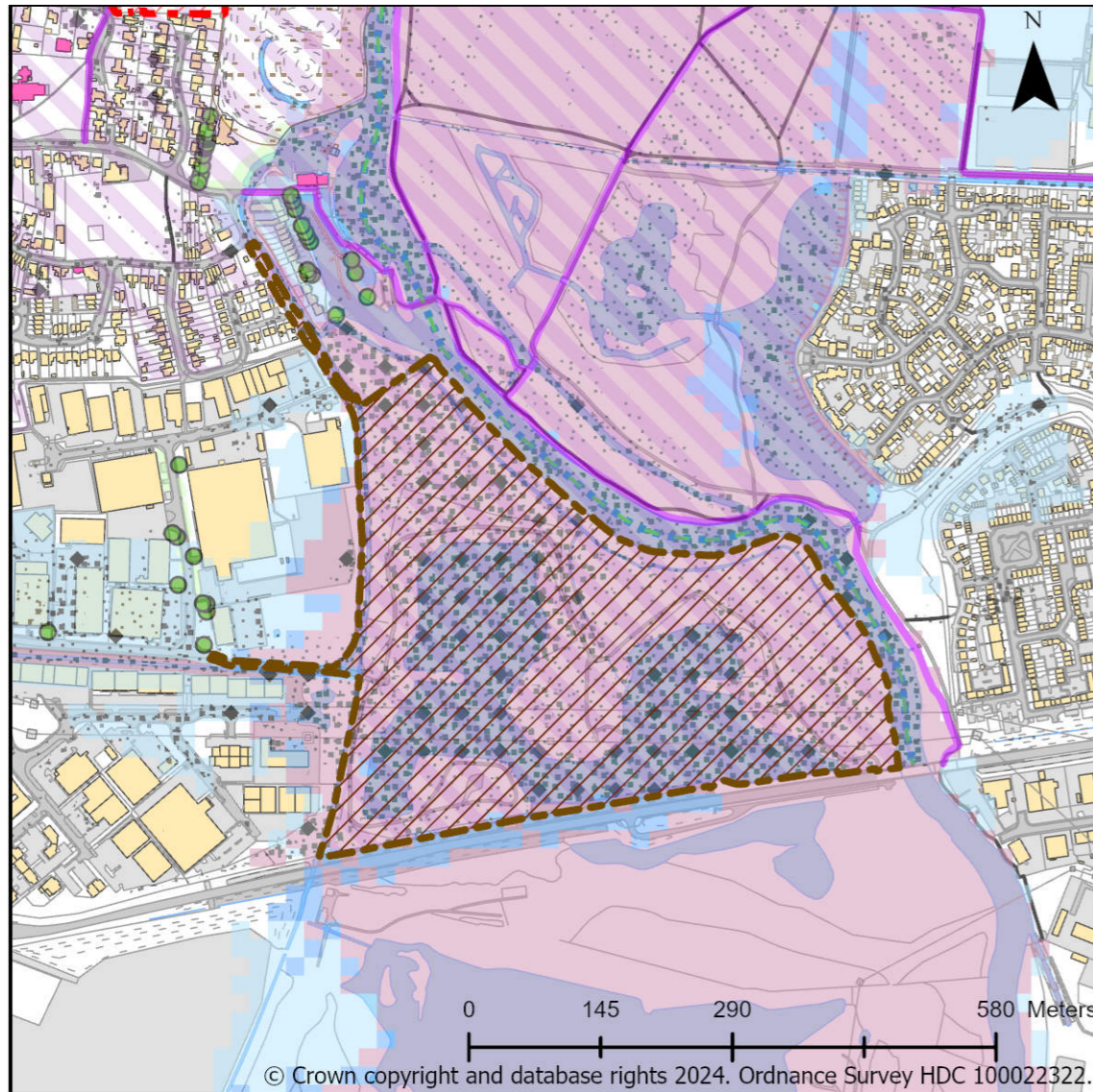
Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Commercial: Employment Commercial leisure uses (new sporting and leisure facilities) Open spaces: Biodiversity Net Gain	11-12 units employment  Commercial leisure uses to be confirmed  Biodiversity net gain to be confirmed	Available 2024 - 2028  Build out over around 5 years

**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:284
Relevant planning history	None relevant
Land type	Wholly greenfield land
Current use of the site	Community uses  Gingerbread Lake - private recreational/leisure use for purpose of angling. Wider informal greenspace use.
Supporting information	None submitted

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	99% of site in flood zone 3b	Fail
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken, the site is inappropriate for development as 99% of site is within flood zone 3b	N/A	N/A

**Updates after the Initial Assessment**

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**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	No
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**Impact of the Sustainability Appraisal on the assessment**

The site failed a fundamental constraint and therefore did not progress to Sustainability Appraisal.
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**St Neots 5: Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots**

<b>Site reference</b>	St Neots 5
<b>Site name</b>	Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots

Site address	Parish(es)	Site area (ha)
Hall Road, Eynesbury, St Neots	St Neots	1.69

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable housing	60 homes	Available 2024-2028 Build out all in 1 year

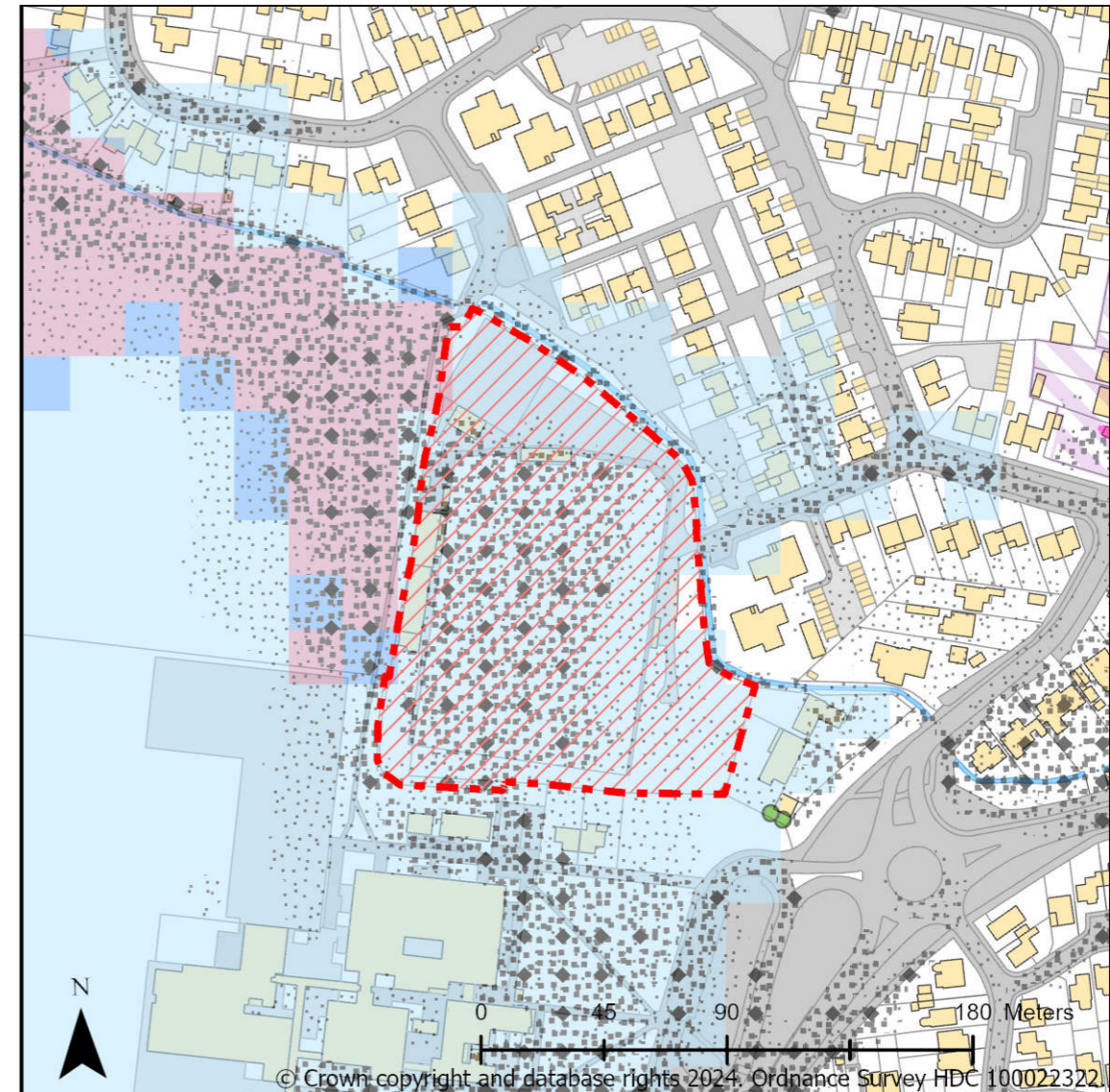
**Core information**

How was the site identified?	Call for Sites 2023 submission: site reference - Cfs:8
Relevant planning history	Part of the St Neots Community College Urban Design Framework 2005
Land type	Wholly previously developed land
Current use of the site	Football ground
Supporting information	None

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	Southwestern 25% classified as agricultural grade 1 but character is continuous with remainder classified as urban	Pass

Fundamental constraints	Status	Outcome
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

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<p><b>Context, constraints and potential suitability</b></p> <p>The site is within flood zone 2 which places it at enhanced flood risk with very small pockets on the western boundary being in flood zone 3. Flood risk would form a substantial constraint on development. Approximately 25% of the south western part of the site is classified as grade 1 agricultural land which should be protected from built development. However, in reality this land is an integral part of the football field and its circulation and viewing space and is integral with the remainder which is classified as urban land. Therefore, this is not considered to form a significant constraint on the site's capacity. The north western part of the site is surfaced as a games court with the majority of the site laid out as a football club with associated viewing stands, outbuildings and a parking area. The whole site comprises level ground. The current use as a football field forms a constraint in itself as national policy specifies that such land should not be built on unless the space has been clearly shown to be surplus of requirements or it would be replaced by equivalent or better provision in a suitable location. No such evidence has been provided.</p> <p>The south western quarter of the site is situated within the Great Ouse green infrastructure priority area. However, landscape impact of potential development is partially reduced by the presence of the main viewing stand being situated on the western edge of the site already. Some longer distance views to the open landscape are screened by existing hedging, surrounding buildings and adjacent playing pitches. However, the site can be seen from the public footpath running north from the James Toller statue, along the eastern edge of the camping and caravanning site and linking in to the Coneygeare car park. Residential development bounds the northern and eastern edges of the site with educational buildings to the south and playing fields to the west. A small number of properties on The Broad Walk directly overlook the site and layout would need to take these homes in to account. Residential use of the site would be compatible with these.</p> <p>There is no known contamination or pollution within the site. No oil or gas pipelines or their associated buffer zones constrain the site and there are no electricity powerlines crossing it. No heritage assets exist within or immediately adjoining the site so there is no constraint from this. Highway access already exists from Hall Road facilitating access for construction and future residents. The northern boundary is separated from The Broad Walk by a drainage ditch. There are no public rights of way within the site</p> <p>The site would involve reuse of previously developed land. It lies within a mineral safeguarding area for sand and gravel but given its small scale is unlikely to form a viable resource. It is beyond 400m from a water recycling site.</p>	~
<p><b>Availability</b></p>	~

<p>The site is controlled by a charitable trust which supports its development. There are no known legal restrictions affecting the site. Redevelopment would require the existing football club facilities to be relocated which would be dependent upon funds being received from allocation and planning consent for residential development. The promoter suggests allocation status will be sought and the site then sold to a third party for development.</p>	~
<p><b>Achievability</b></p> <p>All main services are accessible from the site boundary. The site comprises level ground with a small urban watercourse parallel to the northern boundary. Demolition of the existing stands and other football club facilities would be required. Communications towers on site may also need to be relocated</p>	~
<p><b>Deliverability / developability</b></p> <p>Release of the site for residential development is dependent upon relocation of the existing football club. Therefore, it is categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<b>Should the site progress to the sustainability stage?</b>	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● 97% is in flood zone 2 and around half suffers from surface water flooding too</li> <li>● Most is urban land but around a quarter is classified as grade 1 agricultural land</li> <li>● It is previously developed land</li> <li>● Good access to education, employment, social and community facilities</li> <li>● Some challenges in integrating development with adjoining uses</li> <li>● Liable to noise and light pollution from the adjoining school and sports uses</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● Is inappropriate for residential use due to flood risk</li> <li>● The current use as a football ground should be retained unless well-located, equal or better quality provision is provided</li> </ul>	
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as the site is inappropriate for development due to flood risk and uncertainty over relocation plans.	N/A	N/A

**Updates after the Initial Assessment**

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**St Neots 6: Land South West of Potton Road, Eynesbury, St Neots**

<b>Site reference</b>	St Neots 6
<b>Site name</b>	Land to the south west of Potton Road

Site address	Parish(es)	Site area (ha)
Land to the south west of Potton Road (B1046) and north of A428	St Neots	3.87

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Market and/or affordable homes	79 homes	Available 2024 - 2028 Build out over 2 - 3 years

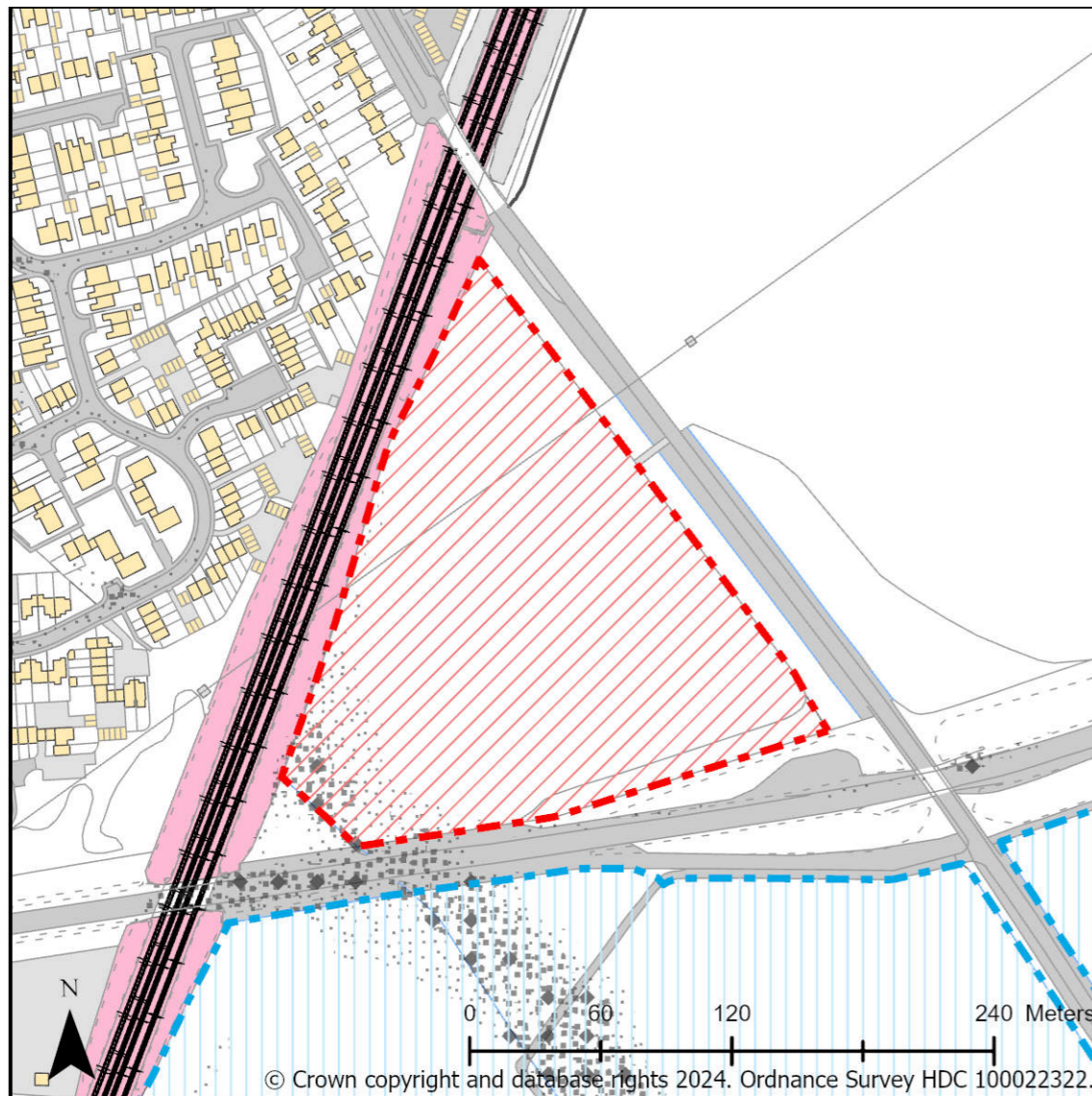
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference - CfS:317
Relevant planning history	<p>Application: 16/01507/OUT</p> <p>Proposed Development: Residential development of site for up to 79 dwellings and associated open space with all matters reserved except access to be from Potton Road</p> <p>Outcome: Approved &amp; lapsed</p> <p>Application: 8500745OUT</p> <p>Proposed Development:- Industrial Development</p> <p>Outcome: Refused</p> <p>HELAA (December 2017): Potton Road, St Neots</p>
Land type	Wholly greenfield land

Current use of the site	Agricultural land
Supporting information	Land at Potton Road, St Neots (July 2023) response to the Huntingdonshire Issues and Options Consultation 2023

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

**Context, constraints and potential suitability**

The site is located in flood zone 1, surface water flood risk is located in the south west corner of the site and extends somewhat along the southern and eastern boundary. Approximately 3ha of the site is grade 2 agricultural land with the northern tip classified as urban. The site is in use as arable agricultural land.

The site slopes from south west to north east with a height difference of approximately 10m. The site is bounded to the west by the East Coast mainline railway which is raised and banked. The southern edge is bounded by the A428 which is in a cutting at the eastern end before heading under the B1046. The frontage to the A428 includes substantial copses

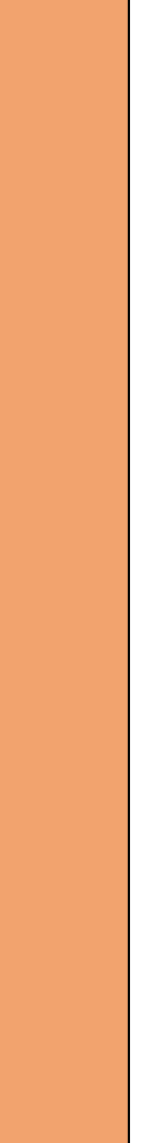


of woodland at either end of this frontage with just one gap through which clear views can be obtained across the site. The eastern boundary is edged by the B1046 which is lined by a more consistent tree belt of around 12 m in width screening the site with only the gap for the field entrance currently allowing limited glimpses into the site. Landscape impact would be limited, however the elevation of the buildings could make the development more prominent due to the sloping nature of the site. Approximately 1.15 ha of the north western edge of site adjacent to the railway line is identified as part of the Great Ouse green infrastructure strategic area and also a Natural Cambridgeshire priority landscape area for the Great Ouse Valley. Biodiversity, landscape and environmental impacts would all pose constraints to development of the site.

There is no known pollution or contamination and no oil pipelines and buffer zones cross the site. However, a high pressure gas pipe line runs along the western boundary of the site. High voltage overhead powerlines traverse the site from the centre point of the western boundary to the eastern boundary which form a significant constraint. Noise and light pollution may impact the layout and scale of development given proximity to the railway and the A428. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it.

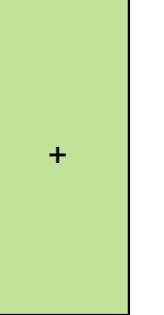
Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park) is located to the north east of the site and is currently under construction with some homes already occupied. The B1046 separates the submitted site and the strategic expansion location; integration would be difficult to achieve until development on the southern end of SEL2 is complete. The site is currently isolated from other residential areas.

As the site is wholly greenfield land it does not offer any potential for regeneration. Approximately 0.05ha of the central western edge of the site falls within a sand and gravel mineral safeguarding area, the rest of which is separated by the railway line. The site is not within a water recycling area.



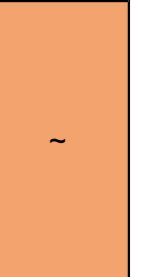
**Availability**

The site is in single family control and development is supported by all landowners. There are no known legal restrictions affecting the site. The submission states that it is the intention to acquire planning permission before selling the land a third party for development. The submission suggests the land is available between 2024 and 2028 and is likely to be delivered over 2 to 3 years



**Achievability**

The submission notes that gas, mains water and electricity supply are accessible from site boundary as is digital and telecommunications infrastructure. The elevation of the buildings may require consideration due to the sloping nature of the site. The presence of a high pressure gas pipeline would constrain development on the western edge.



<p>The southern edge of the site is bounded by A428, the eastern edge by the B1046 and the western edge by the railway line, which would require noise mitigation measures. Portions of the southern and eastern parts of the site fall within the A428 Development Consent Order boundary potentially restricting development whilst construction is underway. The finalisation of the EastWest Rail route may also have similar impacts on the site and available land, but this is currently unknown. Air quality and vibrations as a result of East West Rail may also impact upon the proposed site. High voltage overhead powerlines traverse the site from the centre point of the western boundary to the eastern boundary which cross the railway line. Mitigation would be required to relocate the powerlines underground, or mitigate the presence of the powerlines, this would impact viability of the site, and could be difficult to remedy.</p> <p>Access to A and B road networks would assist with long term access to the site and the logistics of construction, current access is from the B1046. The presence of major roads would require further measures to safely integrate the community from proposed site with the existing residential community of St Neots, for example through provision of foot and cycle bridges.</p> <p>The site promoter has provided supporting information to suggest how some of these issues may be mitigated, for example it notes that the outline planning permission shows that the high voltage overhead electricity lines and high-pressure gas pipeline can be mitigated and that the site can have a neutral visual effect as confirmed by the Landscape and Visual Impact Assessment. The site promoter also notes that the outline consent addressed noise and vibration impacts.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Proximity to the A428, B1046 and railway may impact on the layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.</p>	

**Progression of Site through to Sustainability Appraisal**

Should the site progress to the sustainability stage?	Yes
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:</p> <ul style="list-style-type: none"> <li>• The site is wholly greenfield and grade 2 agricultural land</li> <li>• The site is not constrained by fluvial flood risk with minimal surface water flood risk</li> </ul>
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<ul style="list-style-type: none"> <li>• The has no direct relationship to the landscape</li> <li>• The topographical challenges could influence the layout of buildings and elevations</li> <li>• The site could relate well to Wintringam Park to the north once complete having the potential to be integrated with the community</li> <li>• The site is within reasonable distance to St Neots town centre, a primary school, employment opportunities and the railway station</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that:</p> <ul style="list-style-type: none"> <li>• May be appropriate for development in the long term contributing to the housing needs of the district and supporting sustainable place-making</li> <li>• Would require careful consideration of building elevations</li> <li>• The achievability of the site would be reliant upon mitigation of overhead electricity lines, safe response to the presence of a gas pipeline, and mitigation of noise and vibrational impacts due to proximity to the railway line.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<p>Gross site area of 3.87 ha</p> <p>60% net developable area to provide mitigation from railway line, gas pipeline, landscaping and noise mitigation from major roads and railway.</p> <p>Gross area x net % = net area</p> <p>3.87 x 0.6 = <b>2.32 ha net developable area</b></p>	<p>Residential use - market and/or affordable housing</p> <p>Low density of 35dph to reflect edge of settlement location and reduced elevations required due to topography.</p> <p>Low density of 35dph = 2.32ha x 35 = <b>81 homes</b></p>	<p>Post 2035 subject to allocation and further progress on Wintringham Park to facilitate integration.</p> <p>Build out over 3 - 4 years</p>

**Updates after the Initial Assessment**

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**St Neots 7: Land North East of Wintringham Park, St Neots**

<b>Site reference</b>	St Neots 7
<b>Site name</b>	Land North East of Wintringham Park, St Neots

Site address	Parish(es)	Site area (ha)
North east of Cambridge Road roundabout, east of B1428 Cambridge Road and north of A428(T), east of Wintringham Park, St Neots	St Neots	0.30

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/or affordable housing</li> <li>Specialist housing</li> <li>Custom and self-build housing</li> <li>Nursing and care homes</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> <li>Retail</li> <li>Logistics, distribution</li> </ul> Infrastructure: <ul style="list-style-type: none"> <li>Renewable energy</li> </ul>	<b>Option 1 Residential:</b> To be confirmed at around 15 homes  <b>Option 2 Commercial:</b> To be confirmed at around 2,500 sqm  <b>Option 3 Infrastructure:</b> To be confirmed e.g. battery storage	Available from 2024 - 2028  Build out over 2 years

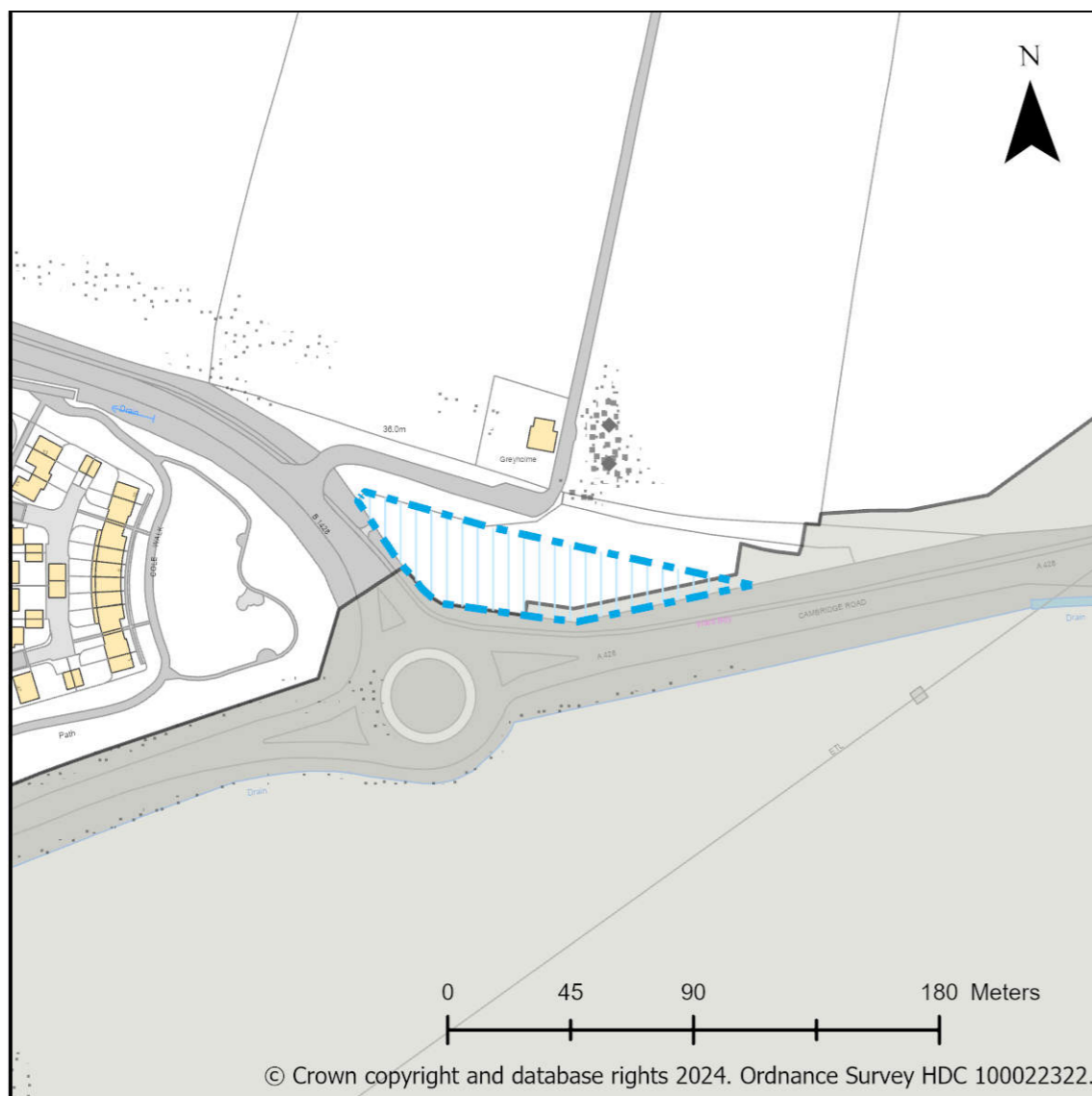
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference -CfS:362
Relevant planning history	None
Land type	Wholly greenfield land

Current use of the site	Undeveloped greenfield land - no recent historic use
Supporting information	Covering letter

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The site is located within flood zone 1 and no surface water risk is present within the boundaries. The site is wholly classified as a grade 2 agricultural land and is currently covered with rough grassland. The land is flat and abuts the roundabout joining the A428 and B1428 Cambridge Road which form the southern and western boundaries respectively. The northern boundary comprises a mix of trees and shrubs with the access track to Greyholme and Tithe Farm just beyond the western half. Both road frontages have post and rail fencing giving a very open aspect. The site can be clearly seen from all sides. Landscape design to transition to open countryside to both north and south of the site or</p>	~
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<p>to set back development may be required dependent on the use to ensure adequate amenity for users. The narrow width of the site at around 30m may be a constraint to achieving this.</p> <p>Strategic Expansion Location SEL2: St Neots East (Wintringham Park development) is located to the west of the site separated by Cambridge Road; the Loves Farm 2 development (also part of SEL2) is located northwest of the site. The compatibility of the proposed land use with the road network, roundabout and strategic expansion locations would be dependent on its future use. The noise and lights from traffic will form a constraint given their proximity to the site boundary.</p> <p>There is no known pollution or contamination and no gas/oil pipelines or associated buffer zones cross the site. No known heritage assets are located within the site or nature conservation assets and there are no tree preservation orders affecting it. The site currently has a field access from Cambridge Road.</p> <p>As the site is wholly greenfield land it does not offer the potential for regeneration. It is not within a mineral safeguarding area or water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in individual company control by a developer; development is supported by the landowners. There are no known legal restrictions affecting the site. The site promoter states that the site would be delivered by a master developer. The site is available between 2024 and 2028 and likely to be delivered over 2 years.</p>	+
<p><b>Achievability</b></p> <p>The landowner notes that gas, mains water and electricity supply and digital and telecommunications infrastructure are all accessible from the site boundary. No gas/oil pipelines and buffer zones cross the site or overhead power lines/infrastructure.</p> <p>The A428 and B1428 Cambridge Road bound the site which would assist with the logistics of construction. Depending on the use, noise mitigation and landscape design to transition to open countryside may be required which could give rise to a constrained site shape. Resultant transport movements from proposed employment uses may impact on the safety of the local road network. The site promoter states site access is a constraint that would have to be confirmed from the existing road frontage. The site is located on a roundabout, safe access to and from the site may be impeded due to this location.</p> <p>The southern edge of the site is within the A428 Development Consent Order boundary potentially restricting development whilst construction is underway. The southern edge of the site will be in proximity to the proposed rerouting of the A428(A421). Landscape design to transition to open countryside may be required on the northern boundary of the site. Noise mitigation measures would be required to address the new A428(A421) rerouting and the</p>	~

<p>current A428 dependent on the proposed use. The finalisation of the East West Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown. Air quality as a result of the new A428(A421) and East West Rail may also impact upon the proposed site use.</p> <p>Mitigation measures to address all of the above may affect the feasibility of the site for residential or employment use.</p> <p>The site promoter states that "Development at SEL2 and Wintringham in particular has taken a sustainable and responsive approach to transport provision including investment in new footpaths, cycleways and bridleways that will link the site to surrounding communities. Delivery in this location will additionally support usage of local public transport including rail and in particular new bus routes and cycle ways linking Wintringham to St Neots."</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Proximity to the existing A428, Cambridge Road and proposed A428 and EastWest Rail may impact on the layout and uses appropriate for the site and there are substantial constraints to overcome regarding access. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. Subject to demonstrating a safe access the site could potentially be developable.</p>	

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The proposed site presented 3 options for consideration:</p> <ul style="list-style-type: none"> <li>Option 1 Residential: To be confirmed at around 15 homes (potential for Market and/or affordable housing, Specialist housing, Custom and self-build housing, or Nursing and care homes);</li> <li>Option 2 Commercial: To be confirmed at around 2,500 sqm (including employment, retail or logistics/distribution)</li> <li>Option 3 Infrastructure: To be confirmed e.g. battery storage</li> </ul> <p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward the site:</p> <ul style="list-style-type: none"> <li>The site is wholly greenfield land and grade 2 agricultural land</li> <li>The site is not constrained by fluvial or surface water flood risk</li> <li>The site is less than one hectare and would contribute to the government's aspiration to promote sites suitable for SME builders</li> </ul>
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<ul style="list-style-type: none"> <li>The site currently acts as a landscape transition from the A428/Cambridge Road roundabout and residential development further north west mirroring the intention of strategic allocation (Wintringham Park) to the east, development here could impinge on this</li> <li>The site is within reasonable distance of St Neots town centre, a primary school, employment opportunities and public transport in the form of St Neots railway station and a bus stop</li> <li>The site is bounded by the A428 and abuts the Cambridge Road roundabout so is likely to suffer from noise, air light and air pollution and commercial or retail uses could exacerbate this</li> </ul> <p>In combination with the outcomes of the LAA and SA indicate that:</p> <ul style="list-style-type: none"> <li>The site may be appropriate for development provided this was not residential as amenity levels would be inadequate</li> <li>Landscaping to address this visual impact would be essential to the compatibility of the scheme with the form and character of the area</li> <li>Access to the site by vehicle in a safe manner could be a barrier to the safety of road users and pedestrians if residential or commercial options were chosen due to proximity to the roundabout</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Gross site area of 0.3ha</p> <ul style="list-style-type: none"> <li>Option 1 Residential</li> <li>Option 2 Commercial including employment, retail or logistics/distribution</li> <li>Option 3 Infrastructure</li> </ul> <p>60% net developable area maximum to reflect the need for substantial landscaping and set back from the A428.</p> <p>0.3 x 60% = <b>0.18 ha net developable area</b></p>	<p><u>Option 1 Residential</u></p> <p>The assessments demonstrate that the option of residential development is not feasible due to poor residential amenity.</p> <p><u>Option 2 Commercial</u></p> <p>Comprising employment, retail or logistics/distribution</p> <p>Retail (food store) at 0.25 plot ratio = (0.18ha x 0.25) x 10,000sqm = 450sqm floorspace</p> <p>Employment at 0.35 plot ratio = (0.18ha x 0.35) x 10,000sqm = 630 sqm floorspace</p>	<p>Undeliverable</p>



HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
	<p>Logistics at 0.4 plot ration -                      (0.18ha x 0.40) x 10,000sqm                      =720 sqm</p> <p><u>Option 3 Infrastructure</u></p> <p>Centrica advise that approximately 0.80ha is the minimum land requirement for battery storage, as the site is less than a quarter of this size it appears to not to be achievable.</p>	

Updates after the Initial Assessment

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**St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots**

<b>Site reference</b>	St Neots 8
<b>Site name</b>	Land East of Loves Farm (Tithe Farm extension), St Neots

Site address	Parish(es)	Site area (ha)
Land East of Loves Farm and north of Cambridge Road (B1428), St Neots	St Neots and Abbotsley	99.55 ha

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: <ul style="list-style-type: none"> <li>Market and/ or affordable housing</li> <li>Specialist housing</li> <li>Custom and self-build housing</li> <li>Nursing or care homes</li> </ul> Commercial: <ul style="list-style-type: none"> <li>Employment</li> <li>Retail</li> <li>Commercial leisure</li> </ul> Supporting infrastructure: <ul style="list-style-type: none"> <li>School</li> <li>Health uses</li> <li>Renewable energy</li> </ul> Open space uses: <ul style="list-style-type: none"> <li>Natural, green and open space</li> <li>Biodiversity net gain</li> </ul>	Up to 1,500 new homes  All other proposed uses to be determined	Available 2029 - 2034  Build out over circa 10 years

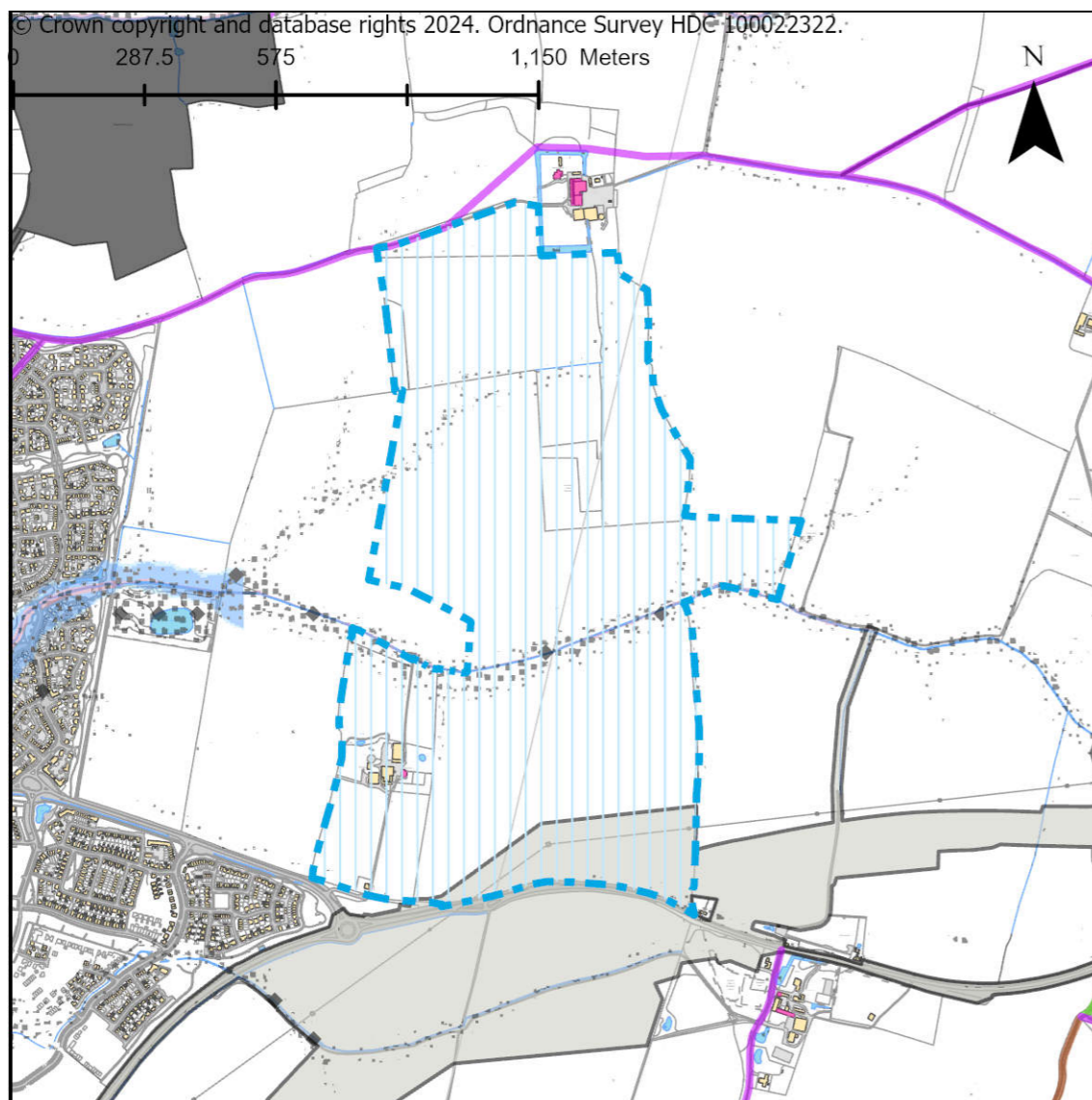
**Core information**

How was the site identified?	Call for sites 2023 submission: CfS:16
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Relevant planning history	11.6 ha of the south west corner of the proposed site was included in the HELAA (December 2017): Tithe Farm
Land type	Part previously developed land and part greenfield land
Current use of the site	Agricultural and commercial
Supporting information	Location Plan including Loves Farm 2 masterplan. Loves Farm Expansion Concept Framework

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<p><b>Context, constraints and potential suitability</b></p> <p>The majority of the site is within flood zone 1, 0.3ha of the site is in flood zone 3b along Fox Book which runs east to west just below centre of site. Minimal surface water flood risk a is present on site. Two ponds are located within the Tithe Farm curtilage. The site is wholly classified as grade 2 agricultural land. A public right of way bounds the north east boundary (Priory Hill). The land slopes gently down from the north and south towards Fox Brook. Cambridge Road and the A428 bound the southern boundary and views from here are screened by trees and hedgerow. The site is located in open countryside. Long distance</p>	+
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<p>views can be currently seen from Priory Hill and public rights of way to the north of the site making it highly exposed from the north, significant landscaping buffers may be required to mitigate impact on the adjoining countryside.</p> <p>Part of Strategic Expansion Location SEL2: St Neots East (otherwise known as Loves Farm 2) adjoins the western boundary; construction has not begun. SEL2 (Wintringham Park), currently under construction, is located to the south west and is separated by Cambridge Road. The site has the potential to be integrated with the current allocation.</p> <p>There is no known pollution or contamination and no gas/oil pipelines and buffer zones cross the site. Overhead powerlines traverse the site, one from the central point of southern boundary heading towards east and one south to north dissecting the site.</p> <p>There are a number of buildings within the site (approximately 6) associated with Tithe Farm, one of which is Grade II Listed. Integration and retention of this would be required.</p> <p>There are patches of wooded area across the site including Cromwell's Close Plantation (approximately 4.70ha) located in the north east quadrant, and approximately 0.68ha in the northwest quadrant with 0.56ha north of and surrounding Tithe farm. There are no nature conservation assets.</p> <p>The site is a mix of greenfield and previously developed land, however the majority of the site is greenfield meaning the opportunities for regeneration are limited. The site is not within a mineral safeguarding area or water recycling area.</p>	
<p><b>Availability</b></p> <p>The site is in the control of a single individual/ company with development supported by the landowner. There are no known legal restrictions affecting the site. The site promoter states that the site would be delivered by a master developer and that the land is available from 2029 - 2034 with delivery over circa 10 years.</p>	+
<p><b>Achievability</b></p> <p>The submission states that gas supply is not immediately accessible from the site. Mains water and electricity supply and digital and telecommunications infrastructure are accessible from the site boundary.</p> <p>The southern section of the site falls within the A428 Development Consent Order boundary and rerouting of the A428 potentially restricting development whilst construction is underway and/or affecting the amount of developable land. Noise mitigation measures would be required to address the new A428 rerouting and the current A428. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land potentially running through the site, but this is currently unknown. Air quality as a result of the new A428 and EastWest rail may also impact upon the proposed site.</p>	



<p>Two overhead powerline routes traverse the site, mitigation would be required to relocate the powerlines underground, or address the presence of the powerlines, this would impact viability of the site.</p> <p>Access to the A428 road network would assist with the logistics of construction. Major infrastructure would be required to support development, such as schools, local services and green spaces/infrastructure.</p> <p>Landscape buffers and integration of existing woodland would be required. Retention of the listed building would be required and the future of remaining buildings would require assessment as they fall within the setting of the listed building.</p> <p>The site promoter has provided a Loves Farm Expansion Concept Framework which provides a visual example of how the site could be integrated with the existing Strategic Expansion Location SEL2 (Loves Farm 2). The framework suggests semi-natural greenspace within the A428 DCO boundary, Tithe Farm to be retained to become a neighbourhood hub and retention of woodland with a green corridor surrounding Fox Brook. Other proposed land uses include sports, play, allotments, biodiversity, drainage and a 2 Form Entry Primary School.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Proximity to the existing A428 and proposed A428 and EastWest Rail may impact on the layout and mix of uses appropriate on the site and there are substantial constraints to overcome. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support it. The site is categorised as developable.</p>	

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>• The majority of the site is within flood zone 1, 0.3ha of the site is in flood zone 3b</li> <li>• The site is predominantly greenfield and grade 2 agricultural land.</li> <li>• Preservation and enhancement of listed building its setting and existing woodland would be required.</li> <li>• The site could relate well to Loves Farm 2 to the west once complete having the potential to be integrated with the community.</li> </ul>
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<ul style="list-style-type: none"> <li>• Landscape impact could be mitigated if masterplanned effectively due to a steep rise in topography to the north of the site mitigation measures to the north and east would require addressing.</li> <li>• Proximity to the new A428 and potentially could increase the likelihood noise light, and visual pollution although development in this area has demonstrated this can be mitigated</li> <li>• The site is close to St Neots town centre, railway, Primary Academy and employment providing potential employment and social opportunities. Active travel opportunities would be achievable from pavement that adjoins the site frontage, which can provide active travel opportunities.</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>• May be appropriate for development in the long term contributing to the housing needs of the district and supporting sustainable place-making.</li> <li>• Flood mitigation would be required</li> <li>• Linkages into Loves Farm 2 to create integration are uncertain until reserved matters on Loves Farm 2 are confirmed.</li> <li>• Major infrastructure would be required to support development.</li> <li>• Access to A road networks would provide good long term road connectivity</li> <li>• Mitigation would be required to relocate or integrate powerlines</li> <li>• Biodiversity, landscape and environmental impacts of the site would need to be addressed.</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Gross site area of 99.5ha</p> <p>37.9% net developable area allowed following the exclusion land as proposed in the submitted masterplan for:</p> <ul style="list-style-type: none"> <li>• 10.2ha for primary school (including land for potential through school expansion at 8.2ha),</li> <li>• 5.61ha for formal open space</li> </ul>	<p>The net developable area is 37.73ha.</p> <p><b>1.23ha is deducted for a neighbourhood hub</b> (this includes the listed buildings), this leaves 36.5ha.</p> <p><b>3.65 ha is deducted for commercial, employment and retail uses</b> representing 10% of the outstanding site area.</p>	<p>Post 2035 subject to allocation and further progress on Loves Farm 2 to facilitate integration.</p> <p>Build out expected to require more than 10 years.</p>

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
<ul style="list-style-type: none"> <li>38.58ha for green infrastructure, sustainable drainage and accommodation of flood zones.</li> <li>7.43ha for informal open spaces (parks and gardens, natural/semi-natural green space, amenity green space, allotments)</li> </ul> <p>99.5ha x 37.9% = <b>37.73 ha</b></p>	<p><b>32.85 ha residential development area</b> for a variety of market/affordable homes, self and custom build housing and specialist housing.</p> <p>Mixed densities to reflect a range of densities reflective of large developments.</p> <ul style="list-style-type: none"> <li>3% of land at very high density 145dph. 0.9855ha x 145dph = 143 homes</li> <li>7% of land at high density 85dph. 2.2995ha x 85dph = 195 homes</li> <li>25% of land at moderate density 50dph. 8.2125ha x 50dph = 411 homes</li> <li>55% of land at low density 35dph. 18.0675 ha x 35dph = 632 homes</li> <li>10% of land at very low density 25dph. 3.285ha x 25dph = 82 homes</li> </ul> <p><b>1,463 total homes</b></p> <p><b>Note:</b> this calculation is indicative and may be subject to review if there is further certainty on the prospects of EastWest Rail coming forward, it is not taken into account in the above.</p>	

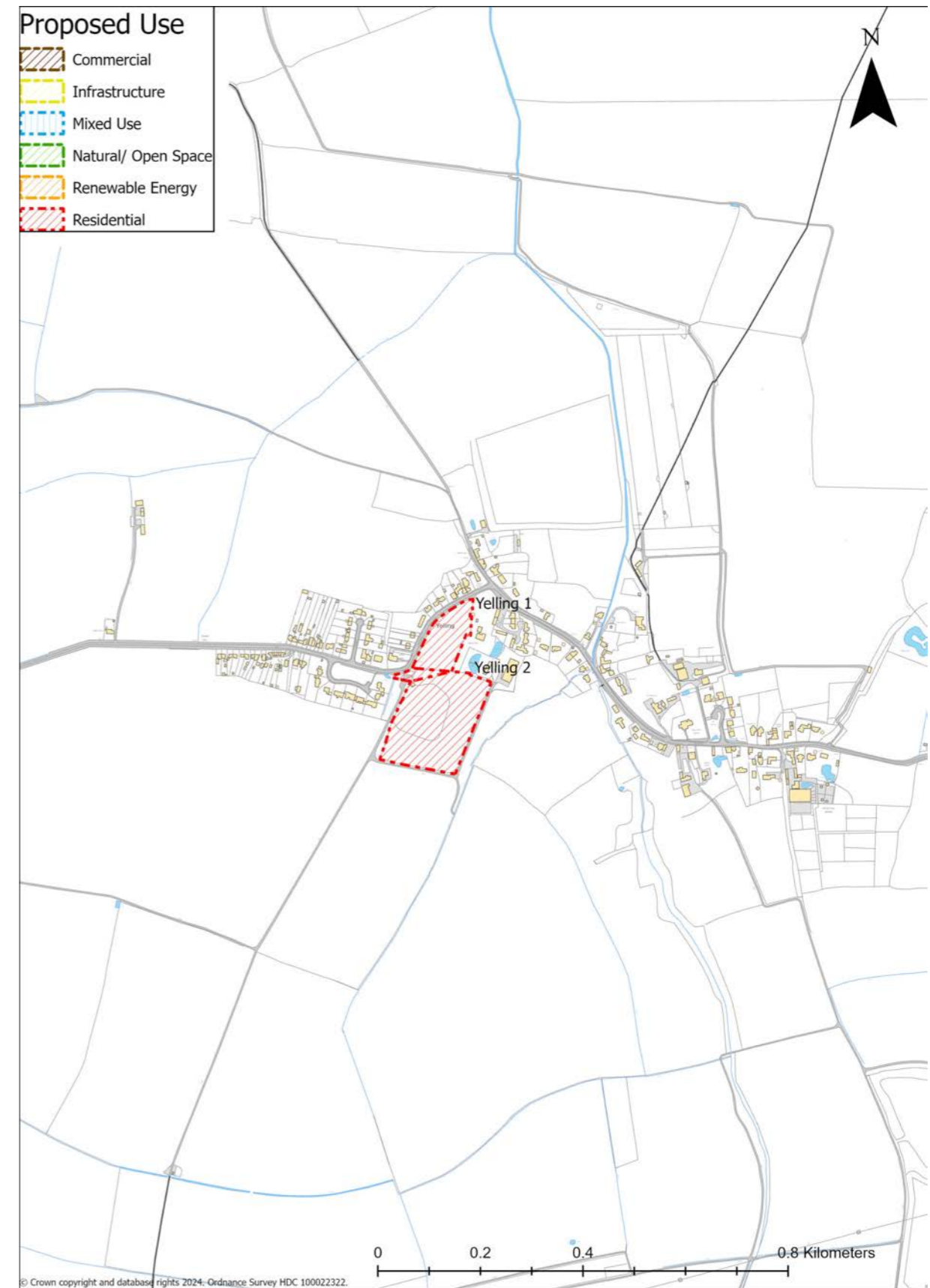
Updates after the Initial Assessment

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### 9 Yelling

9.1 A total of 2 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Yelling : Land West of Manor Farm, Yelling
- Yelling 2: Land South of Manor Farm, Yelling





9.2 Each site plan shows any constraints that impact the site. These constraints are detailed in the opposite legend.

Legend	
	Commercial sites
	Infrastructure sites
	Mixed Use sites
	Natural/ Open Space sites
	Renewable Energy sites
	Residential sites
Policy	
	Local Green Spaces
	Common Land
	Registered Village Greens
	Great Fen Project Area
	Great Fen Landscape & Visual Setting
Minerals and Waste	
	MAA - Mineral Allocation Area
	MDA - Mineral Development Area
	WMA - Waste Management Area
	TIA - Transport Infrastructure Area
	WRA - Water Recycling Area
	MAA_MDA_WMA_TIA consultation areas
	WRA consultation area
Heritage	
	Listed Buildings
	Scheduled Monuments
	Conservation Areas
	Registered Parks & Gardens
2023 SFRA	
	RoFSW_Extent_1in30_HDC
	RoFSW_Extent_1in100_HDC
	RoFSW_Extent_1in1000_HDC
	Flood Zone 3b
	Flood Zone 3a
	Flood Zone 2
Hazards and Infrastructure	
	Air Quality Management Area
	Contaminated Land
	Overhead Line Towers
	Overhead Line Routes
	Gas Pipeline
	Gas Pipeline Buffer
	Pipeline (Oil)
	Pipeline (Oil) Buffer
	A428 Notification Area
Nature	
	Tree Presevation Order Points
	County Wildlife Lines
	Bridleway
	Byway
	Footpath
	Restricted Byway
	Ancient Woodland
	Special Area of Conservation (SAC)
	Cambs Wildlife Sites Rivers
	Cambs Wildlife Sites Areas
	Special Protection Area
	National Nature Reserve (NNR)
	Site of Special Scientific Interest (SSSI)
	Ramsar
	Tree Preservation Order Areas

**Yelling 1: Land West of Manor Farm, Yelling**

<b>Site reference</b>	Yelling 1	
<b>Site name</b>	Land West of Manor Farm, Yelling	
<b>Site address</b>	<b>Parish(es)</b>	<b>Site area (ha)</b>
Land West of Manor Farm, Yelling	Yelling	1.09

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing Market and/or affordable housing	15 homes and 5 plots	Available 2024 - 2028 Build out over 2 years

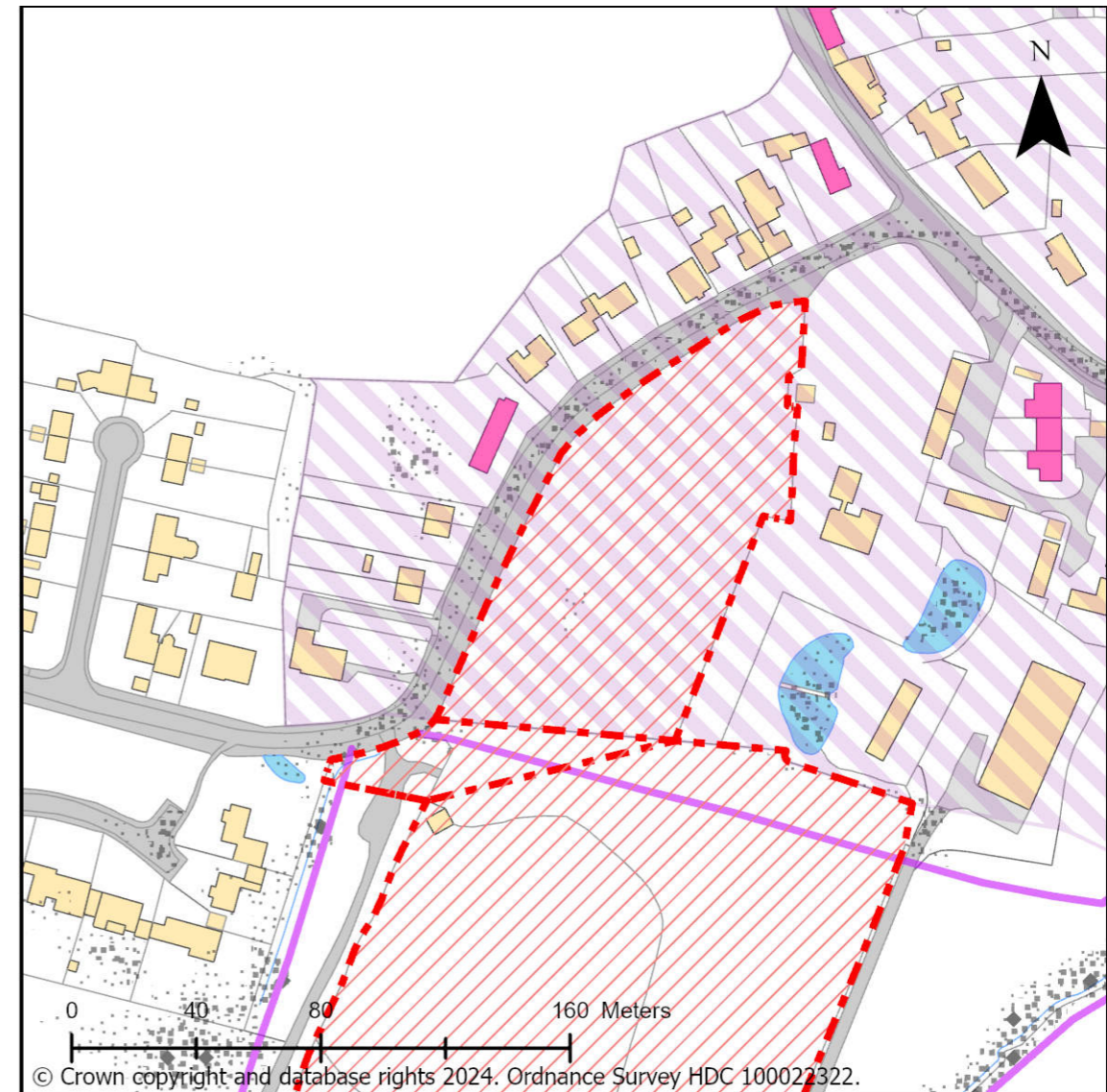
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CFS:269
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Paddock land
Supporting information	None

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass
Nature conservation designation	None	Pass

Fundamental constraints	Status	Outcome
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is wholly in flood zone 1 and is classified as grade 3 agricultural land currently used for pasture with a few individual trees in the southern part. The site is broadly level with a very slight slope to the east as part of the wider topography to its surrounding areas. The northern and western boundaries of the site adjoin High Street with residential properties across the road; the boundaries comprise mature trees and hedges which reduce exposure to the adjoining residential developments. The eastern boundary comprises a variety of hedges, trees and outbuildings associated with Manor Farm. The southern boundary is more distinctive as it is open to the adjoining former cricket club and open field. The landscape impact of development would be limited given the extensive boundary trees and hedging around most of the site. However, the impact from the southern aspect would be noticeable particularly from the public right of way that crosses the south western corner of the site and continues north east of the cricket pitch as a clear view over the site can be obtained from the path and the cricket pitch. Substantial planting would be needed to screen development from the southern aspect.</p> <p>There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. Although the site is within the Yelling conservation area, it contains no listed buildings or other known heritage assets. There are no designated nature conservation assets within the site nor are any of the trees on site designated with tree protection orders. The site has a field access from the High Street shared with the former cricket pitch and field (Yelling 2). It would be necessary to enhance this access to facilitate development.</p> <p>The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site and does not include a mineral safeguarding area.</p>	
<p><b>Availability</b></p> <p>The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. There are no current uses to be relocated. The promoter suggests the land would be available 2024-2028 and anticipates seeking allocation status then selling the site to a third party for development. Given the timescales anticipated to achieve the desired allocation availability post 2028 is more realistic.</p>	+
<p><b>Achievability</b></p> <p>All main services are accessible from the site boundary except for gas supply. The site comprises broadly level ground and there are no known topological challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site has an existing field access from the High Street although this crosses a public right of way which would need to be retained. It is approximately 1.9kms west of the B1040.</p>	~

<p>There are no built structures on the site that require clearance. The site promoter suggests residential development of 15 homes with a small proportion of custom and self build plots although there is no certainty over how these would be secured.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. The site being within the conservation area means that any future development will need to be sensitive to its impact on the character and appearance of the conservation area and nearby listed buildings. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Has limited accessibility to shops, primary education, local leisure and community facilities</li> <li>● Has limited public transport access and access to employment opportunities</li> <li>● Reasonable connectivity to the strategic road network</li> <li>● Small scale development could be integrated into the existing place and community</li> <li>● Is within the Yelling conservation area and the setting of a grade 2 listed building</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● May be appropriate for built development</li> <li>● Would contribute to the housing needs of the district</li> <li>● Would need to be sensitive to its impact on the character and appearance of the conservation area and the setting of a listed building.</li> </ul>
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**HDC's Delivery Calculations**

<p><b>HDC's net developable area calculation</b></p>	<p><b>HDC's anticipated uses and capacity</b></p>	<p><b>HDC's delivery estimate</b></p>
<p>Gross site area of 1.09 ha</p>	<p>Residential use - market and/or affordable housing</p>	<p>Available post 2028</p>



HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
80% net developable area to allow for adequate of landscaping  1.09 ha x 80% = <b>net developable area of 0.87 ha</b>	Custom and self-build housing  Very low density of 25 dph anticipated due to the edge of village location.  Capacity = 25 x 0.87 = <b>21 homes/plots</b>	Build out over 2 years

Updates after the Initial Assessment

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**Yelling 2: Land South of Manor Farm, Yelling**

<b>Site reference</b>	Yelling 2
<b>Site name</b>	Land South of Manor Farm, Yelling

Site address	Parish(es)	Site area (ha)
Land South of Manor Farm, Yelling	Yelling	3.01

**Promoter's Intentions**

Promoter's anticipated uses	Promoter's capacity	Promoter's delivery expectations
Residential: Custom and self-build housing Market and/or affordable housing	40 homes and 5 plots	Available 2024 - 2028 Build out over 2 years

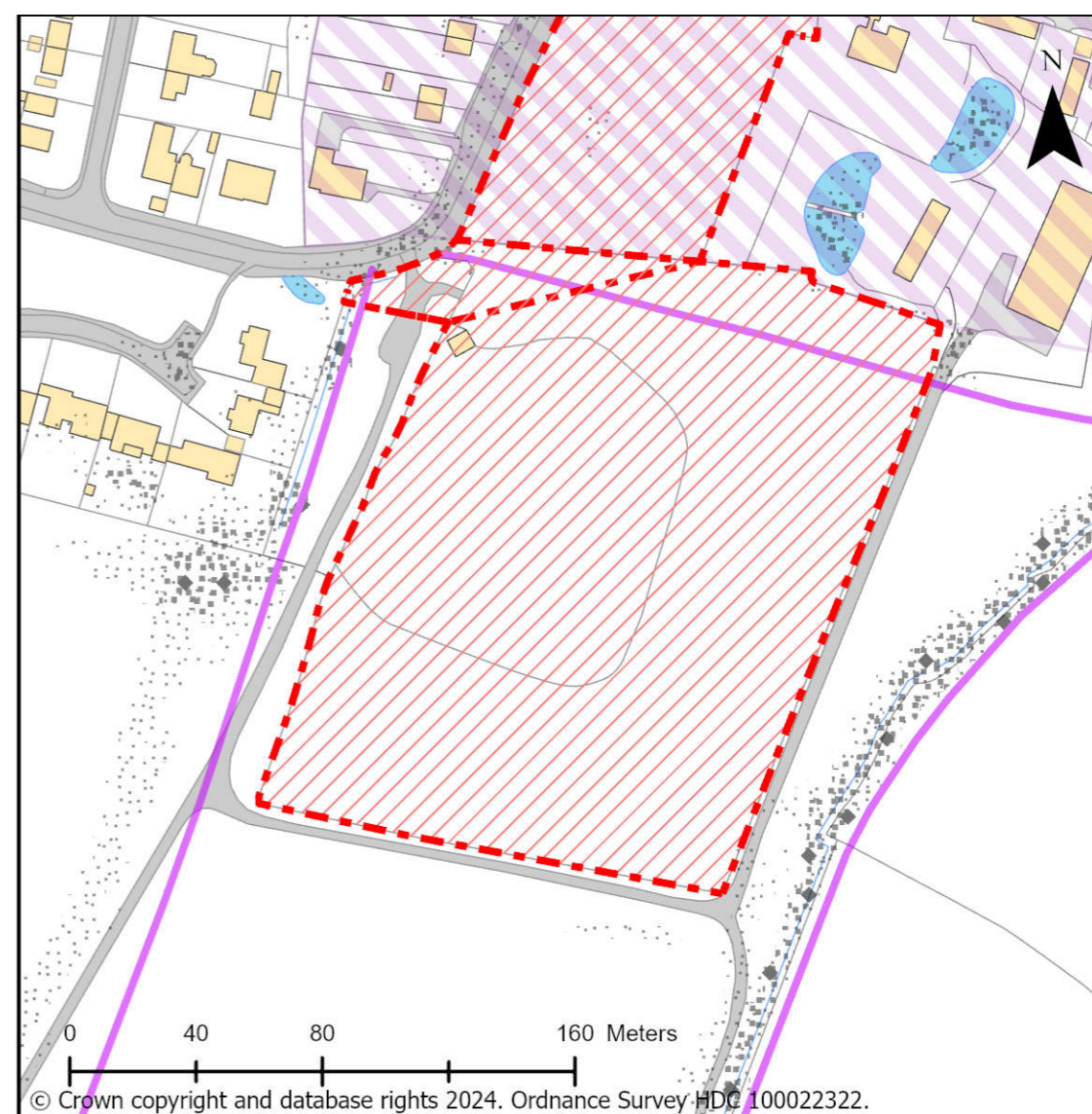
**Core information**

How was the site identified?	Call for sites 2023 submission: site reference – CfS:274
Relevant planning history	None
Land type	Wholly greenfield land
Current use of the site	Other (vacant grassland and former cricket club)
Supporting information	None

**Fundamental Constraints**

Fundamental constraints	Status	Outcome
Agricultural land grade 1	None	Pass
Flood zone 3b	None	Pass
Designated local green space	None	Pass

Fundamental constraints	Status	Outcome
Nature conservation designation	None	Pass
Within mineral development area or water recycling area	None	Pass
Site over 0.25 ha or large enough for at least 5 homes	Yes	Pass



**Assessment of Site Potential**

<b>Context, constraints and potential suitability</b>	~
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<p>The site is wholly in flood zone 1 and is classified as grade 3 agricultural land. It contains an area formerly used for the Cricket Club with a small clubhouse building. The site is relatively flat with a very slight slope downwards to the east contiguous with the topography of the wider area. The western boundary comprises mature trees and hedging separating the site from a track and public footpath which sit between the site and the rear gardens of three houses on High Street to the northern half and open countryside on the southern half. The southern boundary comprises a less dense hedgerow and intermittent trees again adjoining a track separating the site from the open countryside. The planting reduces exposure to the adjoining residential development to the west and the open countryside to the south. The northern boundary is open to the adjoining paddock with land and outbuildings associated with Manor Farm on the north eastern corner. The eastern boundary is entirely open to a farm track with open countryside beyond with limited screening from trees and shrubs along a nearby drainage ditch. Development of the site would be visible from northern and eastern boundaries and a strong landscaping buffer would be required to mitigate impact on the adjoining countryside to the east and paddock land to the north and the existing southern boundary planting would need reinforcing. The landscape impact of development on the site would be quite high given its limited boundary screening and relationship with the open countryside.</p> <p>There are no known pollution or contamination constraints affecting the site. No gas or oil pipeline infrastructure affects the site. Although the site lies next to the Yelling conservation area, it contains no listed buildings or other known heritage assets. There are no designated nature conservation assets within the site and no tree preservation orders. The site has a field access from the High Street shared with the land to the north (Yelling 1). It would be necessary to enhance this access to facilitate development.</p> <p>The site is wholly greenfield land so would not contribute to reuse of previously developed land or regeneration. It is beyond the 400m buffer around a water recycling site and does not include a mineral safeguarding area.</p>	
<p><b>Availability</b></p> <p>The site is owned and controlled by a single individual/company who supports its development. There are no known legal restrictions affecting the site. Part of the site was used as a cricket ground but the Cricket Club ceased playing in 2021. The promoter suggests the land would be available 2024 - 2028 and seeks to obtain an allocation before selling the site to a third party for development.</p>	+
<p><b>Achievability</b></p> <p>The site promoter states that all main services are accessible from the site boundary except for a gas supply. The site comprises broadly level ground and there are no known topographical challenges. No oil or gas pipeline infrastructure crosses the site, and no overhead power lines are present. The site can be accessed from a track road that connects</p>	~

<p>to High Street although it would require significant upgrading. It is located approximately 2kms from the B1040 to the east. The site is a disused cricket ground and has a small clubhouse on it that would require clearance. The site promoter suggests residential use with a small proportion of custom and self build plots although there is no certainty over how these would be secured.</p>	
<p><b>Deliverability / developability</b></p> <p>There are no known legal or ownership constraints. Future development will need to be sensitive to the setting of the conservation area adjoining the site to the north. The proposed development is contrary to current adopted planning policy so allocation status would be necessary to support its development. The site is therefore categorised as developable.</p>	~

**Progression of Site through to Sustainability Appraisal**

<p><b>Should the site progress to the sustainability stage?</b></p>	<p>Yes</p>
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**Impact of the Sustainability Appraisal on the assessment**

<p>The Sustainability Appraisal has identified the following key issues and opportunities in bringing forward this site:</p> <ul style="list-style-type: none"> <li>● Has limited accessibility to shops, primary education, local leisure and community facilities</li> <li>● Has limited public transport access and limited access to employment opportunities</li> <li>● Intensification of use of the field access which connects the site to the highway network may not be ideal and would require further scoping</li> <li>● Small scale development could be integrated into the existing place and community</li> <li>● Is adjacent to the Yelling conservation area and the setting of a grade 2 listed building</li> </ul> <p>In combination the outcomes of the LAA and SA indicate that the site:</p> <ul style="list-style-type: none"> <li>● Is inappropriate for a built development as it would not reflect the character of Yelling and would be of a scale inappropriate to the village.</li> </ul>
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**HDC's Delivery Calculations**

HDC's net developable area calculation	HDC's anticipated uses and capacity	HDC's delivery estimate
Capacity calculation not undertaken as site is inappropriate for development.	N/A	N/A

**Updates after the Initial Assessment**

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**Public**  
**Key Decision - Yes**

## HUNTINGDONSHIRE DISTRICT COUNCIL

**Title/Subject Matter:** Sustainability Appraisal for the Local Plan Update  
Further Issues and Options and Land Availability  
Assessment

**Meeting/Date:** Overview & Scrutiny (Performance and Growth  
**4 September 2024**

**Executive Portfolio:** Executive Councillor for Planning

**Report by:** Chief Planning Officer

**Ward(s) affected:** All Wards

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### RECOMMENDATION

The Overview and Scrutiny Panel is invited to comment on the Sustainability Appraisal for the Local Plan Update Further Issues and Options and Land Availability Assessment from the Cabinet report attached.

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**Public**  
**Key Decision – Yes**

## **HUNTINGDONSHIRE DISTRICT COUNCIL**

**Title/Subject Matter:** Sustainability Appraisal for the Local Plan Update  
Further Issues and Options and Land Availability  
Assessments

**Meeting/Date:** Overview and Scrutiny (Performance and  
Growth) – 4 September 2024  
Cabinet – 10 September 2024

**Executive Portfolio:** Executive Councillor for Planning

**Report by:** Chief Planning Officer

**Ward(s) affected:** All Wards

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### **Executive Summary:**

Sustainability Appraisal and Strategic Environmental Assessment are statutory requirements of Local Plan preparation with them being combined into a single document to avoid repetition. It is also necessary to demonstrate that plan-making is in compliance with the National Planning Policy Framework's ambitions for sustainable development.

Sustainability Appraisal is an iterative process running across five required stages. Stage A was completed last year with the Scoping Report being issued for public engagement in February 2023. The Sustainability Appraisal includes a non-technical summary which summarises the process and progress up to autumn 2024. It lists the sustainability objectives which focus on responding to the climate emergency, tackling environmental aspects of sustainability and addressing socio-economic aspects of sustainability.

This stage is the first iteration of Stage B which seeks to develop options and appraise effects. This document includes comparative appraisals of all the options put forward in the Further Issues and Options 2024 engagement paper and of the sites included in the Land Availability Assessment.

It is now proposed that the Sustainability Appraisal is consulted upon alongside the Further Issues and Options consultation document and the Land Availability Assessment to allow members of the public, statutory consultees, landowners, developers and interested parties to see the results of the sustainability appraisals and to provide comments. The consultation is proposed to be held over 10 weeks between 18 September and 27 November 2024.

**Recommendations:**

The Cabinet/Committee is

**RECOMMENDED**

- 1) To endorse the content of the Sustainability Appraisal 2024
- 2) To agree that the Sustainability Appraisal be published for public engagement for ten weeks between 18 September and 27 November 2024 under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012
- 3) To grant delegated authority to the Chief Planning Officer, in consultation with the Executive Councillor for Planning to make any necessary typographical or other minor changes to the document prior to its publication for consultation.

## **1. PURPOSE OF THE REPORT**

- 1.1 Sustainability Appraisal is a key statutory element of preparation of a Local Plan. This report sets out the initial draft of the Sustainability Appraisal that will accompany the Local Plan Update throughout its preparation. It is proposed to publish the Sustainability Appraisal for public engagement alongside the Further Issues and Options 2024 engagement paper and the Land Availability Assessment. It will provide our communities with their next opportunity to help shape the future development plan for Huntingdonshire.

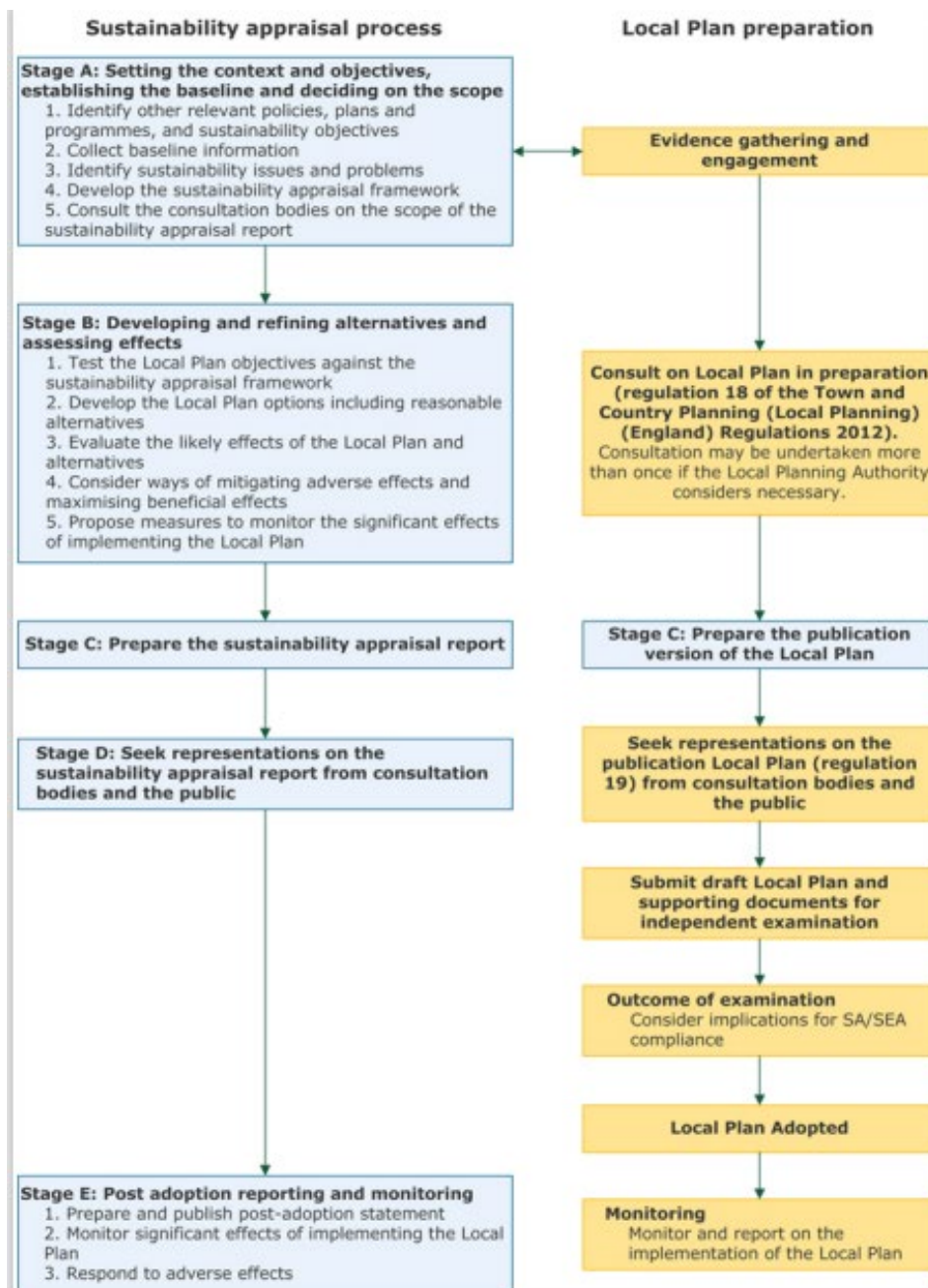
## **2. BACKGROUND**

- 2.1 Local Plans require strategic environmental assessment through the [Environmental Assessment of Plans and Programmes Regulations 2004](#). They also require sustainability appraisal through the [Planning and Compulsory Purchase Act 2004 \(as amended\)](#). These requirements are typically combined into a single Sustainability Appraisal report which is the approach being taken here.
- 2.2 The National Planning Policy Framework (NPPF) places a strong emphasis on achievement of sustainable development. NPPF paragraph 8 provides definitions of the three objectives of sustainable development which are focused as economic, social and environmental.
- 2.3 NPPF paragraph 9 states that: 'These objectives should be delivered through the preparation and implementation of plans ... Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.'
- 2.4 NPPG paragraph 11 states that: 'Plans and decisions should apply a presumption in favour of sustainable development.  
For plan-making this means that:
- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects'.
- 2.5 The Sustainability Appraisal evaluates all proposals and allows for consideration of reasonable alternatives; it considers whether any anticipated negative impacts can be adequately mitigated by changes to the proposed plan. It is the primary way in which the Council can demonstrate to the Planning Inspector during the Local Plan's examination in public that these requirements have been met.



### 3. SUSTAINABILITY APPRAISAL

3.1 Sustainability Appraisal is an iterative process running across five required stages. Stage A was completed last year with the Scoping Report being issued for public engagement in February 2023. This stage is the first iteration of Stage B which seeks to develop options and appraise effects. The report itself forms the first iteration of Stage C which is to present the findings from Stage B. The process is summarised in the following diagram.



3.2 The Sustainability Appraisal includes a non-technical summary which summarises the process and progress up to autumn 2024. It lists the sustainability objectives which focus on responding to the climate emergency, tackling environmental aspects of sustainability and addressing socio-economic aspects of sustainability. It also explains the development of options and appraisal of their effects at this stage.

- 3.3 At this stage the Sustainability Appraisal sets out analysis of:
- The development strategy which includes each of the topic-based chapters from the Further Issues and Options 2024 engagement paper. Within each topic each related set of options are assessed in a comparative table so that it is easier to see how the options perform relative to each other.
  - The sites which are assessed in the same groupings as the Land Availability Appraisals (LAA). The site sustainability appraisals provide an opportunity for consideration of detailed sustainability aspects of the sites submitted for consideration for development. They are complementary to the assessments of site potential in the LAAs with the impacts of the SA fed back into the LAA assessment to complete the comprehensive assessment of the site.
- 3.4 Each sustainability objective is provided with both a commentary and a score which is based on the following chart indicating the effect of the approach on the objective.

Score	Effect of the approach
++	Contributes significantly to the achievement of the objective
+	Contributes to the achievement of the objective
N	No clear relationship to achieving the objective, the outcome is uncertain or the outcome may depend on delivery specific factors
	The objective is not relevant to the proposal
-	Detracts from achievement of the objective
--	Significantly detracts from achievement of the objective

#### 4. COMMENTS OF OVERVIEW & SCRUTINY

- 4.1 The comments of the relevant Overview and Scrutiny Panel will be forwarded to the Cabinet prior to its consideration of this report.

#### 5. KEY IMPACTS / RISKS

- 5.1 Failure to carry out the sustainability appraisal process properly can expose the plan to legal challenge.

#### 6. WHAT ACTIONS WILL BE TAKEN AND TIMETABLE FOR IMPLEMENTATION

- 6.1 Public engagement on the Sustainability Appraisal is proposed to be held over 10 weeks between 18 September and 27 November 2024.
- 6.2 At the close of consultation, the comments made will be assessed and outcomes used to shape policy development and proposed site allocations for the Preferred Options Draft Local Plan Update.

## **7. LINK TO THE CORPORATE PLAN, STRATEGIC PRIORITIES AND/OR CORPORATE OBJECTIVES**

- 7.1 The production of the Sustainability Appraisal aligns with Priority 2: Creating a better Huntingdonshire for future generations set out in the Corporate Plan 2023 to 2028, a key action of which is:

“Continue the update to the Local plan, including updating evidence bases in line with National Planning Policy, particularly where it relates to Economy, Environment and Housing.”

## **8. LEGAL IMPLICATIONS**

- 8.1 Section 19 of the [Planning and Compulsory Purchase Act 2004 \(as amended\)](#) requires a local planning authority to carry out an SA of each of the proposals in a Local Plan during its preparation. More generally, section 39 of the Act requires that the authority preparing a Local Plan must do so '*with the objective of contributing to the achievement of sustainable development*'. Sustainability appraisals incorporate the requirements of the [2004 Environmental Assessment Regulations](#), meaning the SA and SEA are carried out together as part of the preparation of planning documents and are collectively known as the SA process.

## **9. HEALTH IMPLICATIONS**

- 9.1 Population and health is one of the required considerations within the Sustainability Appraisal process. This is primarily addressed within the socio-economic group of objectives including basic health related aspects such as provision of shelter through access to housing that meets people's needs, promotion of social inclusion to support people's mental well-being and promotion of active travel opportunities for physical health. Other health related aspects are addressed through objectives related to responding to the climate emergency including adaptability and resilience of developments, provision of green infrastructure and promotion of participation in healthy lifestyles through nature based or outdoor leisure activities and minimisation of pollution.

## **10. ENVIRONMENT AND CLIMATE CHANGE IMPLICATIONS**

- 10.1 Paragraph 9 of the National Planning Policy Framework requires that 'planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.' This includes ensuring that the Local Plan and its policies meet the principles of sustainable development; achieving net gains from an economic, social and environmental perspective defined in NPPF paragraph 8 as follows:



- a) 'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

10.2 The Council's response to climate change and promotion of environmental sustainability run throughout the Sustainability Appraisal. Three objectives relate specifically to the response to the climate emergency with a further five relating specifically to environmental issues. These will all shape the content of the Preferred Options Draft Local Plan Update. The Local Plan Update is also supported by a series of evidence base documents relating to climate change providing expert recommendations on the approaches to be taken.

## **11. REASONS FOR THE RECOMMENDED DECISIONS**

11.1 Public engagement on the Sustainability Appraisal is an integral part of preparation of the Local Plan Update. It will also contribute towards achieving action 32 of the Corporate Plan 2023 – 2028's annual Action Plan for this year, "Continue the update to the Local plan, including updating evidence bases in line with National Planning Policy, particularly where it relates to Economy, Environment and Housing.". Receipt and consideration of responses from residents, businesses, organisations and other stakeholders will contribute towards preparation of the Preferred Options Draft Local Plan Update.

11.2 The recommendations are therefore:

- To approve the contents of the Sustainability Appraisal
- To agree that the Sustainability Appraisal be published for public consultation for ten weeks between 18 September and 27 November 2024.
- To grant delegated authority to the Chief Planning Officer, in consultation with the Executive Councillor for Planning to make any necessary typographical or other minor changes to the document prior to its publication for consultation.

## 12. LIST OF APPENDICES INCLUDED

Appendix 1 – Sustainability Appraisal

## 13. BACKGROUND PAPERS

- [Cabinet report 24 January 2023 - Sustainability Appraisal Scoping Report](#)
- [Planning and Compulsory Purchase Act 2004](#)
- [Environment Assessment of Plans and Programmes 2004](#)
- [National Planning Policy Framework](#)

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## Sustainability Appraisal





## Document Information

**Title:** Local Plan Sustainability Appraisal

**Status:** Draft for Consultation

**Date of approval for consultation:** Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

**Document availability:** The Local Plan Sustainability Appraisal can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

**Please note:** This document may be available in alternative formats on request.

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**Document Information**



## i Non-technical Summary

This is the non-technical summary of the draft sustainability appraisal report which has been produced alongside the Huntingdonshire Local Plan Update.

### Why do we do sustainability appraisal?

When drawing up new planning documents the effects they will have on the environment and people's quality of life, both now and in the future are some of the most important things to consider. To be sure that the plan does not cause economic, environmental and social problems, at the heart of the plan production process there is a system of assessment known as Sustainability Appraisal (SA).

SA is a systematic process for assessing the extent to which the emerging plan will help to achieve sustainable development. It is an opportunity to consider ways by which the plan can contribute to improvements in economic, environmental and social conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have.

The purpose of the planning system is to contribute to the achievement of sustainable development. The Government's view of what constitutes sustainable development is set out in the National Planning Policy Framework (NPPF). The NPPF uses the United Nations definition of sustainable development as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.

### How will the appraisal be done?

The SA process requires the following stages and tasks be met:

Table 1 Stages A to E in the SA/SEA process

<b>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</b>
<p><b>A1: Identifying relevant plans and programmes' (Schedule 2, (1) and (5))</b></p> <ul style="list-style-type: none"> <li>The purpose of this task is to establish how the plan is affected by outside factors, to suggest ideas for how any constraints can be addressed, and to help identify environmental protection objectives.</li> </ul>
<p><b>A2: Collecting baseline information' (Schedule 2, (2) and (3))</b></p> <ul style="list-style-type: none"> <li>The purpose of this task is to provide an evidence base for environmental impacts, prediction of what will happen without the plan as well as what effects it could have, monitoring and to help in the development of SA objectives.</li> </ul>
<p><b>A3: Identifying sustainability issues and problems' (Schedule 2, (4) and Schedule 1, (1))</b></p> <ul style="list-style-type: none"> <li>The purpose of this task is to help focus the SA and streamline the subsequent stages, including baseline information analysis, setting the SA objectives, prediction of effects and monitoring</li> </ul>
<p><b>A4: Developing the SA framework' (Schedule 2, (6))</b></p> <ul style="list-style-type: none"> <li>The purpose of this task is to provide a means by which the environmental performance of the plan or programme and alternatives can be assessed.</li> </ul>
<p><b>A5: Consulting on the scope of the SA' (Part 3(5))</b></p> <ul style="list-style-type: none"> <li>The purpose of this task is to ensure that the SA covers the likely significant environmental effects of the plan and to ensure that the SA process is and will be robust and suitably comprehensive in order to support production of the plan.</li> </ul>
<b>Stage B: Developing and refining options and assessing effects</b>

**i Non-technical Summary**

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**B1: Testing the plan objectives against the SA framework (Schedule 2, (6))**

- The purpose of this task is to identify potential synergies or inconsistencies between the objectives of the plan and the SA objectives.

**B2: Developing plan options (Part 3(12) and Schedule 2, (8))**

- The purpose of this task is to develop and refine options.

**B3: Predicting the effects of the plan and alternatives (Schedule 2, (6))**

- The purpose of this task is to predict the significant environmental effects of the plan and alternatives.

**B4: Evaluating the effects of the plan and alternatives (Schedule 2, (6))**

- The purpose of this task is to evaluate the predicted effects of the plan and alternatives in order to assist in the refinement of the plan.

**B5: Considering ways of mitigating adverse effects and maximising beneficial effects (Schedule 2, (7))**

- The purpose of this task is to ensure that adverse effects are identified and potential mitigation measures are considered.

**B6: Proposing measures to monitor the significant effects of implementing the plan (Schedule 2, (9))**

- The purpose of this task is to detail the means by which the environmental performance of the plan can be assessed.

**Stage C: Preparing the Sustainability Appraisal Report**

**C1: Preparing the Sustainability Appraisal Report (Part 3(12) and Schedule 2, (6) to (10))**

- The purpose of this task is to present the predicted effects of the plan, including alternatives, in a form suitable for public consultation and use by decision makers.

**Stage D: Consulting on the draft plan and the Sustainability Appraisal Report**

**D1: Public participation on the draft plan and the Sustainability Appraisal report (Part 3(13))**

- The purpose of this task is to give the public and Consultation Bodies an opportunity to express their opinions on the findings of the Environmental Report and to use it as a reference point in commenting on the plan. To gather more information through the opinions and concerns of the public.

**D2: Appraising significant changes (Schedule 2, (6))**

- The purpose of this task is to ensure that the environmental implications of any significant changes to the draft plan are assessed and taken into account.

**D3: Making decisions and providing information (Part 4(16))**

- The purpose of this task is to provide information on how the Sustainability Appraisal Report and consultees' opinions were taken into account in deciding the final format of the plan to be adopted.

**Stage E: Monitoring the significant effects of implementing the plan on the environment**

**E1: Developing aims and methods for monitoring (Part 4(17))**

- The purpose of this task is to track the environmental effects of the plan to show whether they are as predicted; to help identify any adverse effects.

**E2: Responding to adverse effects (Part 4(17))**

- The purpose of this task is to prepare for appropriate responses where adverse effects are identified.

## What has been done so far up to Autumn 2024?

### Stage A - The Scoping stage

#### A1 - Identifying relevant plans, programmes and strategies

Plans, programmes and strategies that were considered to be relevant were reviewed. A full list of these is provided in Appendix 1 to the SA. The appendix splits these into international, national, regional, sub-regional, county and local level documents. The key aims, objectives, and targets/ indicators for each plan, programme and strategy are identified alongside how they will shape the Huntingdonshire Local Plan and what baseline topic they relate to.

The key aims, messages and objectives from the relevant plans, programmes and strategies are summarised below:

Grouping	Key aims, messages and objectives
<b>Procedural</b>	<ul style="list-style-type: none"> <li>The Local Plan and its proposals are required to undergo a Sustainability Appraisal (including an Environmental Impact Assessment)</li> <li>The Local Plan must undergo a Habitats Regulations Assessment (HRA)</li> <li>The Local Plan and its proposals must be assessed for their impact on protected characteristics through an Equality Impact Assessment</li> <li>Evidence used to shape the Local Plan must be made publicly available</li> <li>Consultation will be undertaken throughout the plan making process and recorded in a Statement of Consultation document</li> </ul>
<b>Overarching</b>	<ul style="list-style-type: none"> <li>The Local Plan must promote all strands of sustainable development (economic, environmental and social) in a holistic way</li> </ul>

Grouping	Key aims, messages and objectives
	<ul style="list-style-type: none"> <li>Sustainability is an underlying principle of the planning system</li> <li>Consider the economic, environmental and social ambitions of the Oxford-Cambridge Arc (now known as the Oxford to Cambridge Pan-regional Partnership)</li> <li>Incorporate where possible the Cambridgeshire &amp; Peterborough Combined Authority's and Huntingdonshire District Council's corporate aims and objectives</li> <li>Development needs to be well designed and where people want to live and work</li> </ul>
<b>Climate change:</b>	<ul style="list-style-type: none"> <li>The Local Plan must include policies on climate change</li> <li>The UK Government has pledged to be carbon neutral by 2050, the District Council has set a target of reaching net zero carbon by 2040</li> </ul>
Carbon Emissions and Targets	<ul style="list-style-type: none"> <li>Plan for and respond to the impacts of climate change</li> <li>Promote opportunities for renewable and low carbon energy generation including community led generation</li> </ul>
Renewable Energy and Energy Efficiency	<ul style="list-style-type: none"> <li>Improve the energy performance of buildings to reduce energy consumption and reduce costs to residents</li> <li>Support retrofitting of older and less energy efficient housing stock and non-residential buildings</li> </ul>
Flooding and Water	<ul style="list-style-type: none"> <li>Minimise the damage of flooding to people and property</li> <li>Incorporate flood resilient and resistant design into new builds where there is a risk of flooding from any source</li> </ul>
Waste and Recycling	<ul style="list-style-type: none"> <li>Ensure there is sufficient water capacity to service growth</li> <li>Promote the development of water efficient homes and non-residential buildings</li> <li>Integrate the 'waste hierarchy' of reduce waste and increase the amount which is re-used and recycled to meet national and local targets</li> </ul>



## i Non-technical Summary

Grouping	Key aims, messages and objectives
	<ul style="list-style-type: none"> <li>Promote opportunities to create a circular economy by maximising the reuse of materials, particularly in construction</li> <li>Ensure sustainable waste management practices are in place</li> </ul>
<b>Environmental:</b>	<ul style="list-style-type: none"> <li>Protect and enhance the various landscapes and their key characteristics</li> </ul>
Landscape	<ul style="list-style-type: none"> <li>Maintain and enhance landscape and townscape character</li> </ul>
Land, Soils and Agriculture	<ul style="list-style-type: none"> <li>Promote landscape protection, management and planning</li> <li>Conserve and where possible enhance the best and most versatile agricultural land</li> </ul>
Biodiversity, Habitats and the Natural Environment	<ul style="list-style-type: none"> <li>Support sustainable agricultural practices</li> <li>Conserve and restore peatland</li> <li>Prioritise the reuse of previously developed land (brownfield land) over greenfield land</li> </ul>
Green Infrastructure and Open Space	<ul style="list-style-type: none"> <li>Protect and enhance biodiversity, natural habitats and wild fauna and flora, including international, national and local designated sites</li> <li>Policies and proposals must seek a minimum 10% biodiversity net gain</li> </ul>
Pollution	<ul style="list-style-type: none"> <li>Conserve existing tree cover and support additional tree planting</li> <li>Support access to the countryside and the public rights of way network</li> <li>Protect and enhance green infrastructure</li> <li>Ensure that all residents have access to open and green space</li> <li>Improve the quality and quantity of open spaces and accessibility to these spaces</li> </ul>

Grouping	Key aims, messages and objectives
	<ul style="list-style-type: none"> <li>Minimise water pollution to increase the ecology quality of rivers and groundwater</li> <li>Reduce the concentration of air pollutants and keep levels of pollutants below maximum levels</li> </ul>
<b>Socio-economic:</b>	<ul style="list-style-type: none"> <li>Identify land that will meet the housing needs of the district</li> </ul>
Housing	<ul style="list-style-type: none"> <li>Provide a variety of housing types, mix and tenures across the district</li> <li>Tackle affordability issues</li> </ul>
Population and Health	<ul style="list-style-type: none"> <li>Provide homes that meet people's needs or are capable of being adapted in the future to accommodate changing needs</li> </ul>
Income and Deprivation	<ul style="list-style-type: none"> <li>Ensure the needs of Gypsy and Travellers are met</li> <li>Provide care homes, accommodation and health facilities to meet the needs of the elderly or those with specific medical needs in accessible locations</li> </ul>
Employment and Business	<ul style="list-style-type: none"> <li>Support self and custom build housing</li> </ul>
Travel and Transport	<ul style="list-style-type: none"> <li>Promote high quality design for housing products that reflect local character and are integrated into the surrounding community</li> </ul>
Digital Infrastructure and Communications	<ul style="list-style-type: none"> <li>Improve health and well-being</li> <li>Enhance quality and quantity of indoors and outdoors sports facilities</li> <li>Tackle inequalities to raise quality of life</li> <li>Promote social inclusion and integration</li> </ul>
Retail and Town Centres	<ul style="list-style-type: none"> <li>Promote Huntingdonshire's contribution to the wider Cambridgeshire and Peterborough economy</li> </ul>
Tourism and Leisure	<ul style="list-style-type: none"> <li>Support existing businesses</li> <li>Enhance employment opportunities for all</li> <li>Support small and medium sized businesses to grow and thrive within the district</li> </ul>

Grouping	Key aims, messages and objectives
Community Services and Facilities	<ul style="list-style-type: none"> <li>• Ensure adequate public transport infrastructure to access services, facilities and employment destinations via more sustainable modes of transport</li> <li>• Reduce the dependency on private car usage</li> <li>• Improve public transport in rural areas</li> <li>• Support strategic highway and transport projects</li> <li>• Ensure communities are digitally connected</li> <li>• Support digital connectivity particularly in more rural parts of the district</li> <li>• Support Huntingdonshire's high streets and retail centres</li> <li>• Support the tourism and leisure sector</li> <li>• Ensure there is good access to facilities such as community, sports, health and leisure facilities</li> <li>• Support the provision of additional community services and facilities</li> </ul>
Education	
Heritage	





















Grouping	Key aims, messages and objectives
	<ul style="list-style-type: none"> <li>• Ensure that everyone has access to education and training</li> <li>• Maintain townscape character</li> <li>• Protect heritage assets and the historic environment and their cultural and architectural significance</li> <li>• Promote the contribution the historic environment makes to the social, economic and cultural aspects of life</li> <li>• Recognise and protect archaeological heritage</li> </ul>

**A2 - Collecting baseline information**

The baseline information has been split into three groupings: climate emergency, environmental and socio-economic. These groupings are used throughout this report. More detail on the baseline information can be found in 'A2: Collecting baseline information'.

The below image summarises the key baseline information found:

i Non-technical Summary

<p>District is 913 square km 9 landscape character areas Most land is high quality agricultural land for crops</p>  <p>The habitat and nature restoration project: Great Fen supporting eco tourism Numerous waterways and marinas 3 national cycleways</p>  <p>River Great Ouse and River Nene Flood risk prominent 634 water bodies</p>  <p>Anglian region : 2017/18 109 megalitres/day demand, in 2045 could rise to 1,240 megalitres/day</p>	<p>Internationally protected nature sites (Ouse Washes, Portholme &amp; Woodwalton Fen) 26 SSSIs and 135 County Wildlife Sites</p>  <p>605 greenspaces totalling 1,229ha+ 87sqm greenspace/person</p>  <p>4 Air Quality Management Areas</p>	<p>70 wind turbines 12 solar farms</p>   <p>Be net zero by 2040 44% of carbon emissions from transport</p>  <p>90% of households have organic waste collection 2021/22 - 58% waste recycled/ composted</p>  <p>30% housing stock built 1950s/60s, 40% 1970s-90s and 19% since 2000 2020 - 10.95% households in fuel poverty</p>
<p>86,000 employees in 2020 7,895 enterprises (89.93% 0-9 employees) Median weekly pay £589</p>  <p>4 market towns &amp; 4 out of town retail parks</p>  <p>68.92% have indoor 4G coverage from all operators</p>  <p>40.8% premises have superfast broadband &amp; 54.8% have ultrafast</p>  <p>Strategic transport connections - A1, A14, A428, A141, A1123, A1096, A1198, A605 Guided busway &amp; 2 railway stations</p>	<p>86,473 dwellings in April 2022 71.3% owner occupied in 2011 12.9% of homes are social rented</p>  <p>Mar 2022 - £320,699 avg. house price 2021 ONS affordability ratio = 9.6</p>  <p>2021 census = 180,800 population Life expectancy of those born 2001-03, females 81.5 and males 77.5 years</p> 	<p>956 care beds 1 hospital &amp; 21 full time GP surgeries 69th least deprived district in England</p>  <p>2,216 listed buildings 84 scheduled monument 61 conservation areas 5 registered parks &amp; gardens</p>  <p>10 libraries and 2 mobile services 28 Assets of Community Value in Oct 2022</p>  <p>73 state schools 2.1% of people have no qualifications 60.7% people have NVQ1 41.5% people have NVQ4+</p> 



**A3 - Identifying sustainability issues and problems**

Following the collection of baseline data, the following key sustainability issues and problems were identified, these have been set out below. Section "A3: Identifying sustainability issues and problems" also identifies how these issues and problems could shape the SA framework.

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Sustainability issues and problems
<p><b>Carbon Emissions and Targets:</b></p> <ul style="list-style-type: none"> <li>Increased summer temperatures will impact on comfort and usability of existing properties</li> <li>Drier summers and wetter winters will create issues for flooding, water storage and management, soil and agricultural productivity and habitat survival</li> <li>CO<sub>2</sub> emissions are reducing across industrial, commercial, domestic and public sectors</li> <li>CO<sub>2</sub> emissions are very high for transport, influenced by the presence of the A1, A14 and East Coast Mainline Railway coupled with the largely rural nature of the district</li> <li>Per capita emissions are significantly higher than for England but typical for Cambridgeshire</li> <li>Increasing the climate resilience and energy efficiency of buildings and spaces</li> </ul>
<p><b>Renewable Energy and Energy Efficiency:</b></p> <ul style="list-style-type: none"> <li>Renewable power generation within Huntingdonshire has shifted from a focus on wind turbines to solar farms requiring extensive areas of land but with some scope for complementary agricultural use</li> <li>The age of the housing stock means that retrofitting of energy efficiency measures will be crucial in boosting the sustainability of the district's homes</li> <li>Fuel poverty was already an issue for over 1 in 10 households before the April 2022 price rises; this is expected to become more intense in the short term</li> </ul>

Sustainability issues and problems
<ul style="list-style-type: none"> <li>Access to mains gas is not universal throughout the district with some locations relying on individual oil tanks; in such circumstances alternative community heating systems may offer a more sustainable solution</li> <li>The visual impact of on-shore renewable energy production needs to be balanced with the impact on local landscape and communities</li> </ul>
<p><b>Flooding and Water:</b></p> <ul style="list-style-type: none"> <li>The impacts of climate change will see increases in extreme weather events, leading to increased rainfall, rainfall intensity and sea level rises all of which will increase the impact of all sources of flooding in the district. Potential to impact on existing and new developments, infrastructure and agricultural productivity, social and economic impacts across the district</li> <li>Potential need to set aside land for flood mitigation measures due to increased flood risk and understand effectiveness flood management infrastructure</li> <li>Increased flood risk may influence where development can be sustainably located</li> <li>Ensuring that new growth does not adversely affect water resources or water resources management infrastructure and that there are sufficient measures in place to balance water supply across the district</li> <li>Ensuring that homes and businesses are resilient to flooding and provide effective water management to maintain water resources for all</li> <li>Ensuring new development does not adversely impact on the ecological and biological status of water bodies</li> </ul>
<p><b>Waste and Recycling:</b></p> <ul style="list-style-type: none"> <li>Many tonnes of waste are sent to landfills and recycling centres</li> <li>Increasing levels of recycling and re-using materials reduces how much material ends up in landfills reducing their environmental effects and supporting a circular economy</li> </ul>

## i Non-technical Summary

Sustainability issues and problems
<ul style="list-style-type: none"> <li>• Growth places additional demand on existing waste and recycling collection services</li> <li>• The waste attributed to the construction of new buildings</li> </ul>
<p><b>Landscape:</b></p> <ul style="list-style-type: none"> <li>• Huntingdonshire's landscape and its distinctive qualities are vulnerable to the impacts of climate change, insensitive new development and land management practices</li> <li>• Water management is key to landscape character throughout much of the district</li> <li>• The expansive, flat wetlands of the Fens are particularly vulnerable to the impacts of climate change degrading fertile peat soils and its landscape character</li> <li>• The River Great Ouse flows through or around three of Huntingdonshire's four market towns providing a high quality landscape setting to them and recreational opportunities but also an increased risk of flooding</li> </ul>
<p><b>Land, Soils and Agriculture:</b></p> <ul style="list-style-type: none"> <li>• A very high proportion of the district's agricultural land is classified as best and most versatile, whilst this is beneficial for production and food security it provides challenges for focusing development onto less valuable land</li> <li>• Degradation of peat and soil erosion resulting in the loss of the most fertile soils</li> <li>• There are limited remaining opportunities for largescale reuse of previously developed land</li> </ul>
<p><b>Biodiversity, Habitats and the Natural Environment:</b></p> <ul style="list-style-type: none"> <li>• There are several sites designated at an international and national level for their biodiversity and habitat value as well as non-designated sites identified for their local nature conservation value</li> <li>• Nature conservation sites and ancient woodland are vulnerable to new developments and land management practices.</li> </ul>

Sustainability issues and problems
<ul style="list-style-type: none"> <li>• Two thirds of SSSIs in Huntingdonshire are in a favourable state, with approximately a third of SSSIs not in a favourable condition, although these are in a recovering state</li> <li>• Visitor pressures on designated and non-designated sites may harm the quality of these sites for nature conservation and vital habitats</li> <li>• Nature conservation sites and other natural environments are vulnerable to the impacts of climate change</li> <li>• Trees are a natural carbon store, with established and mature trees taking in the most carbon</li> </ul>
<p><b>Green Infrastructure and Open Space:</b></p> <ul style="list-style-type: none"> <li>• Huntingdonshire has several strategic green infrastructure areas: the Great Fen, Nene Valley, Great Ouse Valley and the West Cambridgeshire Hundreds</li> <li>• Strategic green infrastructure and localised provision of open green space provide important social benefits to human health and wellbeing as well as opportunities for habitat and biodiversity conservation and enhancement</li> <li>• Green infrastructure and open space must be located in accessible places</li> <li>• Several public parks and gardens are managed to the Green Flag Award standard, with others aspiring to the standard</li> </ul>
<p><b>Pollution:</b></p> <ul style="list-style-type: none"> <li>• The most significant air quality issues arise from traffic and congestion</li> <li>• Air, noise and light pollution can have serious implications on the health and wellbeing of people and cause harm to the natural environment and disrupt the lifecycles of wildlife</li> <li>• Homes, employment, schools, services and facilities should be accessible via walking, cycling and public transport</li> <li>• Light and noise pollution can reduce the tranquillity of the countryside and green spaces within settlements</li> </ul>

Sustainability issues and problems
<p><b>Housing:</b></p> <ul style="list-style-type: none"> <li>• Ensuring the delivery of an ongoing supply of new homes in sustainable locations</li> <li>• Ensuring new homes provide a mix of types, sizes and tenures aligned with the composition of the local population</li> <li>• Affordability ratios of house prices to around 9 times average earnings create significant stress in the housing market and result in strong social sustainability challenges</li> <li>• Proactive work through the prevention duty regarding homelessness has high effectiveness rates and reduces social sustainability challenges through the trauma otherwise experienced by those who become homeless</li> <li>• Ensuring a range of accessible, adaptable and specialist new homes are available suitable to meet the changing needs of residents as the population ages overall</li> </ul>
<p><b>Population and Health:</b></p> <ul style="list-style-type: none"> <li>• The ageing and in some locations declining population may lead to challenges for the social sustainability of communities, for health and social provision and provision of appropriate housing options.</li> <li>• Decreasing proportion of the population is of working age raising the proportion of dependants.</li> <li>• Natural change is decreasing and may result in a negative rate of population growth unless in-migration is sufficient to counterbalance falling population numbers</li> <li>• GP surgeries are concentrated in larger settlements necessitating residents of almost all villages to travel for appointments or rely on telephone or other remote forms of consultations</li> <li>• Health indicators suggest that Huntingdonshire's population is typically slightly healthier than that for England on average but deaths from particulate air pollution were higher than average in 2019 although it should be noted that this was prior to the rerouting of the A14 and consequent impact on air quality management areas</li> </ul>

Sustainability issues and problems
<p><b>Income and Deprivation:</b></p> <ul style="list-style-type: none"> <li>• Huntingdonshire shows great disparity across the district in terms of income and deprivation</li> <li>• Median weekly pay in Huntingdonshire is in decline potentially creating a less financially stable population</li> </ul>
<p><b>Employment and Businesses:</b></p> <ul style="list-style-type: none"> <li>• Post-pandemic recovery: addressing the decline in the number of jobs in the district</li> <li>• Supporting and maintaining a stable economy: facilitating growth of key industries by providing appropriate land for development and expansion</li> <li>• Supporting rural enterprises to provide sustainable job opportunities in outside the existing employment clusters</li> <li>• Addressing the post-pandemic decline in the number of enterprises in the district</li> <li>• Facilitating access to higher level occupations where required across the district</li> <li>• Addressing the contribution that Huntingdonshire makes to Knowledge Intensive industries</li> <li>• Providing complementary enterprises to support supply chains and economic growth</li> </ul>
<p><b>Travel and Transport:</b></p> <ul style="list-style-type: none"> <li>• Huntingdonshire is well located in terms of the strategic road network creating pressure from logistics businesses for new sites and generating high levels of road based through travel and locally generated car travel</li> <li>• A variety of road and active travel infrastructure improvements are proposed which may reduce congestion, improve journey times and increase the attractiveness of active travel modes for journeys</li> <li>• The district's semi-rural nature means some parts are relatively remote which increases reliance on private vehicles and engenders viability</li> </ul>



## i Non-technical Summary

Sustainability issues and problems
<p>challenges for public transport; the distances involved can make walking and cycling unattractive options for many journeys</p>
<p><b>Digital Infrastructure and Communications:</b></p> <ul style="list-style-type: none"> <li>• Reducing inequality, economic opportunity and vital access to services via digital infrastructure</li> <li>• Reducing social exclusion by providing improved access to improved online services especially in rural areas</li> <li>• Enabling businesses and rural businesses to thrive through improved broadband and mobile coverage</li> <li>• Decreasing rural isolation through improved broadband and mobile coverage</li> </ul>
<p><b>Retail and Town Centres:</b></p> <ul style="list-style-type: none"> <li>• Increase in retail/ town centre use vacancies in key locations that provide accessible sustainable access to leisure, services and retail, impacting on social and economic health of the district</li> <li>• Potential contraction of the high street and detrimental impacts on business viability</li> <li>• Perceived safety threats from vacant units and low activity levels potentially creating inhospitable and unsafe neighbourhoods</li> <li>• Ensuring high streets in the district provide easy access to leisure, services and retail</li> </ul>
<p><b>Tourism and Leisure:</b></p> <ul style="list-style-type: none"> <li>• The conservation of wildlife and landscapes are not harmed through tourism and leisure pursuits</li> <li>• Tourism and leisure play an important role in people's health and well being so needs to be accessible to all</li> <li>• Growth places additional demand on existing tourist attractions and leisure facilities</li> </ul>

Sustainability issues and problems
<ul style="list-style-type: none"> <li>• Local tourist attractions and leisure facilities contribute towards the local economy and supports local communities through employment, voluntary opportunities and celebrating local heritage and past times</li> </ul>
<p><b>Community Services and Facilities:</b></p> <ul style="list-style-type: none"> <li>• Availability of multi-use community spaces where people can gather</li> <li>• Sustainable access to services and facilities across the district</li> <li>• Retention of and long-term sustainability of community services and facilities</li> </ul>
<p><b>Education:</b></p> <ul style="list-style-type: none"> <li>• Ensuring residents have access to a range of educational providers in sustainable locations to meet the growing population</li> <li>• Ensuring education levels and range of qualifications are available for all to facilitate social mobility and job prospects for residents, intern contributing to the economic growth of the district</li> <li>• Providing enough SEND provision as a result of new growth</li> </ul>
<p><b>Heritage:</b></p> <ul style="list-style-type: none"> <li>• There are many designated and non-designated structures assets, a small proportion are judged to be at risk</li> <li>• Heritage assets face pressures from future development that may cause harm to them and to their setting</li> <li>• Conservation areas may see a gradual erosion of their special features which may undermine the original reasons for designation</li> <li>• Significant archaeology may yet to be discovered</li> <li>• Climate change and flooding events pose significant risks to the historic environment</li> </ul>

#### A4 - Developing the sustainability appraisal framework

Following the review of relevant plans, programmes and strategies, the identification of baseline information and sustainability issues and problems, the following SA objectives were considered to be:

##### Climate emergency

- **SA1** - Contribute to achieving the district's ambition to reach net zero carbon emissions by 2040
- **SA2** - Improve adaptability and resilience to the unavoidable impacts of the climate emergency
- **SA3** - Manage Huntingdonshire's water resources in a sustainable manner and reduce the risk all potential sources of flooding to people, properties and the environment

##### Environmental

- **SA4** - Make efficient use of land by maximising development on previously developed land where this is not of high biodiversity value and minimising that on the best and most versatile agricultural land
- **SA5** - Improve the quantity and quality of publicly accessible natural green space and enhance the strategic green and blue infrastructure network and links to it
- **SA6** - Promote conservation, enhancement, recovery and connectivity of sites of biodiversity or geodiversity significance
- **SA7** - Conserve and enhance the special qualities and integrity of our landscape and townscape character and the local distinctiveness of settlements
- **SA8** - Contribute to the minimisation and reduction of all forms of pollution

##### Socio-economic

- **SA9** - All people have access to high quality affordable homes that meet their needs across their lifetime
- **SA10** - Enhance the quality, range and accessibility of social and community services and facilities to promote social inclusion particularly amongst those most at risk of experiencing discrimination, poverty and social exclusion
- **SA11** - Enhance the quality, range and accessibility of economic opportunities for all communities
- **SA12** - Reduce the need to travel by car and promote active travel and public transport infrastructure
- **SA13** - Strengthen, modernise and diversify the local economy and promote opportunities for growth of indigenous companies as well as encouraging sustainable inward investment
- **SA14** - Support the successful response of town, local and village retail centres to changing shopping and social trends
- **SA15** - Promote high quality design and placemaking that enables attractive, safe and resilient communities
- **SA16** - Conserve, sustain and enhance designated and non-designated heritage assets and their setting(s)

A series of decision aiding questions have been drawn up for each objective. The decision aiding questions have been specifically worded so that the appraisal can be applied to the three different types of policy that will be part of the new Local Plan. This means that there is at least one decision aiding question for strategic, site specific and development management policies for each objective.

The full sustainability appraisal framework, including all the decision aiding questions, can be found in 'A4: Developing the SA framework'.

#### A5 - Consulting on the scope of the sustainability appraisal

The council is required to consult on the scope of the SA with the Environment Agency, Historic England and Natural England, often referred to as the SA Bodies. Consultation with environmental bodies ran between 20 October and 30 November 2022.

## i Non-technical Summary

Comments on a draft of the scoping report were received from all three environmental bodies. Their comments have been compiled into a table alongside the Council's response to them highlighting where amendments have been made to this report. This table can be found in Appendix 2 of the SA.

The draft scoping report was made available for anyone to make comments between 1 February and 15 March 2023. This was so that the scoping report is as robust as possible and to promote participation in production of the new Huntingdonshire Local Plan. Comments received can be viewed on our [consultation portal](#), a summary of these comments and the changes made to the report can be found in the Statement of Consultation.

Stage A was completed with the publication of this [final scoping report](#).

More information can be found in 'A5: Consulting on the scope of the SA'.

### Stage B - Develop Options and Appraise Effects

This stage integrates the SA process into plan preparation and completing the appraisals at an early stage so that the findings can inform and shape the way that all parts of the plan evolve in a meaningful way.

#### B1 - Testing the plan objectives against the SA framework

At the Further Issues and Options stage (Autumn 2024), stage B1 is not yet complete as we are consulting on options for the objectives of the Local Plan Update. This task is where we identify potential synergies or inconsistencies between the objectives of the Local Plan, referred to as Spatial Objectives and the SA Objectives established in Stage A.

#### B2 - Developing plan options, B3 - Predicting the effects of the plan and alternatives, B4 - Evaluating the effects of the plan and alternatives, B5 - Considering ways of mitigating adverse effects and maximising beneficial effects

Reflecting the iterative and interconnections between tasks B2, B3, B4 and B5, these have been undertaken together under 'B2 to B5: Developing and appraising plan options' section.

These tasks are where we develop and refine options for the development strategy, policies and site allocations for the Local Plan. It is also where we predict the significant effects of the plan and alternatives, whether they are economic, social or environmental; it is where we evaluate the predicted effects of the plan and alternatives in order to assist in the refinement of the plan. Finally, it is to ensure that adverse effects are identified and potential mitigation measures are considered.

At the Further and Issues and Options stage (Autumn 2024), we are assessing:

- the **Development Strategy** - this consists of the options put forward in the Further Issues and Options Paper 2024 address the strategic issues for the Local Plan Update and how the development strategy may be shaped. The issues covered are listed below:
  - The Local Plan Vision and Objectives
  - Settlement Hierarchy for Huntingdonshire
  - Approach to Employment and Economy
  - Housing Figures and Requirement
  - Achieving well-designed and beautiful places (note no options have been put forward at this stage but the FI&O Paper includes an additional question)
  - Growth Strategy Options
  - Green and Blue Infrastructure
  - The Approach to Climate Change
  - Tackling Flooding and Water
  - Housing Tenures and Housing Mix
  - Transport and Connectivity
- **Sites** - the appraisal for sites can be found within the appendices to the main SA report. The outcomes of the site appraisals were fed back into the Land Availability Assessment to conclude whether sites



were potentially suitable for further exploration or not and an indicative capacity undertaken or not.

All options and sites were appraised using the relevant Strategy and Sites decision aiding questions respectively developed in our Table 21 'SA framework' (see Table 20 of the SA Scoping Report). Each of were scored using the following scoring matrix:

Score	Effect of the approach
++	Contributes significantly to the achievement of the objective
+	Contributes to the achievement of the objective
N	No clear relationship to achieving the objective, the outcome is uncertain or the outcome may depend on delivery specific factors
	The objective is not relevant to the proposal
-	Detracts from achievement of the objective
--	Significantly detracts from achievement of the objective

Please note that for **Development Management Policies** we will appraise these against the policies section of the SA framework. Policies have not been included in the Further Issues and Options stage this section but will be included at a later stage.

### B6 - Proposing measures to monitor the significant effects of implementing the plan

At the end of this stage is task B6 which is where we will propose how to measure and monitor the significant effects of implementing the Local Plan Update by ensuring that adverse effects are identified and potential mitigation measures are considered.

This stage will be completed after the Further Issues and Options stage and following the development of more detailed development management policies.

### Stage C - Prepare the SA Report

Stage C is underway through with the production of this SA report. It sets out the work undertaken the Local Plan Update up to the Further Issues and Options consultation (Autumn 2024). This SA is accompanied by a series of appendices:

- Appendix 1 - A1 Plans and Programs
- Appendix 2 - A5 Consultation Comments
- Appendix 3 - Northern Huntingdonshire Site Appraisals
- Appendix 4 - North Eastern Huntingdonshire Site Appraisals
- Appendix 5 - Northern Central Huntingdonshire Site Appraisals
- Appendix 6 - Western Huntingdonshire Site Appraisals
- Appendix 7 - Central Huntingdonshire Site Appraisals
- Appendix 8 - Eastern Huntingdonshire Site Appraisals
- Appendix 9 - Southern Huntingdonshire Site Appraisals

### Future steps

The methodology contained in this scoping report will be used to complete the sustainability appraisal process as part of the production of the new Local Plan:

- Remaining elements of Stage B: Elements will be completed as we move through to our Preferred Options.
- Stage D: Consulting on the draft plan and the Sustainability Appraisal Report' will be started with consultation on the draft Local Plan and will continue through the publication of the Proposed Submission Local Plan and through the examination process.
- Stage E: Monitoring the significant effects of implementing the plan on the environment' will start with preparation of the Proposed Submission Local Plan and continue through the examination process and will then continue after the adoption of the Local Plan with the Annual Monitoring Report.

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## 1 Sustainability Appraisal

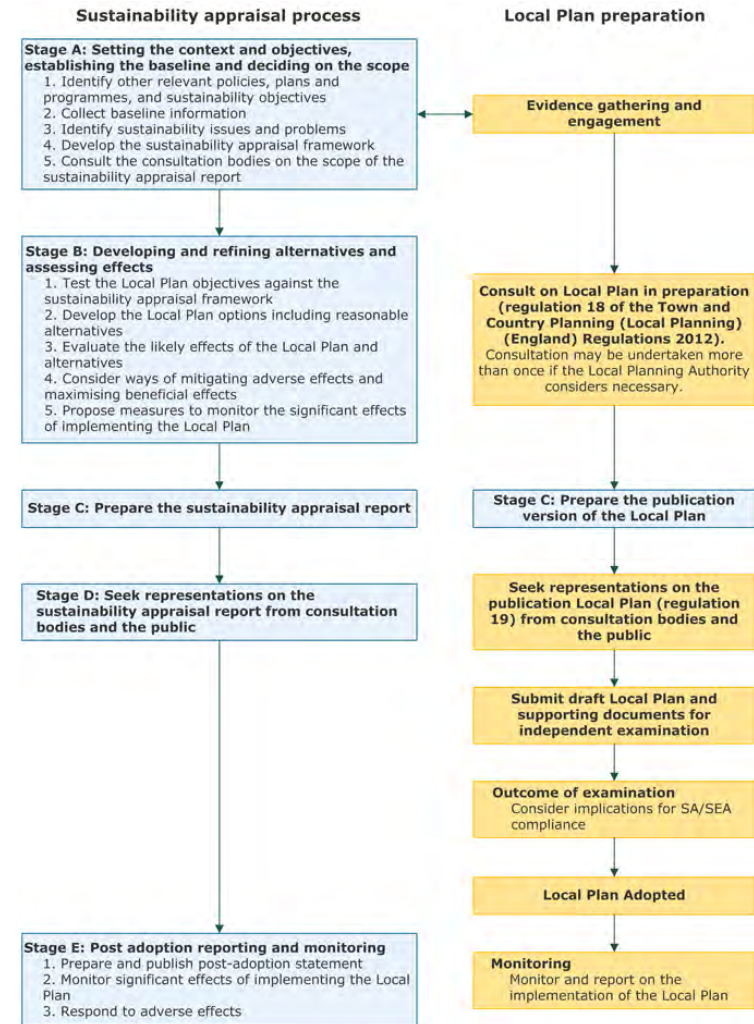
- 1.1** When drawing up new planning documents the effects they will have on the environment and people's quality of life, both now and in the future are some of the most important things to consider. To be sure that the plan does not cause economic, environmental and social problems, at the heart of the plan production process there is a system of assessment known as Sustainability Appraisal (SA).
- 1.2** SA is a systematic process for assessing the extent to which the emerging plan will help to achieve sustainable development. It is an opportunity to consider ways by which the plan can contribute to improvements in economic, environmental and social conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have.
- 1.3** The commitment to the achievement of sustainable development is set out at an international and national level.
- 1.4** The purpose of the planning system is to contribute to the achievement of sustainable development. The Government's view of what constitutes sustainable development is set out in the [National Planning Policy Framework](#) (NPPF). The NPPF uses the United Nations definition of sustainable development as '*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*'. The NPPF also refers to the [United Nation's 17 Global Goals for Sustainable Development](#) which address social progress, economic well-being and environmental protection by 2030. Members of the United Nations (including the United Kingdom) have agreed to pursue these goals. At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.
- 1.5** For plan-making this means that:
- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
  - b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
    - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
    - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 1.6** Legal requirements for new planning documents require an assessment of the plan's impact on the environment to be undertaken. This process is known as Strategic Environmental Assessment (SEA) and is required under the SEA Directive. In 2004, the European SEA Directive was transposed into UK law through the [Environmental Assessment of Plans and Programmes Regulations 2004](#), (commonly referred to as the Strategic Environmental Assessment Regulations).
- 1.7** Furthermore, section 19 of the [Planning and Compulsory Purchase Act 2004 \(as amended\)](#) requires a local planning authority to carry out an SA of each of the proposals in a Local Plan during its preparation. More generally, section 39 of the Act requires that the authority preparing a Local Plan must do so '*with the objective of contributing to the achievement of sustainable development*'. Sustainability appraisals incorporate the requirements of the 2004 Environmental Assessment Regulations, meaning the SA and SEA are carried out together as part of the preparation of planning documents and are collectively known as the SA process.



# 1 Sustainability Appraisal

1.8 The methodology for the SA process takes into account the National Planning Practice Guidance (NPPG) on [Plan Making](#) and Sustainability Appraisals and incorporates requirements set out in the 2005 '[A Practical Guide to the Strategic Environmental Assessment Directive](#)'. The SA process consists of five stages (A-E), each of the stages are undertaken in tandem with the development of a local plan, as illustrated below.

**Figure 1.1 Flowchart of the SA process alongside Local Plan production**



## The new Local Plan

- 1.9** The Local Plan will set out the planning policy for Huntingdonshire. It will include the strategy for spatial development of Huntingdonshire, the Council's policies for managing development in the district, and sites for achieving the development requirements. Initial engagement will focus on issues facing the district and identifying potential development sites. These will be refined through a series of options exploring the sustainability of potential policies and packages of development sites. Each phase of engagement will be accompanied by appropriate SA materials to explore the sustainability of the options being considered and a draft final SA will support the pre-submission version of the updated Huntingdonshire Local Plan.
- 1.10** The updated Huntingdonshire Local Plan and hence updated SA is necessary due to many changes to the context in which the Local Plan sits, summarised here:
- UK's formal withdrawal from the European Union
  - Planning and Levelling Up White Papers and Levelling Up and Regeneration Bill
  - Increasing emphasis on the impacts of climate change and reducing carbon emissions
  - Revised NPPF (and proposed further revisions to come) and new National Model Design Guide and Design Code
  - New use classes
  - Oxford-Cambridge Arc
  - National and sub-regional transport infrastructure projects
  - Updates and reviews to neighbouring local authorities' local plans
  - Coronavirus pandemic

## How the SA will influence the Local Plan

- 1.11** The Council considers that SA is an integral part of the plan production process and is a core element of good planning. It is necessary to ensure that development occurring within the district takes the most sustainable form possible in economic, environmental and social terms. The Council has approached the SA in accordance with national guidance and undertaken the process in-house as part of the production of the Local Plan so that the SA and plan production are fully integrated.

## Other appraisals and assessments

- 1.12** There are a range of appraisals and assessments associated with the production of the Local Plan. Where it is considered appropriate these other appraisals and assessments will be combined with the sustainability appraisal or completed at the same time.

## Habitats Regulations Assessment

- 1.13** Probably the most important other assessment will be the Habitats Regulations Assessment (HRA), sometimes known as Appropriate Assessment. The HRA looks at the impact that the Local Plan is likely to have on European Sites (Special Areas of Conservation, Special Protection Areas and Ramsar sites). HRA is a two stage process that starts with a screening stage. If significant impacts on European sites cannot be ruled out by the screening stage a more detailed Appropriate Assessment will be required. The Appropriate Assessment will look at ways that significant effects can be avoided or mitigated against. HRA is required to be a separate process to sustainability appraisal.

## Equality Impact Assessment

- 1.14** The Equalities Act 2010 requires the Council to have due regard to the need to eliminate unlawful discrimination, advance equality of opportunity and foster good relations. The Council also needs to demonstrate its compliance with the Equality Duty. The Council therefore needs to

# 1 Sustainability Appraisal

understand how its decisions and activities impact on different people and how they are affected by policies and practices. An Equality Impact Assessment (EqIA) is the method by which the Council can assess the impact of a new strategy, policy or decision.

**1.15** The assessment focuses primarily on identifying circumstances where an adverse impact may occur; an adverse impact is defined as occurring when a strategy, policy or decision has a disproportionately negative effect on a protected group or groups. The characteristics protected by the Equality Act are:

- Age
- Disability
- Gender
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Religion and belief
- Race
- Sex
- Sexual orientation

## Health Impact Assessment

**1.16** HIA is a process used to evaluate the significance of the potential health effects of a proposed plan. It helps to inform choices about actions to prevent ill-health, promote good health and reduce health inequalities. When applied in the planning system, an HIA puts people at the heart of the process and seeks to address the barriers and opportunities for creating healthy places. The HIA can help identify a set of evidence-based practical recommendations to promote and protect the health of local communities. [Guidance from Public Health England](#) indicates that a health impact assessment may be combined with an SA or completed as a standalone document.



## 2 Sustainability Appraisal Methodology

- 2.1** The purpose of this chapter is to formulate a methodology for the SA and to complete the necessary steps to enable the Council to draw up the Local Plan and undertake the SA. The Council proposes a methodology for the SA process that is based on the tasks and stages set out in the government's ['A Practical Guide to the Strategic Environmental Assessment Directive'](#).
- 2.2** [Schedule 2](#) of the SEA Regulations sets out the information that must be provided within the SA:

1. an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;
2. the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;
3. the environmental characteristics of areas likely to be significantly affected;
4. any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;
5. the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;
6. the likely significant effects on the environment, including on issues such as:
  - a. biodiversity,
  - b. population,
  - c. human health,
  - d. fauna,

- e. flora,
- f. soil,
- g. water,
- h. air,
- i. climatic factors,
- j. material assets,
- k. cultural heritage including architectural and archaeological heritage,
- l. landscape, and
- m. the interrelationship between the above factors;

7. the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;
8. an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;
9. a description of the measures envisaged concerning monitoring in accordance with Article 10;
10. a non-technical summary of the information provided under the above headings.

- 2.3** The issues (a-m) identified are reflected in the topics used throughout this scoping report. To ensure all of these issues are addressed, the following table shows which topic addresses each of the Schedule 2 issues. The significant effects on these need to be assessed in terms of short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects.

## 2 Sustainability Appraisal Methodology

Table 2 Scoping report topics and the Schedule 2 issues they address

Issues listed in Schedule 2	Scoping report topic
a. biodiversity	<ul style="list-style-type: none"> <li>Biodiversity, Habitats and the Natural Environment</li> <li>Green Infrastructure and Open Space</li> </ul>
b. population	<ul style="list-style-type: none"> <li>Housing</li> <li>Population and Health</li> <li>Income and Deprivation</li> <li>Employment and Businesses</li> <li>Retail and Town Centres</li> <li>Education</li> </ul>
c. human health	<ul style="list-style-type: none"> <li>Population and Health</li> <li>Income and Deprivation</li> <li>Green Infrastructure and Open Space</li> </ul>
d. fauna	<ul style="list-style-type: none"> <li>Biodiversity, Habitats and the Natural Environment</li> </ul>
e. flora	<ul style="list-style-type: none"> <li>Biodiversity, Habitats and the Natural Environment</li> </ul>
f. soil	<ul style="list-style-type: none"> <li>Land, Soils and Agriculture</li> </ul>
g. water	<ul style="list-style-type: none"> <li>Flooding and Water</li> </ul>
h. air	<ul style="list-style-type: none"> <li>Pollution</li> </ul>
i. climatic factors	<ul style="list-style-type: none"> <li>Climate Emissions and Targets</li> <li>Flooding and Water</li> </ul>

Issues listed in Schedule 2	Scoping report topic
j. material assets	<ul style="list-style-type: none"> <li>Housing</li> <li>Travel and Transport</li> <li>Digital Infrastructure and Communications</li> <li>Community Services and Facilities</li> <li>Renewable Energy and Energy Efficiency</li> <li>Waste and Recycling</li> </ul>
k. cultural heritage, including architectural and archaeological heritage	<ul style="list-style-type: none"> <li>Heritage</li> </ul>
l. landscape	<ul style="list-style-type: none"> <li>Landscape</li> </ul>
m. the inter-relationship between the issues referred to in (a) to (l)	<ul style="list-style-type: none"> <li>Many of these topics overlap, where they do so this has been reflected in the baseline commentary for the topic(s).</li> </ul>

2.4 [Schedule 1](#) of the SEA Regulations sets out the criteria for determining the likely significance of effects on the issues referred to in Schedule 2 (a-m):

1. The characteristics of plans and programmes, having regard, in particular, to
  - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
  - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
  - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
  - environmental problems relevant to the plan or programme,
  - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
  - the probability, duration, frequency and reversibility of the effects,
  - the cumulative nature of the effects,
  - the transboundary nature of the effects,
  - the risks to human health or the environment (e.g. due to accidents),
  - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
  - the value and vulnerability of the area likely to be affected due to:
    - special natural characteristics or cultural heritage,

- exceeded environmental quality standards or limit values,
- intensive land-use,
- the effects on areas or landscapes which have a recognised national, Community or international protection status

- 2.5 The stages and tasks covered by this scoping report are set out below (Stage A). Tasks A1 to A4 are not intended to be completed in a purely linear process as they will inform each other. The iterative nature of the SA process is summarised in the Figure 2.1 from the government's ['A Practical Guide to the Strategic Environmental Assessment Directive'](#).
- 2.6 Stages B to E in the SA/SEA process, set out below, and are carried out as part of the plan production process. Stage E will lead to indicators that will be reported on in the Annual Monitoring Report (AMR) as part of the monitoring of the effectiveness of the Local Plan. M
- 2.7 Tasks B2, B3, B4 and B5 are not intended to be completed in a purely linear process as they will inform each other. Stage E will help considerations of whether or not to review the plan and will feed into future sustainability appraisal processes for future plans. This is also reflected in the below figure.



## 2 Sustainability Appraisal Methodology

Figure 2.1 SA tasks process flow chart

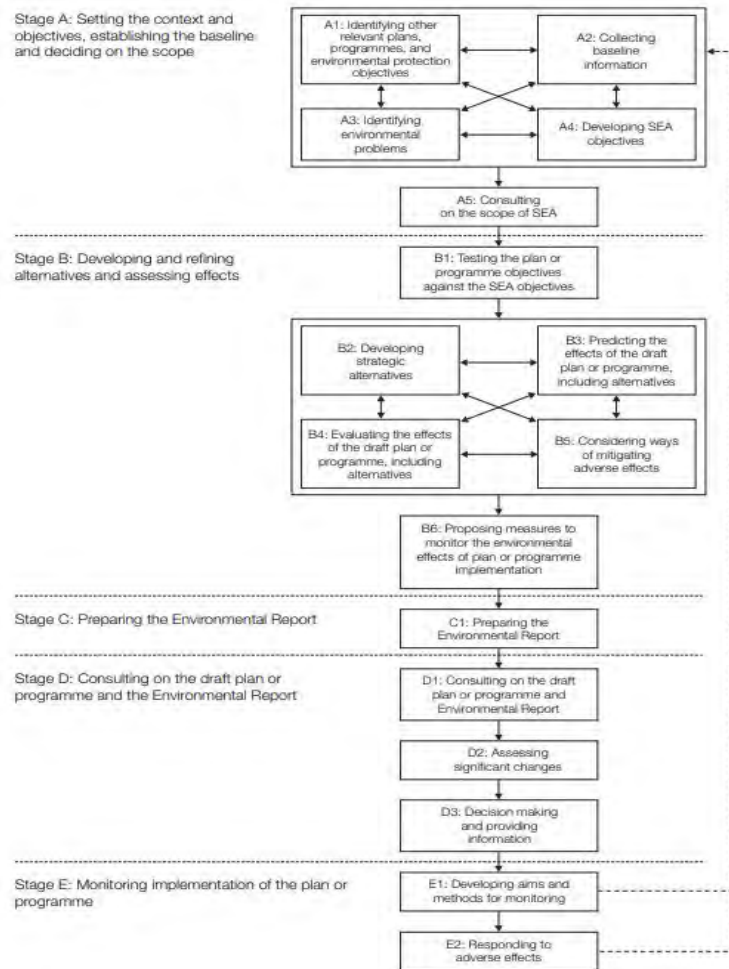


Table 3 Stages A to E in the SA/SEA process

<p><b>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</b></p>
<p><b>A1: Identifying relevant plans and programmes' (Schedule 2, (1) and (5))</b></p> <ul style="list-style-type: none"> <li>The purpose of this task is to establish how the plan is affected by outside factors, to suggest ideas for how any constraints can be addressed, and to help identify environmental protection objectives.</li> </ul>
<p><b>A2: Collecting baseline information' (Schedule 2, (2) and (3))</b></p> <ul style="list-style-type: none"> <li>The purpose of this task is to provide an evidence base for environmental impacts, prediction of what will happen without the plan as well as what effects it could have, monitoring and to help in the development of SA objectives.</li> </ul>
<p><b>A3: Identifying sustainability issues and problems' (Schedule 2, (4) and Schedule 1, (1))</b></p> <ul style="list-style-type: none"> <li>The purpose of this task is to help focus the SA and streamline the subsequent stages, including baseline information analysis, setting the SA objectives, prediction of effects and monitoring</li> </ul>
<p><b>A4: Developing the SA framework' (Schedule 2, (6))</b></p> <ul style="list-style-type: none"> <li>The purpose of this task is to provide a means by which the environmental performance of the plan or programme and alternatives can be assessed.</li> </ul>
<p><b>A5: Consulting on the scope of the SA' (Part 3(5))</b></p> <ul style="list-style-type: none"> <li>The purpose of this task is to ensure that the SA covers the likely significant environmental effects of the plan and to ensure that the SA process is and will be robust and suitably comprehensive in order to support production of the plan.</li> </ul>

**Stage B: Developing and refining options and assessing effects**

## Sustainability Appraisal Methodology 2

### **B1: Testing the plan objectives against the SA framework (Schedule 2, (6))**

- The purpose of this task is to identify potential synergies or inconsistencies between the objectives of the plan and the SA objectives.

### **B2: Developing plan options (Part 3(12) and Schedule 2, (8))**

- The purpose of this task is to develop and refine options.

### **B3: Predicting the effects of the plan and alternatives (Schedule 2, (6))**

- The purpose of this task is to predict the significant environmental effects of the plan and alternatives.

### **B4: Evaluating the effects of the plan and alternatives (Schedule 2, (6))**

- The purpose of this task is to evaluate the predicted effects of the plan and alternatives in order to assist in the refinement of the plan.

### **B5: Considering ways of mitigating adverse effects and maximising beneficial effects (Schedule 2, (7))**

- The purpose of this task is to ensure that adverse effects are identified and potential mitigation measures are considered.

### **B6: Proposing measures to monitor the significant effects of implementing the plan (Schedule 2, (9))**

- The purpose of this task is to detail the means by which the environmental performance of the plan can be assessed.

## **Stage C: Preparing the Sustainability Appraisal Report**

### **C1: Preparing the Sustainability Appraisal Report (Part 3(12) and Schedule 2, (6) to (10))**

- The purpose of this task is to present the predicted effects of the plan, including alternatives, in a form suitable for public consultation and use by decision makers.

## **Stage D: Consulting on the draft plan and the Sustainability Appraisal Report**

### **D1: Public participation on the draft plan and the Sustainability Appraisal report (Part 3(13))**

- The purpose of this task is to give the public and Consultation Bodies an opportunity to express their opinions on the findings of the Environmental Report and to use it as a reference point in commenting on the plan. To gather more information through the opinions and concerns of the public.

### **D2: Appraising significant changes (Schedule 2, (6))**

- The purpose of this task is to ensure that the environmental implications of any significant changes to the draft plan are assessed and taken into account.

### **D3: Making decisions and providing information (Part 4(16))**

- The purpose of this task is to provide information on how the Sustainability Appraisal Report and consultees' opinions were taken into account in deciding the final format of the plan to be adopted.

## **Stage E: Monitoring the significant effects of implementing the plan on the environment**

### **E1: Developing aims and methods for monitoring (Part 4(17))**

- The purpose of this task is to track the environmental effects of the plan to show whether they are as predicted; to help identify any adverse effects.

### **E2: Responding to adverse effects (Part 4(17))**

- The purpose of this task is to prepare for appropriate responses where adverse effects are identified.

### 3 Stage A - The Scoping Process

### 3 Stage A - The Scoping Process

<b>A:</b>	Setting the context and objectives, establishing the baseline and deciding on the scope.	Known as the 'Scoping Stage' the purpose of this stage is to establish the context for sustainability appraisal by assembling the evidence needed to inform the appraisal and to establish the framework by setting up sustainability objectives and decision aiding questions, for undertaking the appraisal (Stage B).
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- 3.1 The scoping stage (Stage A) must identify the scope and level of detail of the information to be included in the sustainability appraisal report. It should set out the context, objectives and approach of the assessment; and identify relevant environmental, economic and social issues and objectives.
- 3.2 This chapter sets out the work completed for Stage A tasks as identified in Chapter 2 'Sustainability Appraisal Methodology'. Each task being:
  - A1: Identifying relevant policies, plans, programmes and objectives
  - A2: Collecting baseline information
  - A3: Identifying sustainability issues and problems
  - A4: Developing the SA framework
  - A5: Consulting on the scope of the SA
- 3.3 For each task, there is commentary within this SA on how each was achieved.
- 3.4 The final Scoping Report can be found on [our website](#).

#### A1: Identifying relevant plans and programmes

- 3.5 The purpose of this task is to establish how the plan is affected by outside factors, to suggest ideas for how any constraints can be addressed, and to help identify environmental protection objectives.
- 3.6 For the production of the Local Plan to be effective, a wide range of plans, programmes and strategies need to be taken into account. Such plans, programmes and strategies contain objectives and specific policy requirements that need to be considered. Identifying and reviewing these documents is an important element of the SA process, as it can help to shape the objectives against which emerging policies should be appraised, as well as pointing to particular issues and problems that should be tackled.

#### How was this task achieved?

##### Identifying relevant plans and programmes

- 3.7 This review used the previously produced scoping report for the Huntingdonshire Local Plan to 2036 as a starting point but expanded to look at plans, programmes and strategies that could affect the new Local Plan including ones that had been published since the last scoping report was written.
- 3.8 The assessment of relevant plans, programmes and strategies were also informed by best practice work of other local authorities and advice from council officers. It also included various plans, programmes and strategies that are emerging such as changes to national planning policy and legislation.

##### Grouping and assessing the impact of the plans and programmes

- 3.9 Relevant plans, programmes and strategies were originally grouped into international, national, regional and sub-regional/county/local level. The key aims, objectives, and targets/ indicators for each plan, programme and strategy were identified alongside how they may shape the updated



Huntingdonshire Local Plan and what SEA topic they relate to. This exercise also highlighted aspects that the local plan could directly influence and what issues are already being addressed through other plans and strategies as well as any synergies and common themes between them.

plans, programmes and strategies to save duplication. Instead, the UK legislation have been included with an explanation of their key aims, objectives and targets/ indicators and implications for the Local Plan within the following table and Appendix 1.

**3.10** Following this, the SEA topics were reviewed and it was possible to categorise them into one of the following: climate emergency, environmental or socio-economic.

**3.13** A summary of the findings of the detailed review are shown in the following table. This has been achieved by grouping plans, programmes and strategies by their relevant SEA topics which had already previously been categorised into either the climate emergency, environmental and socio-economic groupings. The table also identifies the plans, programmes and strategies that are procedural (requirements that the Local Plan and its supporting evidence must do) and those that are overarching (cross over all groupings) as it is recognised that some will cross over and overlap.

**Bringing together the findings**

**3.11** A detailed review of these documents can be found in Appendix 1 of the SA. These are presented in tables for international, national, regional and sub-regional/county/local level plans, programmes and strategies.

**3.14** The plans, programmes and strategies with an asterisk (\*) are documents which were produced to support the Huntingdonshire Local Plan to 2036 and the most recent versions of these documents at the time this scoping report was prepared.

**3.12** In Appendix 1 there is a list of relevant EU Directives and the UK legislation that transposes their requirements. As these EU Directives have been transposed into UK law, they have not been added to the list of

**Table 4 Key aims, messages and objectives from the review of relevant plans, programmes and strategies**

Grouping	Key aims, messages and objectives that will shape the Huntingdonshire Local Plan	Plans, Programmes and Strategies
<b>Procedural</b>	<ul style="list-style-type: none"> <li>• The Local Plan and its proposals are required to undergo a Sustainability Appraisal (including an Environmental Impact Assessment)</li> <li>• The Local Plan must undergo a Habitats Regulations Assessment (HRA)</li> <li>• The Local Plan and its proposals must be assessed for their impact on protected characteristics through an Equality Impact Assessment</li> </ul>	<ul style="list-style-type: none"> <li>• Planning and Compulsory Purchase Act 2004 (as amended)</li> <li>• Town and Country Planning Act 1990 (as amended)</li> <li>• Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)</li> <li>• Localism Act 2011</li> <li>• Environmental Assessment of Plans and Programmes Regulations 2004 (as amended)</li> <li>• Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)</li> <li>• The Conservation of Habitats and Species Regulations 2017 (as amended)</li> <li>• Human Rights Act 1998</li> </ul>

3 Stage A - The Scoping Process

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Grouping	Key aims, messages and objectives that will shape the Huntingdonshire Local Plan	Plans, Programmes and Strategies
	<ul style="list-style-type: none"> <li>Evidence used to shape the Local Plan must be made publicly available</li> <li>Consultation will be undertaken throughout the plan making process and recorded in a Statement of Consultation document</li> </ul>	<ul style="list-style-type: none"> <li>Equality Act 2010</li> <li>Environmental Information Regulations 2004</li> <li>Aarhus Convention 1998</li> <li>Freedom of Information Act 2000</li> <li>Community Transition Strategy 2021-2023 (2021)</li> </ul>
<b>Over- arching</b>	<ul style="list-style-type: none"> <li>The Local Plan must promote all strands of sustainable development (economic, environmental and social) in a holistic way</li> <li>Sustainability is an underlying principle of the planning system</li> <li>Consider the economic, environmental and social ambitions of the Oxford-Cambridge Arc</li> <li>Incorporate where possible the Cambridgeshire &amp; Peterborough Combined Authority's and Huntingdonshire District Council's corporate aims and objectives</li> <li>Development needs to be well designed and where people want to live and work</li> </ul>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (2021) (NPPF)</li> <li>National Planning Practice Guidance (NPPG)</li> <li>United Nations: the 2030 Agenda for Sustainable Development (2015)</li> <li>Planning for the Future White Paper (2020)</li> <li>Levelling-up and Regeneration Bill and Policy Paper (2022)</li> <li>Planning for sustainable growth in the Ox-Cam Arc: spatial framework (2021), Local Natural Capital Plan and Ox-Cam Integrated Water Management Framework</li> <li>Huntingdonshire Council Corporate Plan and monitoring reports</li> <li>Huntingdonshire Local Plan to 2036 (May 2019) and Annual Monitoring Reports</li> <li>Developer Contributions SPD (2011) and Updated Costs 2019/20</li> <li>Infrastructure Delivery Plan and Infrastructure Schedule (June 2017) and Infrastructure Delivery Plan - Addendum (December 2017)*</li> <li>Manual for Streets (2007)</li> <li>National Model Design Guide and Design Code (2021)</li> <li>Huntingdonshire Design Guide (2017) &amp; Compatibility Statement (2021)</li> <li>Made Neighbourhood Plans within Huntingdonshire</li> <li>The Neighbourhood Planning (General) Regulations 2012</li> <li>Cambridgeshire and Peterborough Devolution Deal (2017)</li> <li>Retained EU Law (Revocation and Reform) Bill (2022)</li> </ul>
<b>Climate change:</b>  Carbon Emissions and Targets  Renewable Energy and Energy Efficiency	<ul style="list-style-type: none"> <li>The Local Plan must include policies on climate change</li> <li>The UK Government has pledged to be carbon neutral by 2050, the District Council has set a target of reaching net zero carbon by 2040</li> <li>Plan for and respond to the impacts of climate change</li> <li>Promote opportunities for renewable and low carbon energy generation including community led generation</li> </ul>	<ul style="list-style-type: none"> <li>United Nations Climate Change Conference: Glasgow Climate Pact (2021)</li> <li>United Nations: Paris Agreement (2015)</li> <li>UKCP18 Climate Projections (2018)</li> <li>Climate Change Act 2008 (as amended)</li> <li>Planning and Energy Act 2008</li> <li>Planning Act 2008 (as amended)</li> <li>Building Regulations 2010 (as amended)</li> </ul>

## Stage A - The Scoping Process 3

Grouping	Key aims, messages and objectives that will shape the Huntingdonshire Local Plan	Plans, Programmes and Strategies
Flooding and Water  Waste and Recycling	<ul style="list-style-type: none"> <li>• Improve the energy performance of buildings to reduce energy consumption and reduce costs to residents</li> <li>• Support retrofitting of older and less energy efficient housing stock and non-residential buildings</li> <li>• Integrate the 'waste hierarchy' of reduce waste and increase the amount which is re-used and recycled to meet national and local targets</li> <li>• Promote opportunities to create a circular economy by maximising the reuse of materials, particularly in construction</li> <li>• Ensure sustainable waste management practices are in place</li> </ul>	<ul style="list-style-type: none"> <li>• The Energy Performance of Buildings (England and Wales) Regulations 2012</li> <li>• Future Buildings Standard - Government consultation response (2020)</li> <li>• British Energy Security Strategy (2022)</li> <li>• Net Zero Strategy: Build Back Greener (2021)</li> <li>• Heat and buildings strategy (2021)</li> <li>• Energy white paper: Powering our net zero future (2020)</li> <li>• Decarbonising transport: a better, greener Britain (2021)</li> <li>• The Clean Growth Strategy: Leading the way to a low carbon future (2017)</li> <li>• Industrial Strategy: Building a Britain fit for the future (2017)</li> <li>• Cambridgeshire &amp; Peterborough Independent Commission on Climate (2021)</li> <li>• Cambridgeshire &amp; Peterborough Minerals and Waste Local Plan (July 2021)</li> <li>• Cambridgeshire Climate Change and Environment Strategy 2020</li> <li>• Cambridgeshire Renewables Infrastructure Framework – Final Report: Finance, Delivery and Engagement (2012)</li> <li>• Climate Change and Environment Strategy (2020-2025), Carbon Footprint for 2018/19 and our Action Plan (2020)</li> <li>• Huntingdonshire Environment Principles (2021)</li> <li>• Huntingdonshire's Climate Strategy and Action Plan</li> <li>• Wind Energy Development in Huntingdonshire SPD (2014)</li> <li>• Flood and Water Management Act 2010</li> <li>• The Flood Risk Regulations 2009</li> <li>• Water Act 2014</li> <li>• East Inshore and East Offshore Marine Plans (2014)</li> <li>• Anglian River Basin District River Basin Management Plan (2015)</li> <li>• Anglian Water Resource Management Plan (WRMP) 2020-2045</li> <li>• Anglian Water's Long Term Water Recycling Plan (WRLTP)</li> <li>• Cambridge Water Resource Management Plan 2020-2045</li> <li>• Drainage and Wastewater Management Plan (forthcoming in May 2023)</li> <li>• Cambridgeshire and Peterborough Biodiversity Action Plans</li> <li>• Cambridgeshire Flood and Water SPD (2017)</li> <li>• Cambridgeshire Flood Risk Management Strategy 2021-2027 (2022)</li> <li>• Surface Water Planning Guidance (2021)</li> </ul>



3 Stage A - The Scoping Process

Grouping	Key aims, messages and objectives that will shape the Huntingdonshire Local Plan	Plans, Programmes and Strategies
		<ul style="list-style-type: none"> <li>• Draft Preliminary Flood Risk Assessment for Cambridgeshire 2021-2027 (2022)</li> <li>• Upper Ouse and Bedford Ouse abstraction licensing strategy (2017)</li> <li>• Old Bedford including Middle Level abstraction licensing strategy (2017)</li> <li>• Future Fens Integrated Adaptation manifesto (Nov 2021) and Future Fens Flood Risk Management Baseline Report (2020)</li> <li>• Huntingdonshire Strategic Flood Risk Assessment and appendices A-G (2017)*</li> <li>• Stage 2: Detailed Water Cycle Study Update (2014)*</li> <li>• National Flood and Coastal Erosion Management Strategy for England (2021)</li> <li>• Surface Water Management Plan for Cambridgeshire (2014)</li> <li>• The Environment Agency's approach to groundwater protection (2017)</li> <li>• Water resources strategy Regional action plan for the Anglian Region (2009)</li> <li>• Emerging Water Resources East Regional Plan (January 2022)</li> <li>• Household Waste Recycling Act 2003</li> <li>• Landfill (England and Wales) Regulations 2002 (as amended)</li> <li>• National Planning Policy for Waste (2014)</li> <li>• Waste Management Plan for England 2021 (2021)</li> <li>• Huntingdonshire's Litter Minimisation Strategy 2021-2025 and action plan (2020)</li> </ul>
<p><b>Env-ironmental:</b></p> <p>Landscape</p> <p>Land, Soils and Agriculture</p> <p>Biodiversity, Habitats and the Natural Environment</p> <p>Green Infrastructure and Open Space</p>	<ul style="list-style-type: none"> <li>• Protect and enhance the various landscapes and their key characteristics</li> <li>• Maintain and enhance landscape and townscape character</li> <li>• Promote landscape protection, management and planning</li> <li>• Conserve and where possible enhance the best and most versatile agricultural land</li> <li>• Support sustainable agricultural practices</li> <li>• Conserve and restore peatland</li> <li>• Prioritise the reuse of previously developed land (brownfield land) over greenfield land</li> <li>• Protect and enhance biodiversity, natural habitats and wild fauna and flora, including international, national and local designated sites</li> </ul>	<ul style="list-style-type: none"> <li>• Environment Act 2021</li> <li>• A Green Future: Our 25 Year Plan to Improve the Environment (2018)</li> <li>• Cambridgeshire Green Infrastructure Strategy (2011)</li> <li>• Huntingdonshire Landscape and Townscape SPD (2022)</li> <li>• Cambridgeshire Landscape Guidelines (1991)</li> <li>• Wind Energy Development in Huntingdonshire SPD (2014)</li> <li>• European Landscape Convention</li> <li>• Huntingdonshire Tree Strategy (2020-2030) and 10 year Action Plan</li> <li>• Great Fen Master Plan 2010 and Fens for the Future Strategic Plan (2012)</li> <li>• England Peat Action Plan (2021)</li> <li>• Wildlife and Countryside Act (1981 as amended)</li> <li>• The UK Biodiversity Action Plan and UK Biodiversity Action Plan</li> <li>• The Biodiversity Metric 3.0 (JP039) (2021)</li> <li>• Mapping natural capital and opportunities for habitat creation in Cambridgeshire (2019)</li> </ul>

Grouping	Key aims, messages and objectives that will shape the Huntingdonshire Local Plan	Plans, Programmes and Strategies
Pollution	<ul style="list-style-type: none"> <li>• Policies and proposals must seek a minimum 10% biodiversity net gain</li> <li>• Conserve existing tree cover and support additional tree planting</li> <li>• Support access to the countryside and the public rights of way network</li> <li>• Protect and enhance green infrastructure</li> <li>• Ensure that all residents have access to open and green space</li> <li>• Improve the quality and quantity of open spaces and accessibility to these spaces</li> <li>• Minimise the damage of flooding to people and property</li> <li>• Incorporate flood resilient and resistant design into new builds where there is a risk of flooding from any source</li> <li>• Ensure there is sufficient water capacity to service growth</li> <li>• Promote the development of water efficient homes and non-residential buildings</li> <li>• Minimise water pollution to increase the ecology quality of rivers and groundwater</li> <li>• Reduce the concentration of air pollutants and keep levels of pollutants below maximum levels</li> </ul>	<ul style="list-style-type: none"> <li>• Natural Cambridgeshire's 'Doubling Nature – A Vision for the Natural Future of Cambridgeshire and Peterborough in 2050'</li> <li>• Combined Authority Doubling Nature Investment Plan (2020)</li> <li>• The Countryside and Rights of Way Act 2000</li> <li>• Cambridgeshire Rights of Way Improvement Plan (2016)</li> <li>• Environmental Noise (England) Regulations 2006 (as amended)</li> <li>• The Air Quality Standards Regulations 2010</li> <li>• Clean Air Strategy 2019</li> <li>• Air Quality Annual Status Report for the year 2021</li> <li>• Air quality plan for nitrogen dioxide (NO<sub>2</sub>) in UK (2017)</li> <li>• Joint Air Quality Action Plan for the Cambridgeshire Growth Area (2009)</li> <li>• Nitrate Pollution Prevention (Amendment) Regulations 2016</li> <li>• The Environmental Permitting (England and Wales) Regulations 2007</li> <li>• Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (2020)</li> <li>• Huntingdonshire Sports and Leisure Facilities Strategy 2016-2021 (2016)*</li> <li>• Natural England Green Infrastructure standards (2023)</li> <li>• Open Space Strategy for Huntingdonshire 2020-2030 &amp; 10 year action plan (2020)</li> <li>• PHE Strategy 2020 to 2025 (2019)</li> <li>• Safeguarding our Soils – A Strategy for England (2009)</li> <li>• Sports England Strategic outcomes planning and leisure delivery guidance (2021)</li> </ul>
<b>Socio-economic:</b>  Housing  Population and Health  Income and Deprivation  Employment and Business	<ul style="list-style-type: none"> <li>• Identify land that will meet the housing needs of the district</li> <li>• Provide a variety of housing types, mix and tenures across the district</li> <li>• Tackle affordability issues</li> <li>• Provide homes that meet people's needs or are capable of being adapted in the future to accommodate changing needs</li> <li>• Ensure the needs of Gypsy and Travellers are met</li> <li>• Provide care homes, accommodation and health facilities to meet the needs of the elderly or those with specific medical needs in accessible locations</li> <li>• Support self and custom build housing</li> </ul>	<ul style="list-style-type: none"> <li>• Planning Act 2008 (as amended)</li> <li>• Natural Environment and Rural Communities Act 2006</li> <li>• Homelessness Reduction Act 2017</li> <li>• Housing and Planning Act 2016</li> <li>• Self-build and Custom Housebuilding Act 2015 (as amended)</li> <li>• Levelling-Up White Paper and Levelling-up and Regeneration Bill (2022)</li> <li>• Cambridgeshire &amp; Peterborough Combined Authority Housing Strategy (2018)</li> <li>• Huntingdonshire Housing Strategy 2020-2025 (2020)</li> <li>• Cambridgeshire and West Suffolk: Housing Needs of Specific Groups (2021)</li> <li>• Cambridgeshire Joint Strategic Needs Assessments and data sets</li> <li>• Planning Policy for Traveller Sites (2015)</li> </ul>

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Grouping	Key aims, messages and objectives that will shape the Huntingdonshire Local Plan	Plans, Programmes and Strategies
Travel and Transport	<ul style="list-style-type: none"> <li>Promote high quality design for housing products that reflect local character and are integrated into the surrounding community</li> </ul>	<ul style="list-style-type: none"> <li>Cambridgeshire &amp; Peterborough Joint Health &amp; Wellbeing Strategy 2020-2024 (2020)</li> </ul>
Digital Infrastructure and Communications	<ul style="list-style-type: none"> <li>Improve health and well-being</li> <li>Enhance quality and quantity of indoors and outdoors sports facilities</li> </ul>	<ul style="list-style-type: none"> <li>Children and Families Act 2014</li> <li>Childcare Act 2016</li> <li>Education Act 1996</li> <li>Education and Inspections Act 2006</li> <li>Education and Skills Act 2008</li> </ul>
Retail and Town Centres	<ul style="list-style-type: none"> <li>Tackle inequalities to raise quality of life</li> <li>Promote social inclusion</li> <li>Promote Huntingdonshire's contribution to the wider Cambridgeshire and Peterborough economy</li> </ul>	<ul style="list-style-type: none"> <li>Planning for Schools Development: Statement (2011)</li> <li>Cambridgeshire's 0-19 Education Organisation Plan 2021-2022</li> <li>Skills for jobs: lifelong learning for opportunity and growth (2021)</li> </ul>
Tourism and Leisure	<ul style="list-style-type: none"> <li>Support existing businesses</li> <li>Enhance employment opportunities for all</li> </ul>	<ul style="list-style-type: none"> <li>Huntingdonshire Sports and Leisure Facilities Strategy 2016-2021 (2016)*</li> <li>The Clean Growth Strategy: Leading the way to a low carbon future (2017)</li> </ul>
Community Services and Facilities	<ul style="list-style-type: none"> <li>Support small and medium sized businesses to grow and thrive within the district</li> <li>Ensure adequate public transport infrastructure to access services, facilities and employment destinations via more sustainable modes of transport</li> </ul>	<ul style="list-style-type: none"> <li>Industrial Strategy: Building a Britain fit for the future (2017)</li> <li>Cambridgeshire &amp; Peterborough Independent Economic Review (2018)</li> <li>Cambridgeshire &amp; Peterborough Local Economic Recovery Strategy (2021)</li> <li>Cambridgeshire &amp; Peterborough Local Industrial Strategy (2019)</li> </ul>
Education	<ul style="list-style-type: none"> <li>Reduce the dependency on private car usage</li> <li>Improve public transport in rural areas</li> <li>Support strategic highway and transport projects</li> <li>Ensure communities are digitally connected</li> <li>Support digital connectivity particularly in more rural parts of the district</li> </ul>	<ul style="list-style-type: none"> <li>Huntingdonshire's Place Strategy</li> <li>Huntingdonshire Economic Growth Strategy and Economic Growth Plan 2020-2025 and Invest in Huntingdonshire webpage</li> </ul>
Heritage	<ul style="list-style-type: none"> <li>Support Huntingdonshire's high streets and retail centres</li> <li>Support the tourism and leisure sector</li> <li>Ensure there is good access to facilities such as community, sports, health and leisure facilities</li> <li>Support the provision of additional community services and facilities</li> <li>Ensure that everyone has access to education and training</li> <li>Maintain townscape character</li> <li>Protect heritage assets and the historic environment and their cultural and architectural significance</li> </ul>	<ul style="list-style-type: none"> <li>Huntingdonshire Market Town's Economic Prospectuses for Growth and emerging Masterplans for Huntingdon, St Ives and Ramsey</li> <li>St Neots Future High Streets Fund</li> <li>Huntingdonshire Retail and Commercial Leisure Needs Assessment (2017)*</li> <li>Employment Land Study and appendices 1-6 (2014)*</li> <li>Cambridgeshire and Peterborough Digital Connectivity Strategy 2021-2025 (2021)</li> <li>The Cambridgeshire &amp; Peterborough Local Transport Plan (2020)</li> <li>Decarbonising transport: a better, greener Britain (2021)</li> <li>Future of Mobility: Urban Strategy (2019)</li> <li>Future of Transport: Rural Strategy – call for evidence responses (2021)</li> <li>A428 Black Cat to Caxton Gibbet Road improvement scheme DCO</li> <li>A47 North Tuddenham to Easton improvement scheme DCO</li> <li>Strategic Transport Study Baseline Report and Development Scenario Comparative Assessment (May 2017), and Development Scenario Addendum (Dec 2017)*</li> <li>Transport Strategy for Huntingdonshire and Active Travel Strategy (emerging)</li> </ul>



Grouping	Key aims, messages and objectives that will shape the Huntingdonshire Local Plan	Plans, Programmes and Strategies
	<ul style="list-style-type: none"> <li>Promote the contribution the historic environment makes to the social, economic and cultural aspects of life</li> <li>Recognise and protect archaeological heritage</li> </ul>	<ul style="list-style-type: none"> <li>Huntingdonshire Community Infrastructure Levy: Charging Schedule</li> <li>Huntingdonshire Conservation Area Character Statements and Assessments and Cambridgeshire Historic Environmental Record</li> <li>Huntingdonshire Landscape and Townscape SPD (2022)</li> <li>European Convention for the Protection of the Architectural Heritage of Europe (1985) (Granada Convention)</li> <li>Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)</li> <li>The Ancient Monuments and Archaeological Areas Act 1979 (as amended)</li> <li>The Heritage Statement (2017)</li> <li>Valletta Convention (European Convention on the protection of Archaeological Heritage) 1992</li> </ul>

**Continual Review**

3.15 The Council recognises that relevant plans and programmes will emerge throughout the plan production process. It is particularly true at the current time with continued changes to the planning process anticipated following the Levelling Up and Regeneration Bill. With this in mind the Council have added to, or replaced the plans and programmes reviewed to ensure that they are relevant.

**A2: Collecting baseline information**

3.16 The purpose of this task is to provide an evidence base for environmental impacts, prediction of what will happen without the plan as well as what effects it could have, monitoring and to help in the development of SA objectives.

3.17 Baseline information provides the starting point for predicting and monitoring effects of plans as well as what is likely to happen without the plan and helps to identify problems and potential solutions for dealing with them. Sufficient information about the current and likely states of the plan area is

required to allow the plan's effect to be accurately predicted. Collection of baseline data also enables the identification of key sustainability issues affecting the district which are useful in developing SA objectives.

**How was this task achieved?**

**Identifying key information**

3.18 The baseline information has been structured using the groupings identified from the SEA topics: climate emergency, environmental and socio-economic characteristics. Both qualitative and quantitative information has been used to provide a picture of what the current baseline is and trends over time. As up to date sources of information have been used where possible to inform this as well as discussions with other Council teams.

**Generic limitations affecting the data presented**

3.19 Much of the data presented is either collected by external bodies or collected in partnership between them and the District Council. Therefore the Council has limited control over the temporal and spatial scope of some of the data collected and whether data collection methods have changed over time.

### 3 Stage A - The Scoping Process

These factors may limit the ability to make reliable comparisons, however when reviewing the baseline information an analytical view was taken to identify where there may be need for updated information or additional sources of data.

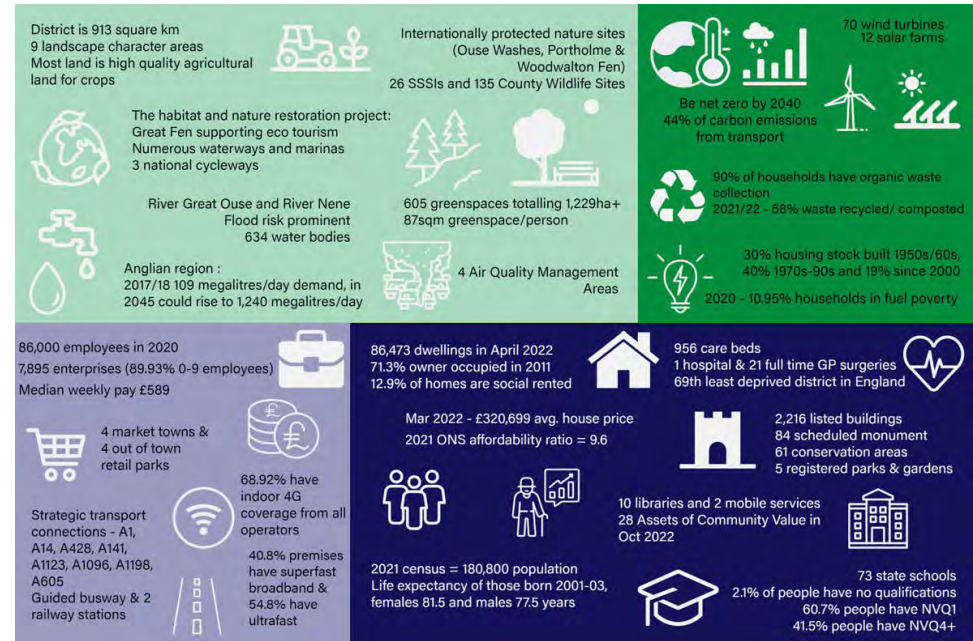
**3.20** It is important to recognise that there are some gaps in the data collected as not all information is available at the local level for recent time periods. This will be added to as the plan production process and as future Annual Monitoring Reports are published. A significant new source of data that will become available is the 2021 Census. Other sources will become available during the plan production process and so in the future, it may be necessary to alter the SA framework depending on the baseline information available at the time.

#### Considering what would happen without the plan

**3.21** At the end of each baseline topic, there is a box summarising the key sustainability issues and problems identified and what may happen if there were no local plan. This acts as a concluding section to reach baseline topic and highlights how the next task, A3, has been achieved.

#### What we found

**3.22** A summary of the key information found during the collecting of baseline information are provided below:



**3.23** The following sections sets out in detail the baseline information in topics which correspond with the SEA topics identified previously. These topics have been grouped into climate emergency, environmental and socio-economic characteristics.

## Climate Emergency

3.24 The following topics were reviewed:

- Carbon emissions and targets
- Renewable energy and energy efficiency
- Flooding and water
- Waste and recycling

## Carbon Emissions and Targets

3.25 Greenhouse gas emissions are the largest single driver of climate change. The European Commission states that carbon dioxide (CO<sub>2</sub>) produced by human activities is the largest contributor to global warming. By 2020, its concentration in the atmosphere had risen to 48% above its pre-industrial level before 1750. Other greenhouse gases are emitted by human activity in smaller quantities. Methane is a more powerful greenhouse gas than CO<sub>2</sub> but has a shorter atmospheric lifetime. Nitrous oxide, like CO<sub>2</sub>, is a long-lived greenhouse gas that accumulates in the atmosphere over decades to centuries. The main anthropogenic causes for increases in emissions are burning coal, gas and oil, deforestation, increasing livestock farming, increased use of nitrogen based fertilisers and emissions of fluorinated gases. Natural causes, such as changes in solar radiation or volcanic activity are estimated to have contributed less than plus or minus 0.1°C to total warming between 1890 and 2010.

3.26 2011-2020 was the warmest decade recorded, with global average temperature reaching 1.1°C above pre-industrial levels in 2019. Anthropogenic global warming is presently increasing at a rate of 0.2°C per decade. The primary aim of the [Paris Agreement](#) on climate change is to keep the increase in the global temperature to well below 2°C above pre-industrial levels and to pursue efforts to limit the temperature increase to 1.5°C above pre-industrial levels. An increase of 2°C compared to the temperature in pre-industrial times is associated with serious negative

impacts to the natural environment and human health and wellbeing, including a much higher risk that dangerous and possibly catastrophic changes in the global environment will occur.

3.27 The UK government has committed to the target of being net zero carbon by the year 2050 compared to the 1990 baseline. The UK government has also made the commitment to reduce emissions by 78% by 2035 compared to 1990 levels as part of its sixth carbon budget.

3.28 Strong and sustained reductions in emissions of CO<sub>2</sub> and other greenhouse gases would limit climate change. Some benefits such as improved air quality would be seen in the short term, however, the [IPCC Working Group I report, Climate Change 2021: the Physical Science Basis](#) notes that it would take 20-30 years to see global temperatures stabilise. The report finds that unless there are immediate, rapid and large-scale reductions in greenhouse gas emissions, limiting warming to close to 1.5°C or even 2°C will be beyond reach, making the targets of the Paris Agreement unachievable.

3.29 In December 2021, Huntingdonshire District Council adopted the aspiration of a net carbon zero Huntingdonshire by 2040, complemented by a series of environmental principles based on those agreed by authorities across the OxCam Arc. Our environmental principles are:

- to target net-zero carbon at a district level by 2040
- to protect, enhance and restore existing nature areas (green spaces) and create new ones (where it is viable to do so)
- to pursue the ambitions of 'A Green Future: Our 25-year Plan to Improve the Environment' and that new development should be designed with a view to minimising and mitigating the effects of climate change
- to ensure existing and new communities see real benefits in their well-being from living in Huntingdonshire
- to use natural resources wisely.



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**3.30** The Meteorological Office has prepared climate projections and visualisations based on 12km square grids across the UK, searchable by postcode. A postcode was selected to represent the central point of Huntingdonshire (see below table). The data is published in collaboration with the BBC and can be found at [Climate projections and visualisations by postcode](#). This projects changes in temperatures and rainfall by summer and winter dependent on global warming being restrained to an increase of 2°C or being 4°C. <sup>(1)</sup>

**Table 5 Predicted impacts of climate change in Huntingdonshire**

Area of change	Season	Current (1991-2019)	2°C global warming	4°C global warming
Hottest day	Summer	37.2°C	38.9°C	43°C
	Winter	18.5°C	19°C	20.2°C
Days reaching above 25°C per month	Summer	5	10	19
	Winter	8	8	8
Rainy days	Summer	8	8	8
	Winter	9	9	9
Wettest day	Summer	61 mm of rain	56 mm of rain	60 mm of rain
	Winter	28 mm of rain	38 mm of rain	40 mm of rain

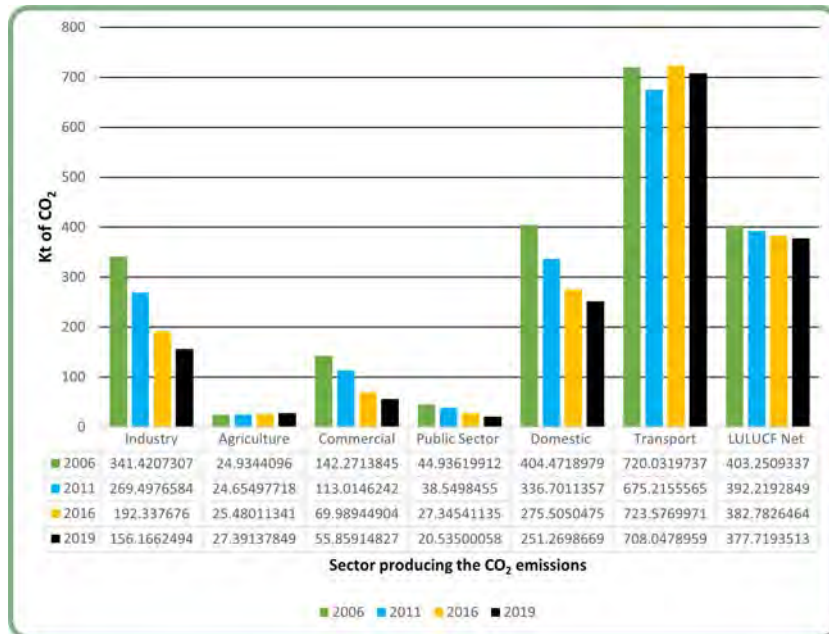
**3.31** The Met Office climate projections for the UK indicate significant temperature rises in the decades ahead for both winter and summer, with the greatest increases in the already warmer southern parts of the UK. Extreme weather could become more frequent and intense. Although the number of rainy days is predicted to remain the same the amount of rainfall on the wettest winter days may increase by 41% if global warming reaches 4°C.

**3.32** The [Department for Business, Energy and Industrial Strategy \(BEIS\)](#) annual statistics on territorial carbon dioxide emissions by local authority show CO<sub>2</sub> emissions annually since 2005 by sector although the figures exclude aviation, shipping and military transport for which there is no obvious basis for allocation to local areas. The UK total CO<sub>2</sub> emissions have declined from 537,128 Kt in 2005 to 344,511 Kt in 2019, a fall of nearly a third. Transport makes up the single largest generator of this at 36% of all UK CO<sub>2</sub> emissions in 2019. Huntingdonshire's share of these emissions has declined from 2,100 Kt in 2005 to 1,597 Kt in 2019. Transport comprises a particularly high proportion of the district's CO<sub>2</sub> emissions at 44% of the 2019 total reflecting the presence of the A1, A14 and East Coast mainline railways running through the district. The figure below shows the levels and changing patterns of CO<sub>2</sub> emissions at selected years between 2005 and 2019 <sup>(2)</sup>. BEIS also publish data reflecting emissions which are within the scope of influence of local authorities which excludes very large industrial sites, railways, motorways and land use. When these figures are considered, the emissions from transport in 2019 fell from 708 Kt to 544 Kt reflecting the high volume of long distance road and rail transport which traverses Huntingdonshire.

<sup>1</sup> The modelled projections in this data do not represent a specific time period. Instead, they show what conditions could be like in these two different levels of global warming.

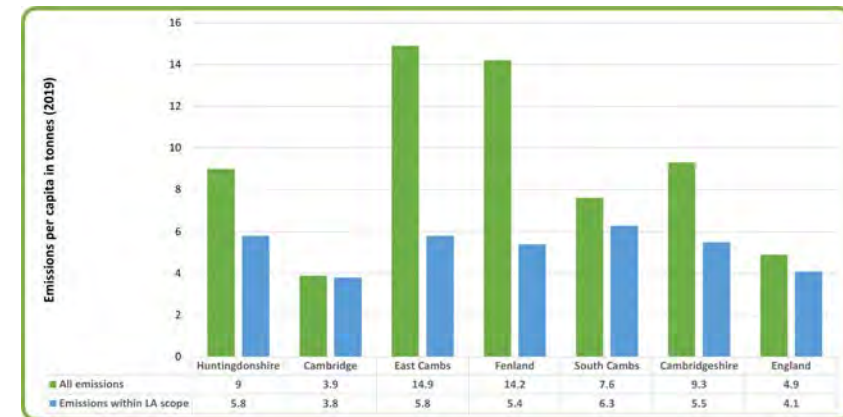
<sup>2</sup> LULUCF stands for land use, land use change and forestry and is measured as net emissions as some elements of this sector absorb more CO<sub>2</sub> than they emit.

Figure 3.1 Carbon dioxide emissions by category



see significant decreases. Comparing to the average per capita for England also changes with Huntingdonshire sitting some 40% above the average, in part reflecting its semi-rural nature.

Figure 3.2 Comparative per capita carbon dioxide emissions, 2019



3.33 The below figure shows the per capita CO<sub>2</sub> emissions in 2019 for each local authority within Cambridgeshire and for England as a whole to set Huntingdonshire's levels into perspective. This contains both the total territorial emissions data and that for emissions which are within the scope of the local authority. It shows the significant differences that arise from removing transport and land use, land use change and forestry. When all emissions are taken into account Huntingdonshire's outputs per capita are slightly below the average for Cambridgeshire, however they are some 80% higher than the per capita average for England. When only emissions which fall within the scope of local authorities are taken into account the picture is significantly different. Huntingdonshire's emissions are reduced to 64% of the former figure and East Cambridgeshire and Fenland similarly

3.34 The [Climate Change Commission's report 'Local Authorities and the Sixth Carbon Budget' \(2020\)](#) stated in their key recommendations that:

*'More than half of the emissions cuts needed rely on people and businesses taking up low-carbon solutions – decisions that are made at a local and individual level. Many of these decisions depend on having supporting infrastructure and systems in place. Local authorities have powers or influence over roughly a third of emissions in their local areas.'*

3.35 Key elements which can be influenced at the local authority level include: using planning powers to shape future buildings and local transport infrastructure, enforcement of building regulations to ensure policies setting out more ambitious targets are delivered in new buildings when built, managing risks such as flooding, and protecting the natural environment, wildlife and heritage.

### 3 Stage A - The Scoping Process

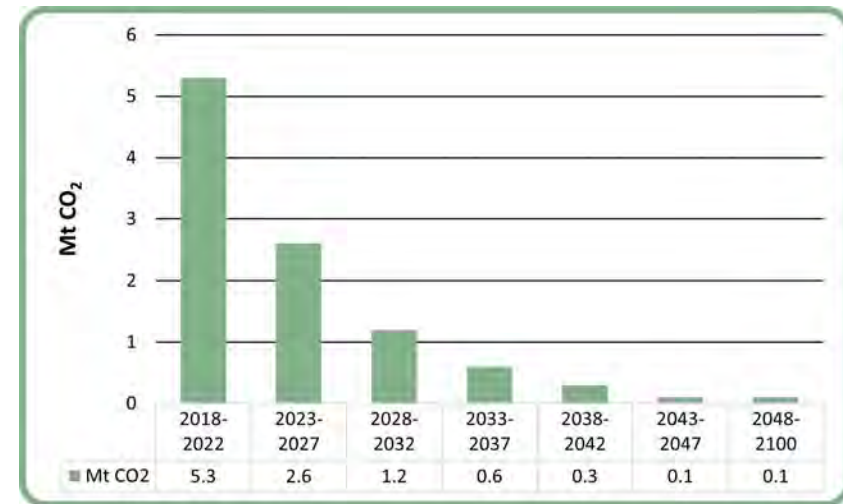
**3.36** The Tyndall Centre of the University of Manchester has prepared reports setting climate commitments for all local authorities in England which quantify the implications of the United Nations Paris Agreement for each authority's area. The report for Huntingdonshire was prepared in October 2021. It presents climate change targets for the district derived from commitments enshrined in the Paris Agreement setting out the district's contribution to achieving national targets based on translating the global temperature target of 'well below 2°C' and pursuing 1.5°C as a preferable maximum increase over pre-industrial global temperatures. The Tyndall Report gives the following key recommendations for Huntingdonshire:

1. To stay within a maximum cumulative carbon dioxide emissions budget of 7.6 million tonnes (Mt CO<sub>2</sub>) for the period of 2020 to 2100. At 2017 CO<sub>2</sub> emission levels, Huntingdonshire would use this entire budget within 6 years from 2020.
2. To initiate an immediate programme of CO<sub>2</sub> mitigation to deliver cuts in emissions averaging a minimum of -14.1% per year to deliver a Paris aligned carbon budget. These annual reductions in emissions require national and local action, and could be part of a wider collaboration with other local authorities.
3. To reach zero or near zero carbon no later than 2040. This provides an indicative CO<sub>2</sub> reduction pathway that stays within the recommended maximum carbon budget of 7.6 Mt CO<sub>2</sub>. At 2040 just 5% of the budget remains.

**3.37** The carbon budgets set out in the report apply only to CO<sub>2</sub> emissions from the energy system. The report notes that although all greenhouse gas emissions such as methane affect the rate of climate change long term warming is mainly driven by CO<sub>2</sub> emissions; this approach ensures consistency with the global carbon budgets in the Intergovernmental Panel on Climate Change's Special Report on 1.5°C. The below figure sets out the carbon budget ascribed to Huntingdonshire by the Tyndall Centre with data including 2018 and 2019 in addition to the budget set out in 1 above

giving a total of 10.2 Mt CO<sub>2</sub>. This shows the maximum cumulative CO<sub>2</sub> amount consistent with the district's fair contribution to the Paris Agreement and meeting the budget must not rely on carbon offsets.

**Figure 3.3 Recommended Carbon Budget 2018 to 2100**



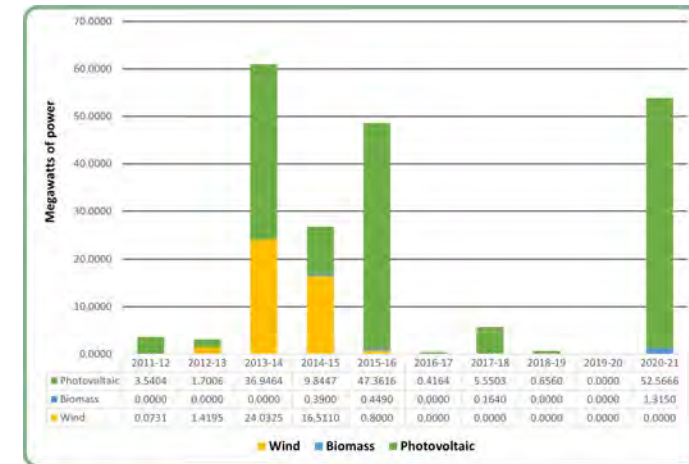
#### Key sustainability issues and problems

- Increased summer temperatures will impact on comfort and usability of existing properties
- Drier summers and wetter winters will create issues for flooding, water storage and management, soil and agricultural productivity and habitat survival
- CO<sub>2</sub> emissions are reducing across industrial, commercial, domestic and public sectors
- CO<sub>2</sub> emissions are very high for transport, influenced by the presence of the A1, A14 and East Coast Mainline Railway coupled with the largely rural nature of the district



- Per capita emissions are significantly higher than for England but typical for Cambridgeshire
  - Increasing the climate resilience and energy efficiency of buildings and spaces
- What may happen without a Local Plan**
- Emission levels are likely to continue to fall due to enhanced national policy and technological improvements but the Local Plan offers opportunities to accelerate reductions locally
  - New or renovated buildings may be less resilient to the impacts of climate change

**Figure 3.4 New renewable energy installations by type 2011 to 2021**



**Renewable Energy and Energy Efficiency**

**3.38** In order to reach global climate and sustainable energy goals a dramatic acceleration is needed in the transition to clean, sustainable energy. Renewable energy also provides energy security to essential infrastructure. Data from the [Department for Business, Energy and Industrial Strategy for 2020](#) details electricity consumption levels for Huntingdonshire of 324.3 GWh for all domestic use and 486.6 GWh for non-domestic use. [Equivalent BEIS data for gas consumption in 2020](#) details gas consumption levels at 877.5 GWh for all domestic use and 235.1 GWh for non-domestic use.

**3.39** Renewable energy within Huntingdonshire is provided through wind power, photovoltaic panels (solar power) and a small amount of biomass power generation. The next figure shows the proportion of each power source installed from 2011/12 to 2020/21. This illustrates the shift from installation of wind turbines in the early part of the decade to the dominance of photovoltaic panels as the main source of renewable energy generation within the district. The capacity figures of installations show the high discrepancy between renewable capacity and current levels of energy demand.

**3.40** Since 2011/12 to March 2021 photovoltaic panels requiring planning permission or prior notification have been installed that are capable of generating 158.583 MW of power. The largest solar farm in the district as at March 2022 is situated at Little Staughton Airfield/ Top Farm covering 149 ha and capable of generating 40 MW of power. Two solar farms at Abbotsley and Abbots Ripton are each capable of generating 25 MW of power. Nine smaller solar farms can collectively generate 53 MW of power one of which was granted permission in December 2021 for an extension to provide an additional 20 MW of power. The remaining 52 schemes installed in this time requiring planning permission or prior notification are all small scale installations, many on the roofs of existing buildings, and collectively providing just over 3 MW of power.

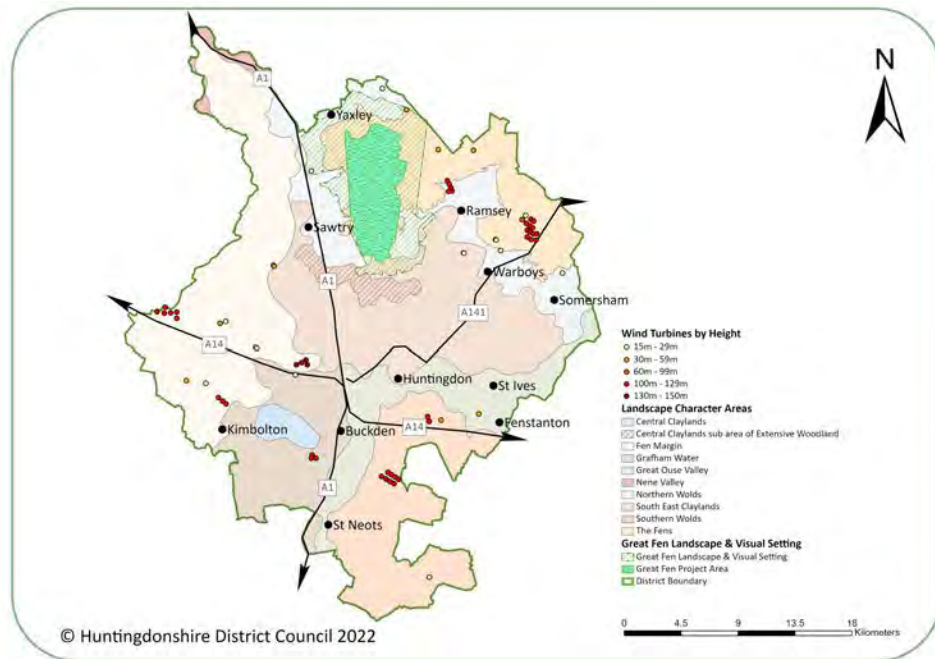
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#### Solar panels near Grafham Water



The following map shows the distribution of wind turbines throughout Huntingdonshire including the height to the blade tip. Huntingdonshire's Local Plan to 2036 has prevented further erection of wind turbines within the area of the Great Fen and its visual and landscape setting to protect this valuable nature conservation site. [Guidance](#) has been provided locally since 2006 on landscape sensitivity when planning wind turbine proposals and for the consideration of the cumulative impact of schemes.

Map 3.1 Wind Turbine Locations



3.42 Biomass is a very limited source of renewable power within Huntingdonshire. Only 11 schemes have been granted planning permission from 2011/12 to 2021/22 collectively capable of providing around 4 MW of power. Biomass power installations have primarily been at educational, agricultural and industrial sites.

3.43 Improving energy efficiency is also important both in reducing the climate impacts of fossil fuel based power and heating systems and in reducing fuel poverty. The Local Plan will have a key role to play in promoting energy efficiency standards within new buildings. However, the construction age and energy performance of the current housing stock presents the greater challenge in effective retrofitting to bring these homes closer to net zero standards. The next figure shows the percentages of Huntingdonshire's housing stock built across different time periods, followed by a graph showing the ratings of EPCs issued for homes in Huntingdonshire from 2011 to 2021.

3.44 Prior to the 1930s most properties were of solid wall construction; this represents around 12% of the district's housing stock including a substantial number of listed heritage properties which present particular challenges in retrofitting. Uninsulated cavity walls were introduced in the 1930s; and the building boom of the 1950s and 1960s predominantly constructed properties with cavity walls and saw the introduction of around 50mm of roof insulation as standard towards the end of the period. Around 30% of Huntingdonshire's homes were built in this period. Standards improved gradually through the remainder of the century with deeper loft insulation and double glazed windows common by the 1990s. This building phase represents nearly 40% of homes in the district. Many residents have already undertaken some upgrades to properties with double glazing and roof insulation improvements being common. However, substantial additional measures will be required to bring older homes as close as possible to net zero carbon standards. Homes built since 2000 typically included insulation in the cavity walls, double glazed windows, and deeper roof insulation.; however this

accounts for only 19% of the district's homes and the vast majority will still need some level of retrofitting of energy efficiency measures to reach net zero carbon standards.

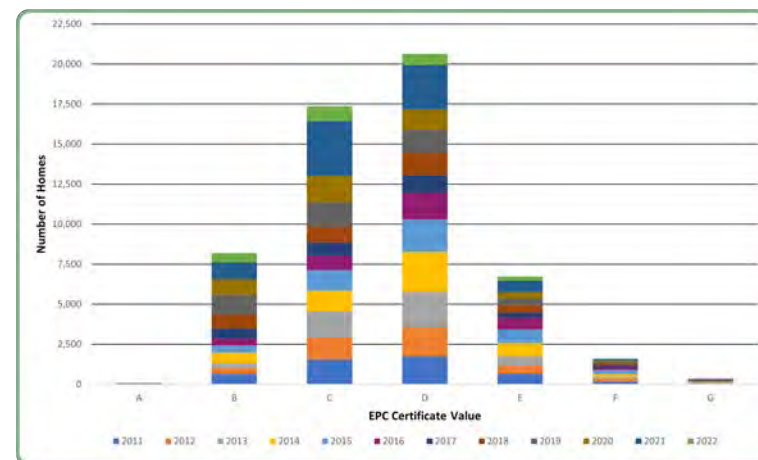
**Figure 3.5 Age Distribution of Huntingdonshire's Housing Stock**



**3.45** Energy efficiency of new buildings is fundamentally shaped by Building Control Regulations which changed on 15 June 2022 as part of the governments' efforts towards the transition to net zero. CO<sub>2</sub> emissions from new build homes must be around 30% lower than the previous standards and emissions from other new buildings, including offices and shops which must be reduced by 27%. These are expected to be an interim measure to be followed in 2025 by introduction of the Future Homes and Buildings Standard which is intended to ensure that any new homes built after 2025 will not require further energy efficiency retrofit work to become zero-carbon as the electricity grid continues to decarbonise.

**3.46** Since 2008 homes have required an Energy Performance Certificate when they are built or marketed for sale or rental, although listed buildings are exempt from the requirement. Each property is given a rating from 'A' which is the most energy efficient to 'G' which is the least energy efficient. Within these categories are more refined scores from 1-100 points based on the government's standard assessment procedure (SAP). A certificate is valid for 10 years. DLUHC provide [quarterly monitoring for all EPC certificates](#) issued on homes; it should be noted that there may be some double counting of properties over the years if replacement certificates are issued. The EPC certificates issues across Huntingdonshire between 2011 and June 2022 are shown in Figure 4.6. Energy efficiency ratings typically vary by age of property too. The average for a home in England built before 1900 is 54, for a mid-20th century property it is 63 and for one built from 2012 onwards it is 83 which gives a 'B' EPC rating. A sample of new homes being built in Huntingdonshire in 2021/22 shows that EPC ratings of 'A' and 'B' are being achieved.

**Figure 3.6 EPC for Huntingdonshire 2011 to June 2022**

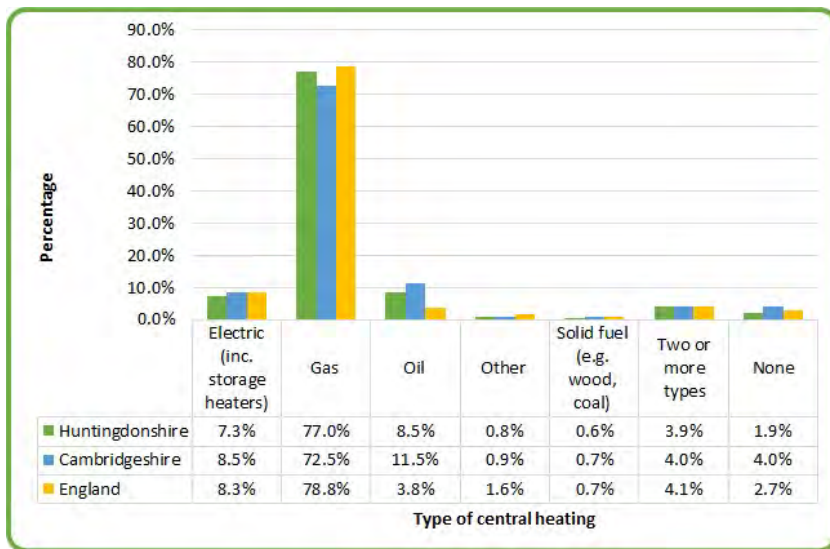




### 3 Stage A - The Scoping Process

3.47 Energy efficiency is linked to fuel poverty which is both a social and climate related issue. The figure below shows central heating by power source as recorded in the 2011 Census and reflects the dominance of gas powered central heating in Huntingdonshire along with the majority of England. Oil heating still has a significant role to play in heating homes in Huntingdonshire though at 8.5% and is particularly common in more remote locations which are not served by the mains gas grid.

**Figure 3.7 Types of central heating across Huntingdonshire (ONS 2011 Census)**



3.48 Fuel poverty is an issue for communities across Huntingdonshire for a variety of reasons. Significant parts of the district, particularly in the more sparsely populated western and northern areas do not have access to mains gas supplies so households tend to be dependent on oil fired boilers or electric heating systems. Although prices vary significantly oil boilers are typically around 30% more expensive to run than mains gas ones.

Households are considered to be in fuel poverty if their dwellings equates to an energy efficiency rating of band D to G and a disposable income after housing costs and energy needs of less than 60% below the national median.

3.49 BEIS publish fuel poverty data annually at lower super output area level giving a very detailed picture of where communities are facing fuel poverty. The [2020 dataset](#) is the most recent available and shows that within Huntingdonshire fuel poverty affect 10.95% of households overall. With the increase in fuel prices during 2022 and uncertainty over future prices and supply, it is anticipated that a greater proportion of households will now be in fuel poverty or will be in the future. The 2020 data shows that the lowest levels of fuel poverty at 4.2% of households is experienced in parts of Stukeley Meadows in Huntingdon and north of St Ives and along the B1040; both of these areas comprise late 20th century homes with a high proportion of larger detached properties that have access to the mains gas grid. The mid-range of fuel poverty at between 11 and 14% is experienced in a diverse range of locations including Sawtry and the Giddings, Southoe, central Yaxley, Great Staughton, the Mallard Lane area of St Neots and Ramsey St Mary's. These areas typically contain a much wider range of house types including older properties and between 45 to 65% of homes tend to be off the gas grid. The highest levels of fuel poverty in Huntingdonshire at 21 and 22% are experienced in the Thongsley and Norfolk Road/ Nene Road areas of the Oxmoor estate in Huntingdon which have high concentrations of households living in relative poverty overall and out in rural parts of the district around Great Raveley and Woodwalton where mains gas grid access is typically less than half of all households and the age and nature of the housing stock is very varied.

#### Key sustainability issues and problems

- Renewable power generation within Huntingdonshire has shifted from a focus on wind turbines to solar farms requiring extensive areas of land but with some scope for complementary agricultural use

- The age of the housing stock means that retrofitting of energy efficiency measures will be crucial in boosting the sustainability of the district's homes
- Fuel poverty was already an issue for over 1 in 10 households before the April 2022 price rises; this is expected to become more intense in the short term
- Access to mains gas is not universal throughout the district with some locations relying on individual oil tanks; in such circumstances alternative community heating systems may offer a more sustainable solution
- The visual impact of on-shore renewable energy production needs to be balanced with the impact on local landscape and communities

#### What may happen without a Local Plan

- Lack of local criteria establishing where and in what circumstances renewable energy infrastructure installations may be acceptable
- Reliance upon national standards for energy efficiency of building construction
- Lack of support for community heating schemes

### Flooding and Water

3.50 Huntingdonshire has a number of water courses within its administrative area including the Rivers Great Ouse and Nene. In addition, there are several brooks and other water courses as well as numerous lakes, many made from old gravel workings and the Grafham Water reservoir. Some areas of Huntingdonshire located in the Fens area are below sea level. Flood zones within and around Huntingdonshire are shown in the following

map. A map showing all the rivers, brooks and water bodies within the district can be found on the Council's interactive [Strategic Flood Risk Assessment map](#).

- 3.51 The district sits within the administrative area for Water Resources East, the Anglian River Basin district and the Anglian Water and part of Cambridge Water catchment areas. The district is located in the driest region in the country, most of the East of England receives less than 700mm of rain a year in comparison to the wettest regions in the country - the Lake District and the Scottish Mountains which receive 3000mm and 4000mm respectively. However, there is a much more even distribution of rainfall throughout the year than in other regions, in the winter (December to February) the region averages 30 days of rainfall whilst the summer (June to August) sees an average of 25 days<sup>(3)</sup>.
- 3.52 Historically, the district has experienced a number of surface water / drainage related flood events; causes range from insufficient storm and combined drainage capacity to poor surface water management<sup>(4)</sup>. The majority of fluvial flood events are associated with the River Great Ouse and its tributaries, whilst in Ramsey fluvial flood risk results from High Lode which flows northwards through the town. This is reflected in flood risk mapping which sets out flood risk from rivers and seas. Tidal flood risk can cause a potential risk within the district, although the tidal limit of the River Great Ouse is at Brownhill, just upstream of Earith, the river as far upstream as St Ives can still be affected by the tide ([Future Fens Flood Risk Management Baseline Report 2020](#)).
- 3.53 The impacts of climate change will see increases in extreme weather events, leading to increased rainfall, rainfall intensity and sea level rises all of which will increase the impact of all sources of flooding in the district. The three months from October to December 2020 saw increased rainfall across the East equivalent to 154% of the Longtime Average Rainfall (LTA) for the

3 Met Office - [description of regional climates in the UK](#)

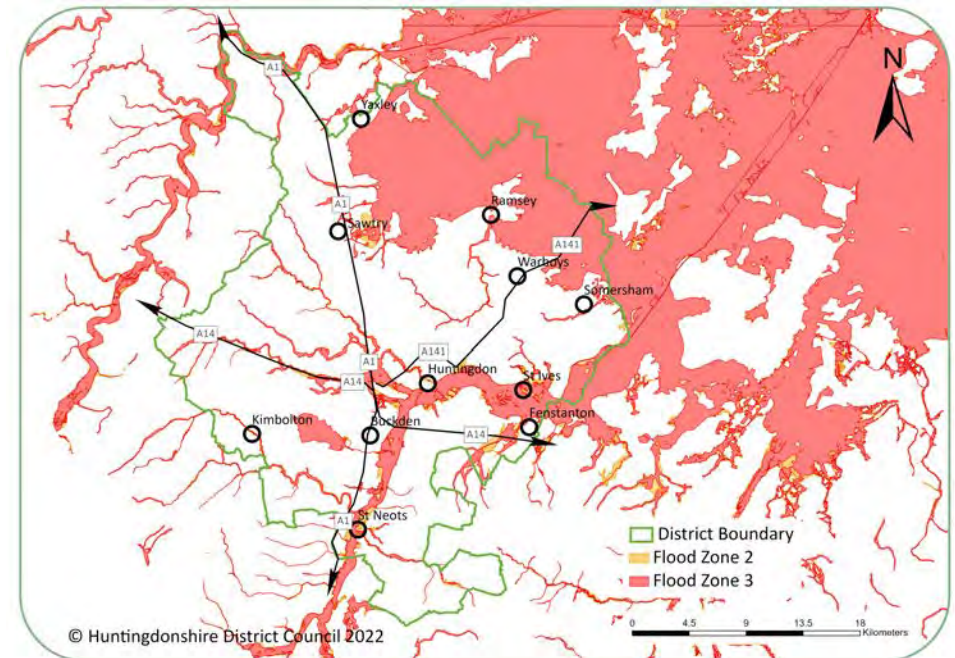
4 [Huntingdonshire Strategic Flood Risk Assessment 2017](#)

## 3 Stage A - The Scoping Process

region. The most significant river levels were recorded on the River Great Ouse, the Tove, Kym, Alconbury Brook and Bury Brook and the region saw the most significant flood event of such a scale since 1998. Across the whole of 2020 rainfall across the region was 115% of the LTA <sup>(5)</sup>

3.54 Water supply and management in Huntingdonshire is undertaken by Anglian Water (a water and sewerage undertaker,) and by Cambridge Water (a water undertaker). Water supply in the Anglian Water region comes from surface water supplies such as rivers and reservoirs or ground water sources such as wells, boreholes and springs. The majority of Huntingdonshire sits within the Ruthamford South Water Resource Zone (WRZ) which covers an area of 1,419km<sup>2</sup>. Water resources are in general supplied "from surface water [82%], with a direct abstraction on the River Great Ouse going to Grafham Water reservoir. There is also a small groundwater contribution [18%] from the abstraction in the Woburn Sands aquifer."<sup>(6)</sup> Grafham Water also exports water to Affinity Water; 84.6 MI/d (Megalitres a day) were exported in 2020.

Map 3.2 Flood Zones



3.55 In the Anglian Water Region, total water demand is expected to increase from 109MI/d (2017/18) to 1,240MI/d by 2045 if no further action is taken to manage demand. In general it is assumed that the increase in water demand is a result of population growth as non household demand is expected to decrease from 275 MI/d (2017/18) to 273MI/d by 2045. In Ruthamford South water resource requirements as a result of population

5 Cambridgeshire County Council [Winter Flooding 2020](#)

6 [Anglian Water WRZ Summaries 2019](#)



growth are expected to increase by 13% between 2017/18 and 2045. Notably climate change is expected to increase the vulnerability of the River Great Ouse, which feeds Clapham intake and Grafham Water<sup>(7)</sup>.

**3.56** Cambridge Water supplies water to the Eastern edge of Huntingdonshire covering the towns of St Ives and Ramsey and villages such as Bluntisham and Earith, Needingworth and Holywell. Cambridge Water is a Single Water Resource Zone, it typically supplies an average of 80 million litres of water a day (MI/d), this can increase by up to 20 to 25% during periods of peak demand experienced during hot, dry summers<sup>(8)</sup>.

**3.57** Cambridge Water's supply comes from groundwater sources, 97% from chalk aquifers and the remaining 3% from greensand aquifers. Small bulk water supplies are provided to and from Anglian Water and Affinity Water. In the Cambridge Water Region overall household 'dry year' demand is expected to rise between 2017/18 to 2044/45 by around 8 MI/d. A slow rise in demand is expected by non-household and other business customers over the same time period. 8 of the 28 sources of water supply assessed by Cambridge Water are expected to be vulnerable to the impacts of climate change<sup>(9)</sup>.

**3.58** To protect drinking water supply from pollution, the Environment Agency defines a number of Source Protection Zones (SPZ), these zones include areas where the level of risk of contamination is high. This can be exacerbated by certain situations such as storing pollutants like petrol underground or from soakaways from septic tanks. Any development within a SPZ should demonstrate that it will not cause contamination to ensure that water is safe for human consumption. Source Protection Zones in Huntingdonshire run from the east of Huntingdon, south of St Ives to Fenstanton and are also located in Little Paxton and to the south and east of Waresley/ Great Grandsden<sup>(10)</sup>.

**3.59** [The Emerging Water Resources Regional Plan for Eastern England January 2022](#) identifies that the Environment Agency has classified the whole of Eastern England as being in 'in serious water stress'. Taking into account population growth and climate change and the need to restore and protect the environment, current predictions estimate that by 2050 there will be a water deficit of between 703 MI/d and 2,267 MI/d. Around 30 to 98% higher than the region's current water use. In addition, the Plan highlights that shifts in water consumption between water companies has occurred as a result of the COVID-19 pandemic, which re-distributed population (from towns and cities to rural areas) and instigated more working from home (page 31). Anglian Water and Cambridge Water work together to develop strategic solutions, through Water Resources Management Plans current projects include:

- a proposed new reservoir expected to be located in Lincolnshire (The South Lincolnshire Reservoir)
- a proposed new reservoir in the Fens to the north of Chatteris approximately 6kms from Huntingdonshire
- a proposed new piece of infrastructure that would transfer water from the Anglian Water region to supply Affinity Water customers via potential sources such as the above reservoirs or a new source from the River Trent.
- additional work to increase smart metering combined with behaviour change, leakage reduction and additional water efficiency activity.

Source: [Anglian Water](#)

**3.60** Water Resources East also notes the importance of local water resources to the farming community. Farming relies on local water resources that lie beneath, stored on their farm or flow past their farm. More than 60% of England's abstraction licences for irrigation are located in the Eastern region.

7 [Anglian Water Water Resources Management Plan 2019](#), pages 27-28, 32

8 [Cambridge Water Draft Drought Plan 2021](#), page 4

9 [Cambridge Water, Water Resources Management Plan 2019](#), pages 14-17, 109

10 Environment Agency - [Groundwater Source Protection Zones](#)

## 3 Stage A - The Scoping Process

Power generation also requires a lot of water. "Energy plants across the region are major users of freshwater, particularly from the River Trent and River Great Ouse", ([The Emerging Water Resources Regional Plan for Eastern England January 2022](#), page 27) and it is incorrect to assume that renewable energy production will not impact on water abstraction or usage. Decreased flows and reduced ground and surface water means less water to abstract for essential services such as food production and power generation.

3.61 Huntingdonshire sits within the Anglian River Basin District. Classification data from the [Environment Agency](#) shows the environmental condition or "status" of water bodies in the Anglian River Basin District. 634 water bodies are identified within this District which comprise 526 rivers, canals and surface water transfers, 46 lakes, 13 coastal, 18 estuarine and 31 groundwater. Surface and ground waters are also assessed by ecological and chemical status. The following tables show classification data from the [Environment Agency](#) (data was last updated on 22 May 2022).

**Table 6 Ecological status for surface waters in the Anglian River Basin District**

Ecological status or potential	Bad	Poor	Moderate	Good	High	Total
Number of water bodies	22	105	428	47	0	602
Number of water body elements	111	406	663	824	3,138	5,142

**Table 7 Chemical status for surface waters in the Anglian River Basin District**

Chemical status	Fail	Good	Total
Number of water bodies	603	0	603
Number of water body elements	1,205	7,007	8,212

**Table 8 Quantitative status for ground waters in the Anglian River Basin District**

Quantitative status	Poor	Good	Total
Number of water bodies	14	17	31
Number of water body elements	15	109	124

**Table 9 Chemical status for ground waters in the Anglian River Basin District**

Chemical status	Poor	Good	Total
Number of water bodies	15	16	31
Number of water body elements	23	132	155

- 3.62 The Environment Agency's approach to managing and protecting groundwater are provided in a series of [Groundwater Protection Position Statements](#). The primary aim of all of the position statements is the prevention of pollution of groundwater and protection of it as a resource.
- 3.63 Impacts of climate change and growth could increase pressure on water bodies for example through increased surface water run-off. This may impact on the future ecological status of these water bodies in terms of chemical pollutants or reduced ecological status.
- 3.64 Huntingdonshire's [Stage 2: Detailed Water Cycle Study December 2014](#) provides information about the capacity of the water environment and water services infrastructure to accommodate required growth during the current Local Plan period (2011-2036).
- 3.65 It identified, at the time of the study, that there was constrained water treatment capacity at the waste water treatment works (WwTW) at Oldhurst, Ramsey, Somersham and St Neots. It also identified that without further capacity measures the WwTW at Buckden and Huntingdon would reach the constraints of water treatment capacity during the current local plan period (up to 2036), based on allocations contained in that plan. Proposals such as the [Oxford Cambridge Arc](#) growth corridor and growth in nearby authorities could also place increasing strain on wastewater treatment works, water quality and flooding from all sources which will need to be considered by Huntingdonshire District Council, private water companies and public and private organisations. A revised study will be undertaken as part of the next local plan to understand how capacity has changed and where there may be capacity issues.

#### Key sustainability issues and problems

- The impacts of climate change will see increases in extreme weather events, leading to increased rainfall, rainfall intensity and sea level rises all of which will increase the impact of all sources of flooding in the district. Potential to impact on existing and new developments,

infrastructure and agricultural productivity, social and economic impacts across the district

- Potential need to set aside land for flood mitigation measures due to increased flood risk and understand effectiveness flood management infrastructure
- Increased flood risk may influence where development can be sustainably located
- Ensuring that new growth does not adversely affect water resources or water resources management infrastructure and that there are sufficient measures in place to balance water supply across the district
- Ensuring that homes and businesses are resilient to flooding and provide effective water management to maintain water resources for all
- Ensuring new development does not adversely impact on the ecological and biological status of water bodies

#### What may happen without a Local Plan

- Inappropriately located development, putting economies, people, ecology and biodiversity at risk
- Lack of water resources to new and existing support residents, businesses and agricultural requirements
- Increased pressure on water resource management infrastructure

#### Waste and Recycling

- 3.66 The waste hierarchy, gives priority to preventing the creation of waste in the first place, followed by preparing waste for reuse; to recycling, and then recovery. Disposal, such as landfill, is regarded as the worst option. This moves away from landfilling the majority of waste to a more circular economy where products and materials are recovered and regenerated where possible giving them a new lease of life, maximising their value and minimising waste. It also minimises the harmful environmental impacts of landfills and prolongs the lifespan of existing landfills and reduces the need



### 3 Stage A - The Scoping Process

to use finite natural resources and can help to lower green house gas emissions. This leads to a more sustainable way of consuming and using resources and ultimately a more sustainable way of living.

**3.67** All households in Huntingdonshire are provided with a collection for residual and dry recycling waste while 90% of residents have access to an organic waste collection service. Residents have access to a network of 23 textile recycling banks from which all materials collected are re-used. There are three household recycling centres in the district located in Alconbury, Bluntisham and St Neots that are run by Amey for Cambridgeshire County Council (the waste disposal authority).

**3.68** The [Cambridgeshire and Peterborough Minerals and Waste Local Plan](#) (adopted July 2021) identifies several Waste Management Areas (WMAs) within Huntingdonshire. These are areas of existing operational sites, and committed sites (i.e. those with planning permission but which are not yet operational) that make a significant contribution to managing any waste stream. There are WMAs in Alconbury, Bluntisham, Buckden, Godmanchester, Hemingford Abbots, Little Paxton, Ramsey, St Neots and Somersham. The Minerals and Waste Local Plan does not allocate any sites for future waste management development as a Waste Needs Assessment prepared alongside the Plan did not identify any capacity gaps.

**3.69** Local zero waste initiatives and projects are also available across in and around Huntingdonshire such as toy libraries, refill/ eco shops and pop-up repair cafes, full details on where these are and how to find more information is available on [HDC's website](#). The Council works with the [Cambridgeshire and Peterborough Waste Partnership](#) (RECAP) to continuously improve waste services, increase recycling and reduce waste and find cost effective and environmentally responsible ways to meet the needs of local communities.

**3.70** The below figure shows that more than 55% of the waste collected has been sent for recycling or composting over the past 10 years. Since 2011, HDC have performed on or above targets. The rates of recycling plateaued between 2015/16 and 2018/19 before picking up again from 2019/20. <sup>(11)</sup>.

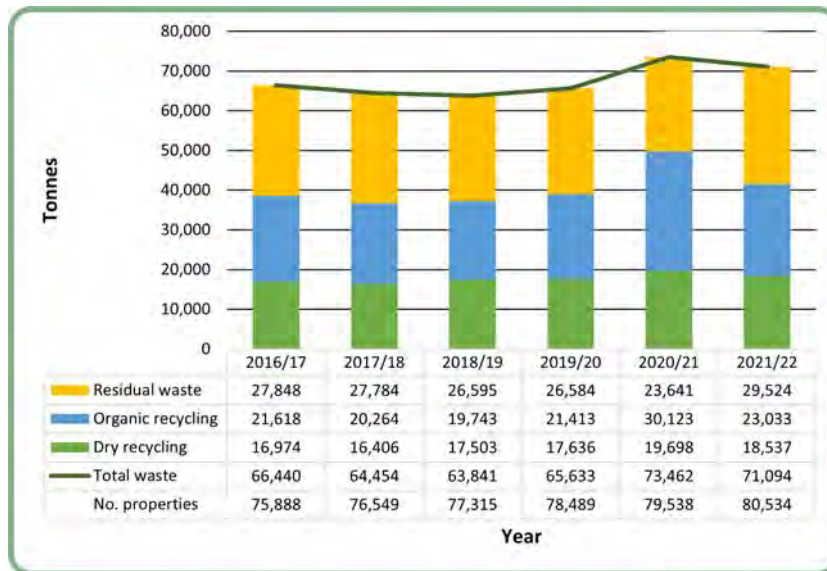
**Figure 3.8 Recycling rates in Huntingdonshire since 2010/11**



**3.71** Each year the number of domestic properties that the Council's waste collection team service has increased. Despite the increase, the next figure shows that across domestic properties, the tonnes of waste collected across dry recycling, organic waste and residual waste have stayed relatively constant.

<sup>11</sup> Data collected from HDC's Waste and Recycling Team and reported annually in Annual Monitoring Reports up to 2018/19

**Figure 3.9 Amount of waste in tonnes collected from domestic properties since 2016/17**



#### Key sustainability issues and problems

- Many tonnes of waste are sent to landfills and recycling centres
- Increasing levels of recycling and re-using materials reduces how much material ends up in landfills reducing their environmental effects and supporting a circular economy
- Growth places additional demand on existing waste and recycling collection services
- The waste attributed to the construction of new buildings

#### What may happen without a Local Plan

- Less sustainable reuse of waste, particularly construction material
- Growth may not maximise the inclusion of additional recycling facilities and zero waste initiatives

**3.72** The contamination of dry recycling has considerable financial implications as well as environmental ones and means waste that could have been recycled may end up in landfill. In 2021/22, the Council's rejections rate of dry recycling material was 5.67% equating to approximately 1,068 tonnes (down from 6.86% in 2019/20 and from 7.97% in 2017/18). HDC's contamination rate is below the national average of 12.7%.

**3.73** HDC's Waste and Recycling team carry out customer satisfaction surveys to give the Council an opportunity to gather residents' opinions on communication methods as well as more insight into how residents dispose of their waste. The 2020 survey found that overall 97% of respondents were satisfied or very satisfied with the refuse/recycling service, this was an improvement from 89% in the 2019 survey.

## 3 Stage A - The Scoping Process

### Environmental Characteristics

3.74 The following topics were reviewed:

- Landscape
- Land, soils and agriculture
- Biodiversity, habitats and the natural environment
- Green infrastructure and open space
- Pollution

### Landscape

3.75 Huntingdonshire is a largely rural district. It is 913km<sup>2</sup> (about 350 square miles). Huntingdonshire's landscape comprises many elements formed over millions of years which are constantly evolving through a combination of natural and human influences and exhibit features from different stages in their history and development. The majority of Huntingdonshire lies on Jurassic clay with glacial till covering the higher land in the northern and western parts of the district. The distinctive low lying, flat landscape of the Fens was formed by the post-glacial accumulation and subsequent drainage of peat. Alluvial material has been deposited along the floodplains of the Rivers Nene and Great Ouse giving fertile flood meadows with extensive gravel deposits in the Ouse valley. A small area to the north-west of the district is underlain by Oolitic limestone extensively used in the traditional buildings of the Nene valley.

3.76 The highest land in the district, rising to 70m AOD, lies across the western and southern parts with the eastern parts being typically no more than 30m AOD. The district is incised by the wide valley of the River Great Ouse as well as the steeper, narrower valleys of its tributaries, especially the River Kym, Ellington Brook and Alconbury Brook. The valley of the River Great Ouse flows south to north before turning west to east at Huntingdon. It comprises a broad, shallow sided valley with a wide floodplain which has been extensively worked for gravel extraction shaping the landscape through the resultant large bodies of water. The River Great Ouse flows through or

around three of Huntingdonshire's four market towns and historically was a significant transport corridor supporting the local and regional economy allowing the district to prosper.

3.77 The Fens are flat and at or below sea level. Former wetlands they were drained to allow agriculture on the rich, fertile soils. The landscape is dominated by straight, artificial watercourses with deep field ditches and a network of drainage channels. Inland of the fens the land rises steeply into the claylands which gently undulate between 10 and 50m AOD. Streams in this area are typically narrow, and flow generally west to east but they are not a strong visual feature in the landscape.

3.78 Huntingdonshire has nine identified landscape character areas (see the following map), these are:

- The Fens
- Fen Margin
- Central Claylands
- Great Ouse Valley
- South East Claylands
- Northern Wolds
- Grafham Water
- Southern Wolds
- Nene Valley

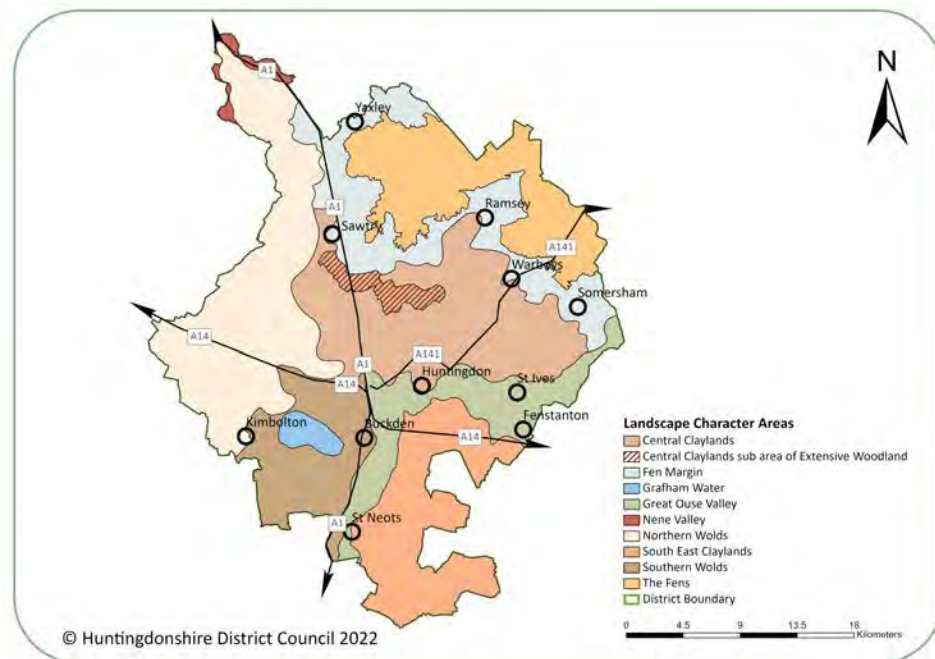
3.79 These landscape character areas can be broadly divided into the low-lying fens, undulating claylands, upland areas (the Wolds) and main river valleys. A summary of their key characteristics is provided within this report but detailed character assessments of each landscape and pressures going forward are set out in Huntingdonshire's [Landscape and Townscape SPD \(2022\)](#) .

3.80 The identification of landscape character areas is an approach which protects the distinctive features of each type rather than favouring a particular selection, and provides clear criteria for making judgements. The



Local Plan will seek to ensure that both the quality and distinctive characteristics of these areas are conserved and enhanced through the allocation process and as subsequent development occurs.

**Map 3.3 Huntingdonshire's Landscape Character Areas**



a few linear villages along main roads. The area includes the Great Fen project which seeks to protect remaining fragments of the ancient fenland landscape, create large areas for wildlife and prevent further loss of the peat soils.

### Fen Margin

**3.82** The Fen Margin landscape character area comprises a narrow arc forming a transition between the Fens to the north and east and the Central Claylands and Northern Wolds landscape character areas to the south and west. The area is generally well vegetated, with deciduous woodland, hedgerows, trees and orchards. There is a matrix of land uses, comprising arable farmland, pasture, airfield, orchards, woodland and settlements.

### Central Claylands

**3.83** The Central Claylands is a large character area in the centre of Huntingdonshire. It includes Huntingdon, Alconbury Weald and St Ives and major transport corridors namely the A1/A14. In the northern part of the character area there is a small sub-area of extensive ancient woodland located between Aversley Wood and Wennington Woods.

### Great Ouse Valley

**3.84** The broad, shallow valley of the River Great Ouse flows roughly south to north between St Neots and Huntingdon then turns to flow west to east via St Ives and exits Huntingdonshire near Earith, thus influencing three of Huntingdonshire's towns. It has experienced large scale gravel extraction; the resultant pits have since been flooded to create habitats for wildlife, nature reserves and fisheries. The floodplain meadows play an essential role for flood storage and flow attenuation and are of high ecological value.

### The Fens

**3.81** The Fens landscape character area lies in the north east of Huntingdonshire and is distinctive for its low-lying, flat, regular open character arising from its man-made network of drainage channels and waterways. It is predominantly used for arable agriculture on its dark peaty soil, as such there is sparse woodland cover. Settlement is limited to isolated farms, with

## 3 Stage A - The Scoping Process

### South East Claylands

**3.85** The South East Claylands character area is situated in the south eastern corner of Huntingdonshire stretching up to the Great Ouse Valley in the north and west. It includes large areas of high quality landscape with a varied and typically gently undulating landform, established hedgerows and woodland and historic settlement patterns.

### Northern Wolds

**3.86** The Northern Wolds landscape character area forms a broad north-south strip on the western edge of Huntingdonshire. It has a strong topography of ridges bisected by pronounced valleys. The ridges are generally used for arable farming. The area has been significantly influenced by medieval development with many scheduled monuments present and distinctive historic villages and ecclesiastical architecture.

### Grafham Water

**3.87** The Grafham Water landscape character area is defined and dominated by the reservoir and its immediate landscape setting. Grafham Water is managed by Anglian Water. It has a strong sense of identity and is unique within Huntingdonshire being predominantly open water and is the third largest reservoir in England by area and is the largest Site of Special Scientific Interest in Huntingdonshire at 806ha. Recreation is a key activity, with facilities for sailing, fishing, walking, cycling and horse riding.

### Southern Wolds

**3.88** The Southern Wolds landscape character area incorporates the lower valleys of the River Kym and Ellington Brook. It completely encircles the Grafham Water landscape character area. It has a well-wooded landscape, with hedged fields, and some more recent plantations. There are scattered villages and isolated farms throughout.

### Nene Valley

**3.89** The Nene Valley landscape character area covers land associated with the River Nene just in the north west tip of Huntingdonshire, although the Nene valley stretches beyond the district boundaries into Northamptonshire. The local availability of limestone has strongly influenced the vernacular architecture of the area. The Nene Valley steam railway provides a recreational function, and distinctive landscape feature.

#### Low-lying Fens landscape



#### Undulating Claylands



#### Upland areas known as the Wolds



#### Main river valleys



**Key sustainability issues and problems**

- Huntingdonshire's landscape and its distinctive qualities are vulnerable to the impacts of climate change, insensitive new development and land management practices
- Water management is key to landscape character throughout much of the district
- The expansive, flat wetlands of the Fens are particularly vulnerable to the impacts of climate change degrading fertile peat soils and its landscape character
- The River Great Ouse flows through or around three of Huntingdonshire's four market towns providing a high quality landscape setting to them and recreational opportunities but also an increased risk of flooding

**What may happen without a Local Plan**

- Distinctive landscape features such as ancient woodlands, nature sites and orchards which enrich Huntingdonshire's landscape and ecological quality may be harmed or lost
- A scale and nature of new development may be implemented that is detrimental to the character of Huntingdonshire's landscapes
- New developments that are not sensitively integrated with their surroundings and do not incorporate appropriate landscaping may permanently harm Huntingdonshire's landscape and historic settlements
- Poorly managed riverside attractions along the Rivers Great Ouse and Nene may damage the landscape quality of the areas and the framing of villages and towns nearby

**Land, Soils and Agriculture****Soils**

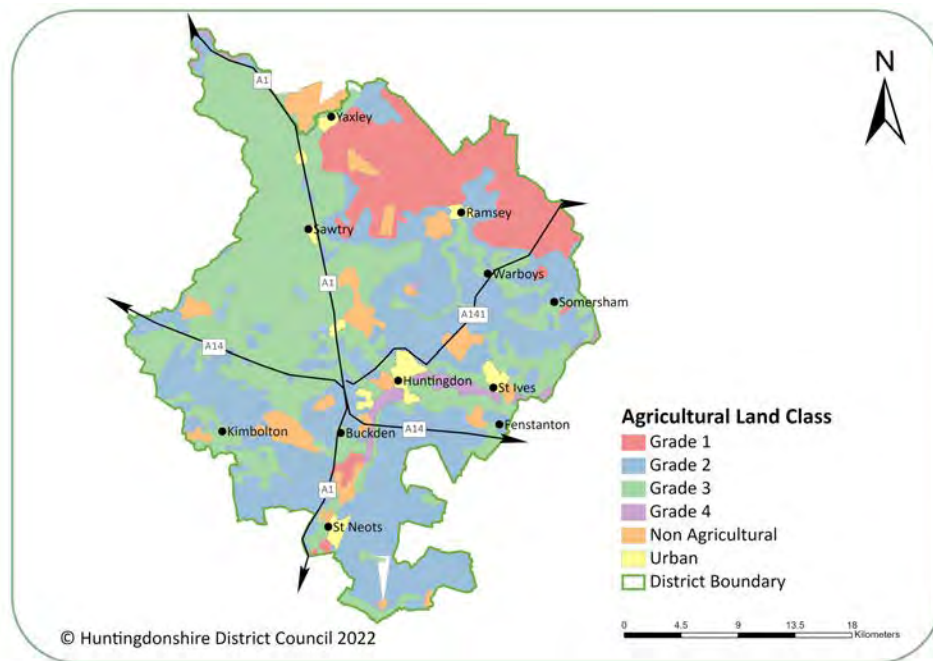
- 3.90** Huntingdonshire benefits from good quality agricultural land throughout almost all of the district outside of the built up areas. The below map shows the distribution of agricultural land grades across the district.
- 3.91** Grade 1 land is the best and most versatile agricultural land which predominates in the north east of the district where fenland peat is found. Peat is particularly vulnerable to the impacts of climate change due to increased variability in water levels and higher temperatures affecting the peat. Drying out of the peat may worsen this further by releasing carbon emissions itself and through suffering greater wind erosion causing more depletion of the peat soils which exposes less fertile ground.
- 3.92** Much of the western and southern parts of the district comprise grade 2 agricultural land which is also highly productive; the only exceptions to this are predominantly found along the Great Ouse Valley and a belt of grade 3 land broadly running east from Woodwalton to Warboys and on to Somersham. The majority of the north west of Huntingdonshire comprises grade 3 agricultural land within which elements of grade 3a land are still classified as best and most versatile and so forming valuable productive agricultural land. Detailed mapping of 3a and 3b suitable for use at a site specific level is not currently available.
- 3.93** In terms of underlying geology, the vast majority of the district comprises Oxford clay (mudstone) with the eastern edge being formed of West Walton and Ampthill clay (mudstone). In the south eastern edge of the district Waresley and Great Gransden are situated on a Woburn Sands formation (sandstone). Geologically the northern tip of Huntingdonshire is by far the most diverse with narrow bands of bedrock relating to the River Nene routing. Directly under the river the bedrock mainly comprises Whitby Mudstone, adjoined by Grantham formation of sandstone, siltstone and mudstone. A band of Rutland formation argillaceous rocks with subordinate sandstone and limestone follows the same looping formation. Upper,



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Lower, Blisworth and Cornbrash limestone are also all present along with small areas of Blisworth and Kellaways clay (mudstone). Overlaying much of the bedrock are superficial deposits comprised of clay, silt, sand and gravel some of which have been extracted often for construction materials.

**Map 3.4 Agricultural Land Classification**



only include commercial scale production. The next table below shows that cereal crops account for just over half (52.8%) of all farmed land within Huntingdonshire with other arable crops comprising the second most extensive farmland. Fruit and vegetable growing has shown a marked increase in Huntingdonshire between 2010 and 2016 although it fell across Cambridgeshire overall. The numbers of livestock kept were more volatile in this period as shown in the below table. Sheep and poultry numbers both decreased slightly in Huntingdonshire but the proportion of them compared to livestock across the whole of Cambridgeshire decreased significantly due to increases in the numbers kept in Fenland and Peterborough.

## Agriculture

**3.94** Most farms in Huntingdonshire focus on cereal and general cropping production with limited amounts of livestock. DEFRA collate data on land and crop areas, livestock populations and agricultural workforce numbers as at 1 June to indicate the nature of the agricultural economy. The figures

Table 10 Agricultural Land Use in Huntingdonshire 2010 and 2016

Crop	Total farmed area (ha)		Cereals (ha)		Arable (excluding cereals) (ha)		Fruit and vegetables (ha)		Grassland (ha)	
	2010	2016	2010	2016	2010	2016	2010	2016	2010	2016
Huntingdonshire	70,635	74,656	35,976	39,411	20,853	19,021	884	1,296	9,025	8,845
Cambridgeshire	262,465	268,034	130,396	139,552	73,826	70,547	11,069	7,863	29,878	29,735
Proportion grown in Huntingdonshire	26.9%	27.9%	27.6	28.2	28.2	27.0	8.0	16.5	30.2	29.8

Table 11 Numbers of Livestock on Huntingdonshire's Farms 2010 and 2016

Livestock	Cattle		Sheep		Pigs		Poultry	
	2010	2016	2010	2016	2010	2016	2010	2016
Huntingdonshire	8,948	9,194	11,548	9,114	5,226	5,447	685,502	515,491
Cambridgeshire	26,552	27,606	36,037	41,329	29,225	24,903	2,015,238	2,182,263
Proportion produced in Huntingdonshire	33.7%	33.3%	32.0%	22.1%	17.9%	21.9%	34.0%	23.6%

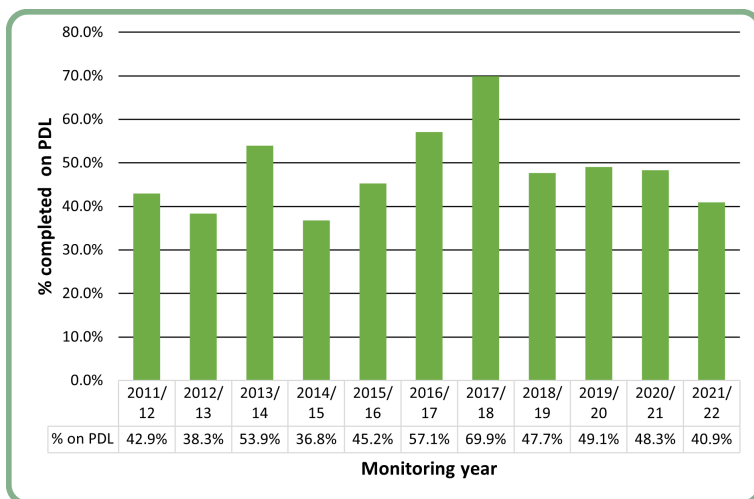
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#### Previously developed land

**3.95** Previously developed land is concentrated almost entirely within former airfields and existing towns and villages. To reduce the greenfield land take, Huntingdonshire's Local Plan to 2036 allocated all the elements of RAF Alconbury and RAF Brampton that were redundant from military use for redevelopment for new homes, employment and community uses. The built elements of RAF Upwood were also allocated for redevelopment although the airfield itself remained. Some pockets of previously developed land remain available for reuse; others may be identified through a call for sites where existing land uses are of low viability. In accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017 the Council maintains a [brownfield register](#).

**3.96** The percentage of completions on previously developed land within Huntingdonshire since the 2011/12 monitoring year are provided in the next figure.

**Figure 3.10 % of new dwellings completed on PDL**



#### Key sustainability issues and problems

- A very high proportion of the district's agricultural land is classified as best and most versatile, whilst this is beneficial for production and food security it provides challenges for focusing development onto less valuable land
- Degradation of peat and soil erosion resulting in the loss of the most fertile soils
- There are limited remaining opportunities for largescale reuse of previously developed land

#### What may happen without a Local Plan

- Greenfield land may be at greater risk of development
- Land that is classed as best and most versatile may be permanently lost through development reducing the capability for production and food security

#### Biodiversity, Habitats and the Natural Environment

**3.97** Huntingdonshire contains many sites that are of biodiversity importance, including those designated at international level recognising their strategic contribution to biodiversity. The below table below identifies natural habitats in Huntingdonshire with international level designations reflecting their high level of importance for nature conservation. Special Areas of Conservation (SAC) and Special Protection Areas (SPAs) formerly identified as part of the Natura 2000 ecological network are now designated with the same status under the UK's National Site Network. Designated Wetlands of International Importance (known as Ramsar sites) are not part of the national site network. However, many overlap with SACs and SPAs, and may be designated for the same or different species and habitats and remain protected in the same way.



Table 12 Internationally Designated Sites

Site name	Designation(s)	Area (ha)	Habitat description
Ouse Washes	Ramsar	2,518.66	Seasonally-flooded washland habitat supporting nationally and internationally important numbers of wintering waterfowl and nationally important numbers of breeding waterfowl. Of particular significance are the flocks of teal, pintail, wigeon, shoveler, pochard and Bewick's swan.
	SAC	337.73	
	SPA	2,498.6	The site Includes large areas of unimproved neutral grassland primarily managed as traditional hay meadows. The grassland areas are characterised by such grasses as reed and floating sweet-grass, reed canary-grass, marsh foxtail and a variety of sedges and rushes. The watercourses host aquatic species such as the fringed water-lily, greater water-parsnip and duckweeds.
	Site of Scientific Interest (SSSI)	2,518.66 (45.24 ha in Hunts)	
Portholme	SAC	91.79	Alluvial flood meadow grassland including as Yorkshire fog, yellow oat-grass, meadow foxtail, and meadow fescue. The range of herbs includes lady's bedstraw, pepper-saxifrage and great burnet. Portholme is one of the largest areas of this grassland type in the country and continues to be managed in a traditional manner with seasonal flooding adding nutrients to the otherwise unimproved grassland. Watercourses on the periphery of the site have populations of some uncommon invertebrates, including one dragonfly of nationally restricted distribution.
	SSSI	106	
Woodwalton Fen	Ramsar National Nature Reserve SPA SSSI	209 (all)	Mixed fenland habitat with fen, marsh, reedbeds, open water, scrub and woodland supporting very diverse flora and fauna. Flower-rich mixed fen covers much of the reserve and supports yellow flag, swamp meadow grass and great water dock. The acid peat supports purple moor-grass, ling, bog myrtle, tormentil and saw sedge. Woodwalton Fen provides habitats for some rare fen plants including fen wood-rush and fen violet; ditches support the rare water violet and carnivorous bladderwort. Bird species are found at the site include great bittern, reed bunting, tree pipit, long-eared owl and common teal. The area also provides habitats for around 900 moth species including marsh, lunar yellow underwing, four spotted, white-spotted pinion and silky wave. Over 1,000 beetle species, both terrestrial and aquatic, have also been recorded at the site.

3.98 The next table identifies nationally designated sites within Huntingdonshire. By area, 62.9% of SSSIs in Huntingdonshire were judged to be in favourable condition in 2020/21, with a further 32.5% in an unfavourable but recovering state.

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Table 13 Nationally Designated Sites

Site name	Designation(s)	Area (ha)	Habitat description
Aversley Wood	SSSI	60	Ancient ash and maple woodland
Berry Fen	SSSI	18	Washland habitat of neutral grassland
Brampton Meadow	SSSI	0.95	Calcareous grassland
Brampton Racecourse	SSSI	21	Species rich neutral grassland
Brampton Wood	SSSI	132	Ancient wet ash and maple woodland with rich neutral grassland flora
Castor Flood Meadows	SSSI	42 (Part in Hunts)	Wet alluvial grasslands and alluvial meadow grassland
Godmanchester Eastside Common	SSSI	29.7	Calcareous loam and calcareous clay grassland
Grafham Water	SSSI	806	Reservoir and marginal land supporting wetland birds
Great Stukeley Railway Cutting	SSSI	34.7	Calcareous clay grassland
Hemingford Grey (Arthur's) Meadow	SSSI	0.67	Calcareous clay grassland
Houghton Meadows	SSSI	4.74	Neutral ridge and furrow grassland
Holme Fen	National Nature Reserve SSSI	63	Remnant fen habitat now containing the largest birch woodland in lowland England, ancient bog, acid grassland and heath. Three meres (lakes) with shallow banks and islands are the result of peat cutting. Holme Fen supports many birds such as siskin, redpoll, nightingale, blackcap and woodpecker. The habitat also supports dragonflies and marsh plants such as golden dock, twayblade meadow rue and fen wood-rush. The damp habitat also supports some 500 species of fungi.
Little Catworth meadow	SSSI	5.23	Calcareous loam grassland

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Site name	Designation(s)	Area (ha)	Habitat description
Little Paxton Pits	SSSI	127	Flooded gravel workings supporting wildfowl and invertebrates with nationally important levels of wintering wildfowl
	Local Nature Reserve	59.95	
Little Paxton Woods	SSSI	44	Wet ash and maple woodland with diverse shrub layer and ground flora
Monks Wood	SSSI	157	Broadleaf ancient woodland including oak, ash, field maple and wild service trees with an understorey of hazel, blackthorn, dogwood and willow. The woodland also supports neutral grassland. The woodland provides suitable habitat for over 400 plant species including greater butterfly orchid, violet helleborine, crested cow-wheat, small teasel and water purslane. Monks Wood also supports a wide variety of birds including tawny owls, red kites and buzzards along with badgers, hares and foxes. Butterflies including white admiral, grizzled skipper and white-letter hairstreak are found along with over 1,000 species of beetles.
The Odd Quarter (linked to Monks Wood)	SSSI	13	Wet ash and maple woodland with wild service trees
Perry Woods	SSSI	67.9	Ancient ash and maple woodland
St Neots Common	SSSI	33.35	Alluvial grassland with willow carr, ponds and ditches supporting aquatic flora and fauna
Somersham LNR	Local Nature Reserve	9.54	Mixed woodland, grassland, lake and wet woodland
Upwood Meadows	National Nature Reserve SSSI	6	Upwood Meadow comprises three fields of lowland grassland bordered by veteran trees and mature hedgerows. Designated for its diversity of flora the meadow supports cowslip, greater burnet, saw-wort, dropwort, sulphur clover and a large colony of green-winged orchids. The flora in turn support a diversity of bees and butterflies. The trees and hedgerows provide nesting habitats for many birds including turtle dove, blackcap and whitethroat and support winter visitors such as fieldfare and redwing.
Warboys and Wistow Woods	SSSI	44.5	Ancient ash and maple woodland also supporting invertebrates



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Site name	Designation(s)	Area (ha)	Habitat description
Warboys Claypit	SSSI	12.5	Surface exposure of Upper Oxford lay and Ampthill clay
Waresley Wood	SSSI	62	Ancient ash and maple woodland with diverse flora enriched by varied underlying geology
Weaveley and Sand Woods	SSSI	76	Ancient ash and maple woodland straddling diverse geological formations
Woodwalton Marsh	SSSI	0.76	Lowland neutral grassland

**3.99** Natural England's Impact Risk Zones (IRZs) available through [Magic Map](#) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

**3.100** Huntingdonshire also benefits from having 135 County Wildlife Sites (CWS) which are judged to be of local nature conservation, biological or geological interest. These cover 2,348.7 ha of the district along with 133.9 kms of linear sites which are waterways where the county wildlife site comprises the river and adjacent semi-natural habitat.

**3.101** The district also contains ancient woodland. Ancient woods are areas of woodland that have persisted since AD1600 in England. They cover just 2.5% of the UK, yet these are irreplaceable environments which contain complex communities of plants, fungi, insects and other microorganisms. In Huntingdonshire there are in the region of 45 Ancient Semi Natural Woodland (ASNW) sites and 25 Plantation on Ancient Woodland (PAWS) sites, totaling approximately 1,500ha of woodland. Huntingdonshire's [Tree Strategy 2020-2030](#) states that there are no ASNW or PAWS known to be currently under threat in Huntingdonshire. Some of these ancient woodland sites will also be designated as SSSIs or CWS.

**3.102** Huntingdonshire benefits from an extensive network of rivers, drainage canals and lakes which are already widely used for tourism, sport and leisure activities including boating, windsurfing, fishing and birdwatching. They also provide valuable wildlife habitats, for instance the River Great Ouse and its tributaries flow in part into the Ouse Washes, an important area for birds and many other species as shown in the table above. The main rivers running through the district are the River Great Ouse, River Nene, River Kym and Alconbury Brook. Huntingdonshire's [Landscape and Townscape SPD \(2022\)](#) provides further information on their importance in shaping the landscape character of the district and the wildlife habitats they provide and support.

**3.103** Enhancing biodiversity has become a bigger focus area at the national level, as demonstrated in the now mandatory minimum of 10% biodiversity net gain for all new developments via the Environment Act 2021. Locally, in 2019 [Natural Cambridgeshire](#) set an ambition of doubling nature across Cambridgeshire and Peterborough by 2050. This includes land managed for nature. Within this, it aims to create living landscapes, promote good practice for local food and farming, create better places to live, create sustainable jobs, healthy communities and promote heritage, culture and leisure.

**Key sustainability issues and problems**

- There are several sites designated at an international and national level for their biodiversity and habitat value as well as non-designated sites identified for their local nature conservation value
- Nature conservation sites and ancient woodland are vulnerable to new developments and land management practices.
- Two thirds of SSSIs in Huntingdonshire are in a favourable state, with approximately a third of SSSIs not in a favourable condition, although these are in a recovering state
- Visitor pressures on designated and non-designated sites may harm the quality of these sites for nature conservation and vital habitats
- Nature conservation sites and other natural environments are vulnerable to the impacts of climate change
- Trees are a natural carbon store, with established and mature trees taking in the most carbon

**What may happen without a Local Plan**

- Development may adversely impact on the condition of designated and non-designated sites and damage vital habitats for wildlife
- Habitats may become fragmented
- Development may adversely impact protected species and their habitats

comprises rural and urban green infrastructure of different sizes and character, and the connections and links between them. It is part of (and contributes to) the wider environment.'

**3.105** The Cambridgeshire Green Infrastructure Strategy established a series of strategic green infrastructure areas three of which cover land within Huntingdonshire: the River Nene, Huntingdonshire Fens and Woods and the Great Ouse (see below). This has been supplemented by designation of priority landscape scale nature recovery area of which four relate closely to Huntingdonshire: the Nene Valley, Great Fen, Great Ouse Valley and West Cambridgeshire Hundreds.

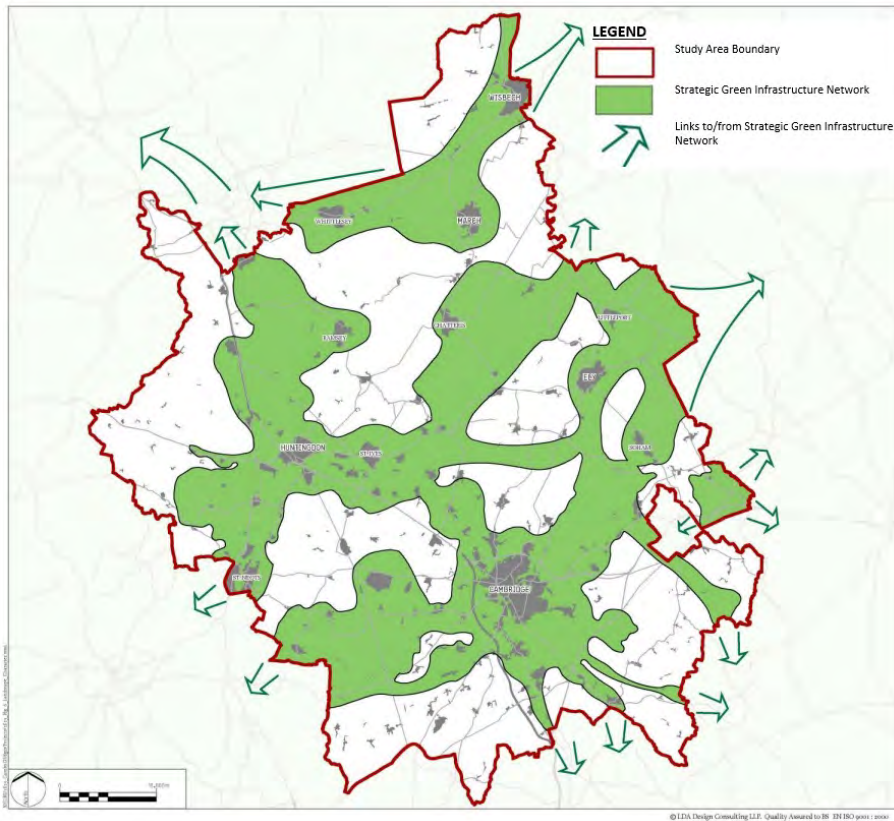
**3.106** Green infrastructure supports a range of functions, including recreation and wildlife as well as landscape enhancement. Green infrastructure is essential to enhancing biodiversity by creating new habitats and helping to protect against habitat fragmentation, it aids mitigation and adaptation to climate change and provides multiple benefits for human health. The coronavirus pandemic has highlighted the importance of access to local green space for people's physical and mental health as well as a place for social activity and local tourism. Huntingdonshire District Council collaborates with Natural Cambridgeshire, the local nature partnership, to help deliver the vision of doubling the area of rich wildlife habitats and natural greenspace across Cambridgeshire by 2050.

**Green Infrastructure and Open Space**

**3.104** The last [Cambridgeshire Green Infrastructure Strategy](#) was completed in 2011 and defines green infrastructure as 'a strategic, multi-functional network of public green spaces and routes, landscapes, biodiversity and heritage. It includes a wide range of elements such as country parks, wildlife habitats, rights of way, commons and greens, nature reserves, waterways and bodies of water, and historic landscapes and monuments. The network

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Figure 3.11 Cambridgeshire Strategic Green Infrastructure Network



results from the Healthy Open Spaces Strategy indicated that 68% of Huntingdonshire's residents visit a greenspace at least once a fortnight compared to the UK average of 57%.

3.108 The [Ordnance Survey National Greenspace Map](#) has mapped parks, open spaces, village greens and play areas across Britain. It must be noted that the data set does not include all sites on a local level but gives a good picture at a strategic level the provision of various types of open green spaces available. At this strategic level, mapping data from April 2022 identified that there were 605 open green spaces across the district covering 1,229ha of land, including 276ha of land set out as public parks and gardens. As well as large scale sites 209 play areas were identified covering 16.4 ha of land. Further details can be found in the following table.

Table 14 Ordnance Survey open green space data as at April 2022

Type of open green space	Number of sites	Total Area (m <sup>2</sup> )	% of total open green space
Allotments or Community Growing Spaces	47	615,147.93	5%
Bowling Green	19	55,175.03	0.45%
Cemetery	44	408,093.47	3.32%
Golf Course	10	5,263,372.33	42.81%
Other Sports Facility	36	496,595	4.04%
Play Space	209	164,329.85	1.34%
Playing Field	88	2,120,592.44	17.25%
Public Park or Garden	37	2,758,285.89	22.44%

3.107 [Huntingdonshire's Healthy Open Spaces Strategy \(2020\)](#) identified that our communities benefit from a wealth of greenspaces. Across Huntingdonshire there is an average of 87 m<sup>2</sup> of green space per person which is significantly higher than the average across the East of England of 42.75 m<sup>2</sup>. Survey



Type of open green space	Number of sites	Total Area (m <sup>2</sup> )	% of total open green space
Religious Grounds	98	392,592.55	3.19%
Tennis Court	17	19,987.93	0.16%
<b>Total open green space</b>	<b>605</b>	<b>12,294,172.42</b>	<b>100%</b>

**3.109** Across Huntingdonshire's towns and villages there are also opportunities for more formal sports facilities and play spaces, these are usually managed by parish and town councils and meet the needs of local communities. Additionally, the District Council manages One Leisure centres in Huntingdon, Ramsey, St Ives and St Neots providing for a range of indoor and outdoor sports and leisure activities.

**3.110** The Green Flag Award is the benchmark international standard for publicly accessible parks and green spaces in the United Kingdom. As of July 2022, there are three open spaces managed to the Green Flag Award by Huntingdonshire District Council. These are Hinchingsbrooke Country Park in Huntingdon (60ha), Paxton Pits Nature Reserve in Little Paxton (75ha) and Priory Park in St Neots (32ha). Sudbury Meadow in St Neots (0.8ha) has not reapplied due to a lack of resources and voluntary commitment. In 2022, the St Neots Riverside Miniature Railway were awarded a Green Flag Community Award. In addition to open spaces managed by the Council, Grafham Water, which is managed by Anglian Water, holds a Green Flag, as does the Queen Elizabeth II playing field in Little Paxton.

Hinchingsbrooke Country Park



Little Paxton Pits Weedy Lake



#### Key sustainability issues and problems

- Huntingdonshire has several strategic green infrastructure areas: the Great Fen, Nene Valley, Great Ouse Valley and the West Cambridgeshire Hundreds
- Strategic green infrastructure and localised provision of open green space provide important social benefits to human health and wellbeing as well as opportunities for habitat and biodiversity conservation and enhancement
- Green infrastructure and open space must be located in accessible places
- Several public parks and gardens are managed to the Green Flag Award standard, with others aspiring to the standard

#### What may happen without a Local Plan

- Developments may not provide adequate provision for open green space to meet the needs arising from them and put pressure on existing spaces through overuse

## 3 Stage A - The Scoping Process

- Open green space may not be provided in accessible locations
- Planning contributions and obligations may not be made/secured to improve the quality and quantity of open green spaces and strategic green infrastructure projects

### Pollution

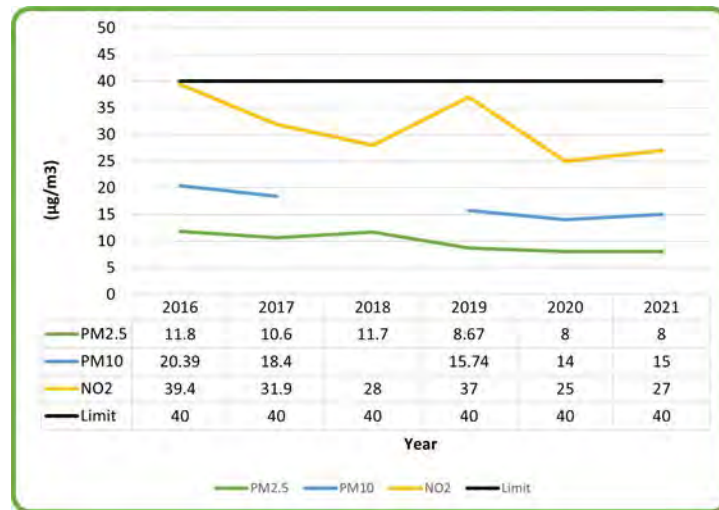
#### Air Quality and Pollution

- 3.111** Air quality impacts human health, quality of life, the natural environment and built environment in the short and long term. Air quality across Huntingdonshire is considered to be good, there are however, four Air Quality Management Areas (AQMA) across the district in Huntingdon, St Neots, Brampton and along the A14 from Hemingford to Fenstanton. These were designated in 2005 and 2006. An AQMA is an area where air pollutant concentrations exceed / are likely to exceed the relevant air quality objectives and are declared for specific pollutants and objectives.
- 3.112** The main air quality issues within Huntingdonshire primarily relate to NO<sub>2</sub> (nitrogen dioxide) from vehicle emissions, mostly originating from the strategic road network along the A14 and to a lesser extent the A1. Local traffic and congestion within the market towns also contributes to some elevated levels locally, compared to the rest of the district. The AQMA designations reflect these areas where elevated air pollutants are found.
- 3.113** HDC's Environmental Health team continually monitor air quality across the district and produce an [Air Quality Annual Status Report](#) every year. The report monitors the presence of air pollutants within each AQMA and assess whether objectives are being met or exceeded. For Huntingdonshire, these objectives were set in the [Cambridgeshire Air Quality Action Plan \(2009\)](#) undertaken in collaboration with Cambridge City Council and South Cambridgeshire District Council.

**3.114** In 2021, it was recorded that all sites met the NO<sub>2</sub> objective level (not exceeding 40µg/m<sup>3</sup>, or 40 micrograms per one cubic metre of air). Results in 2020 were significantly lower than previous years likely due to the relocation of the A14 and travel restriction measures to stop the spread of coronavirus. Results in 2021 were overall very slightly up from 2020 levels but still lower than pre-2020 levels. Although national travel restriction measures were less stringent as those in 2020, they are still likely to have resulted in a reduction in traffic, and therefore an improvement in related pollution levels. These measures, coupled with the continued A14 works to remove the viaduct within Huntingdon centre, have influenced the air quality results, continuing to make it difficult to assess the benefit of relocating the A14.

**3.115** Fine particulate matter PM2.5 concentrations for the past five years have shown an overall downward trend and a reduction in the annual mean from 8.67µg/m<sup>3</sup> in 2019 to 8µg/m<sup>3</sup> in 2021. Also over the last five years, there has been an overall reduction in particulate matter PM10. The annual mean PM10 figure decreased from 15.74µg/m<sup>3</sup> in 2019 to 14µg/m<sup>3</sup> in 2020 with a slight increase to 15µg/m<sup>3</sup> in 2021. The figure below shows the performance against the annual mean, the [Air Quality Annual Status Reports](#) include detailed assessment on each objective.

**Figure 3.12 Annual mean monitoring results shown in  $\mu\text{g}/\text{m}^3$  for PM2.5, PM10 and NO2. For PM10 there was no data recorded in 2018.**



**3.116** As objectives have been complied with over the last several years, the Council proposes to revoke St Neots, Brampton, and the A14 Hemingford to Fenstanton AQMA's. The Huntingdon AQMA will also be reviewed as its objectives are being met, however due to travel restrictions arising from Covid-19 in 2020, it has not yet been possible to fully assess what the impact the re-routing of the A14 has had on air pollution. Also Covid restrictions on traffic means the data is unlikely to be representative of long-term trends in pollutant concentrations. In addition, the A428 upgrade of the route between the Black Cat roundabout and Caxton Gibbet roundabout with a new 10-mile dual carriageway and a number of junction improvements may have an impact on air quality particularly around St Neots.

**3.117** The annual all-cause adult mortality attributable to anthropogenic (human-made) particulate air pollution (measured as fine particulate matter, PM2.5) is expressed as the percentage of annual deaths from all causes in those aged 30+. The next figure shows that the fraction of mortality attributable to particulate air pollution in 2020 (the last available year at the time of writing) was 5.7% in Huntingdonshire, this was slightly higher than the recorded fractions for England (5.6%)<sup>(12)</sup>. The slight increase in the 2019 and then again in the 2020 data coincides with an increase in the recorded annual means of PM2.5 for 2018 (a figure which has since decreased from 2019) and NO<sub>2</sub> in 2019 (a figure which in 2020 and 2021 has since decreased).

**Figure 3.13 Fraction of mortality attributable to particulate air pollution**



12 Office for Health Improvements and Disparities, public health data: indicator [D01 - fraction of mortality attributable to particulate air pollution](#)



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### Noise Pollution

3.118 Noise can have an effect on health, wellbeing, productivity and the natural environment. Within Huntingdonshire, [Defra's strategic noise mapping data](#) shows that along the strategic transport (road and rail) network there are several Important Areas (IAs). These are 'hotspot' locations where the highest 1% of noise levels at residential locations can be found. These are along the A1, A14, A141, A1307, A1123 and the East Coast Mainline Railway.

### Light Pollution

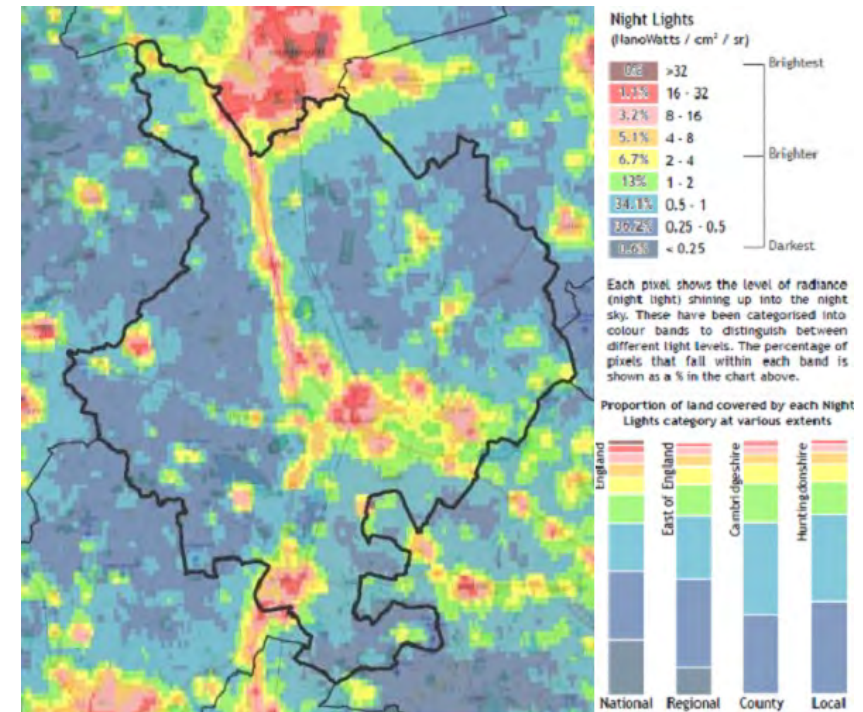
3.119 There is increasing awareness of the potential impacts of light pollution on wildlife by interrupting natural rhythms including migration, reproduction and feeding patterns and the quality of life of residents by disrupting sleep and for some increasing levels of anxiety. It can also harm people's enjoyment of the countryside. In 2015, the Campaign to Protect Rural England (CPRE) commissioned a national [interactive map of England's light pollution](#). The light pollution maps help define areas of dark skies.

3.120 This maps shows that Huntingdonshire is the 92nd darkest authority area of the 326 within England recorded on the dataset. Huntingdonshire has a greater proportion of its land covered by darker skies when compared to the proportion for all of Cambridgeshire, see below <sup>(13)</sup>.

3.121 The market towns of Huntingdon and St Neots are shown to be the brightest areas. The strategic road network contributes to increased levels of light particularly along the A1. The rural parts of the district are the darkest with some small concentrations of increased levels of light within villages. Generally, darker skies are also observed where there are nature reserves and sites designated as Special Areas of Conservation, Ramsar, Special Protection Areas and Sites of Special Scientific Interest. The Great Fen enjoys dark skies and has been awarded the designation of a Dark

Sky Discovery Site by the Science and Technologies Facilities Council at two sites: The Wildlife Trust Countryside Centre and New Decoy Farm Information Point.

Figure 3.14 Light pollution map for Huntingdonshire



### Key sustainability issues and problems

- The most significant air quality issues arise from traffic and congestion

- Air, noise and light pollution can have serious implications on the health and wellbeing of people and cause harm to the natural environment and disrupt the lifecycles of wildlife
- Homes, employment, schools, services and facilities should be accessible via walking, cycling and public transport
- Light and noise pollution can reduce the tranquillity of the countryside and green spaces within settlements

#### **What may happen without a Local Plan**

- Development may take place without adequate assessment on air quality and may increase concentration levels of pollutants such as nitrogen dioxide and particulate matter
- Development may be located in locations that reinforce car usage rather than in areas that can utilise lower polluting or non-polluting means of travel such as public transport, cycling and walking
- The health and quality of life of Huntingdonshire residents may be adversely affected as a result of air, light and noise pollution
- Development may take place without full consideration on the suitability, location and design of lighting within schemes and as such lighting may be obtrusive

### **Socio-Economic Characteristics**

**3.122** The following topics were reviewed:

- Housing
- Population and health
- Income and deprivation
- Employment and businesses
- Travel and transport
- Digital infrastructure and communications
- Retail and town centres
- Tourism and leisure
- Community services and facilities
- Education
- Heritage

### **Housing**

#### **Current housing stock**

**3.123** Huntingdonshire has an estimated 80,021 dwellings as of 1 April 2022. This is based upon the 2011 Census figure of 71,450 plus known completions from 1 April 2011 to 31 March 2022. The composition of the housing stock is shown below. This illustrates how Huntingdonshire's dwelling stock is strongly weighted towards provision of detached houses at twice the average proportion for these in England. There are correspondingly far fewer flats or maisonettes than the average for England reflecting the district's semi-rural nature and relatively small scale of the towns.

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Figure 3.15 Dwelling Type, 2011

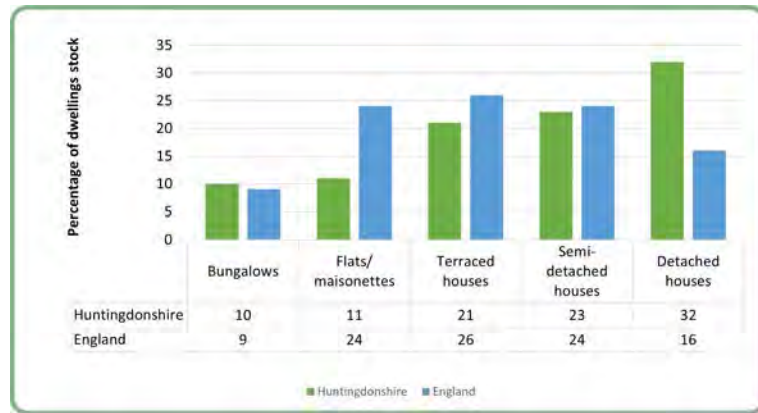
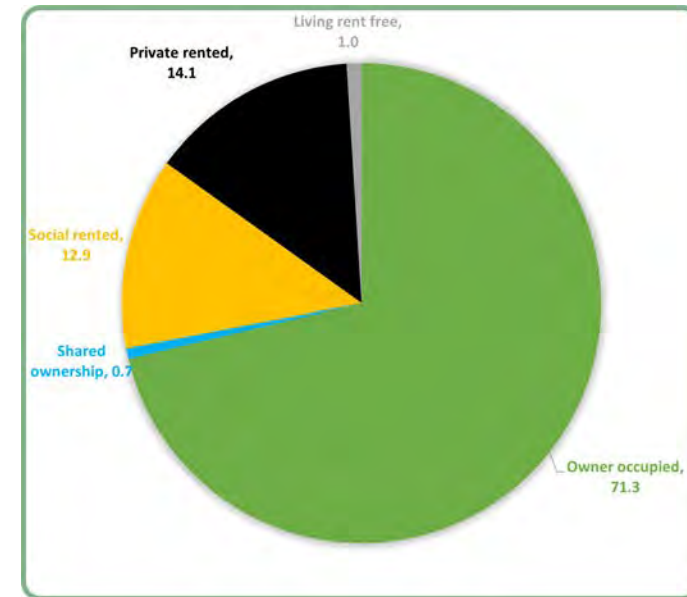


Figure 3.16 % Tenure of Dwelling Stock, 2011



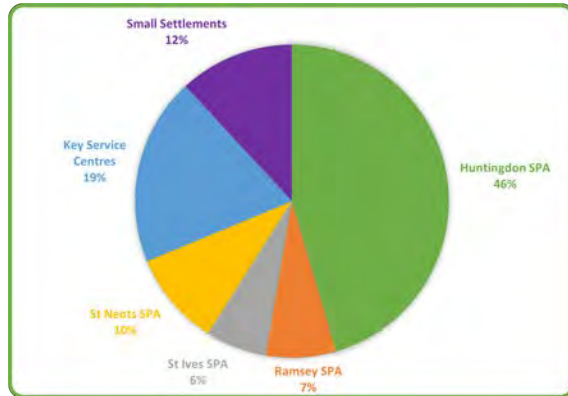
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3.124 The figure below shows housing tenure data from the 2011 Census (table KS402UK). Owner occupied housing dominates at 71.3% which exceeds both the Cambridgeshire average of 66% and the England average of 63.4%. Social rented stock in Huntingdonshire is notably low at 12.9% compared to the Cambridgeshire average of 15.4% and the England average of 17.7%. However, considerable efforts have been made since 2011 to increase the availability of social and affordable rented properties and to diversify the affordable tenures available to include more shared ownership properties.

3.125 Recent housing growth has been shaped by Policy LP2 of Huntingdonshire's Local Plan to 2036 which has sought to focus approximately 75% of the district's new housing growth within the four designated spatial planning areas focused on Huntingdon, St Neots, St Ives and Ramsey. The remaining 25% is focused on the seven key services centres of Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley as well as being distributed around the many smaller settlements. The distribution pattern achieved for completed new homes from 2015/16 to 2021/22 is shown in the figure below which illustrates how 69.7% of completions in that time were situated within the spatial planning areas. This is expected to increase as homes on more recently granted planning permissions come through to completion, in particular those at the St Neots East strategic expansion location.



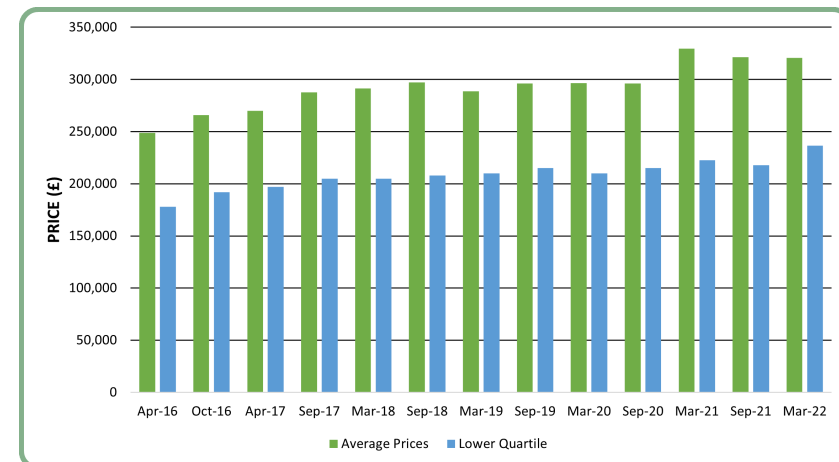
**Figure 3.17 Distribution of housing growth 2016-22**



111% from £265,308 in August 2006 to £560,674 in March 2022 and in Fenland prices rose 57% from £154,234 in August 2006 to £242,460 in March 2022.

**3.128** House prices are measured in two ways to indicate the average overall and the average of the lowest priced quarter of the market. The median average comprises the sale price of the middle home in a list of properties ranked from the highest sale price to lowest over a set period of time. The lower quartile house price comprises the sale price which is valued at a quarter of the way through the total range of sales when ordered from lowest to highest. It is used to provide an indicator of the costs incurred by those purchasing homes in the more affordable section of the market.

**Figure 3.18 Average House Prices**



**Affordability**

**3.126** Housing affordability has been an increasing challenge for Huntingdonshire's residents over the last three decades (see the next figure). In March 2022 the average residential property price based on sales and valuations in Huntingdonshire was £360,295<sup>(14)</sup> based on both sales and valuations. This is an increase of £33,539 over the previous 6 months and an increase of £27,214 over the previous 12 months.

**3.127** Actual sales prices vary from valuations. The average actual sales price in March 2022 was lower at £320,699 (down by £3,573 on the previous 6 months and down by £11,211 over the previous 12 months). In August 2006 this figure was £205,088. This indicates an increase of 56% across a 15 year period. By way of comparison prices in Cambridge City rose

14 Source: Hometrack data, presented in the quarterly Housing Market Bulletins prepared by the Housing Board for Cambridgeshire, Peterborough & West Suffolk, the [last edition](#) was published in July 2022 using data from March 2022

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- 3.129** Affordability ratios are used to assess house prices compared to average earnings to show how many times local income local house prices represent. They are calculated by dividing house prices by gross annual workplace or residence-based earnings. The higher the ratio, the less affordable it is for people to get onto the property ladder. Lower ratios tend to suggest greater affordability but may indicate lower earnings, reduced purchasing power and/or lower demand in an area. It should be noted that affordability ratios are calculated on a district wide basis and can hide significant variations between different locations within the district. The Office for National Statistics publish an annual affordability ratio based on the median price paid for residential property and earnings data, the 2021 data gives a figure of 9.6 for Huntingdonshire.
- 3.130** In Huntingdonshire the lowest median house price affordability ratio since December 2016 was experienced in June 2017 at 6.5 and the highest in September 2021 at 9.4, this had dropped to 7.6 by March 2022. For those in the lower quartile of earnings and seeking properties within the lower quartile of the market the affordability ratio is even more challenging. The lowest affordability ratio experienced since December 2016 was 8.8 also in June 2017 with the highest being 10.1 in March 2022. By way of comparison elsewhere within the Cambridge sub-region housing market area the worst median affordability ratio as at March 2022 was in Cambridge City at 10.6 and the best in Peterborough being 7.1. Again in March 2022, for the lower quartile the lack of affordability is even more stark with Cambridge City again being worst at 14 and Fenland and Peterborough being best at 9.9. The amount that can be borrowed for a mortgage varies across different lenders but typically ranges between 3 and a maximum of 4.5 times the household's income. Although Huntingdonshire is one of the less expensive districts within the housing market area both the median and lower quartile ratios significantly exceed the typical lending ranges indicating considerable financial challenges to those trying to enter the housing market, particularly for the first time or if relocating from a lower value area.
- 3.131** Around a quarter of homes within Huntingdonshire are rented, either privately or through a range of social landlords. Weekly median private rents in March 2022 were £150 for a 1 bedroom property, £190 for 2 bedrooms, and £229 for a 3 bedroom property. The local housing allowances for the Huntingdon broad market area which covers the majority of the district range from £65.59 for a room, £130 for a 1 bedroom property up to £253.15 for a 4 bedroom property. For all accommodation sizes the local housing allowance is lower than the weekly median private rents. The northern part of the district, including Ramsey and Yaxley fall within the Peterborough broad rental market where prices and local housing allowances are correspondingly lower. Weekly median private rents in March 2022 were £137 for a 1 bedroom property, £172 for 2 bedrooms and £201 for a 3 bedroom property. The local housing allowance ranged from £65.59 for a room, £110.47 for a 1 bedroom property up to £207.12 for a 4 bedroom property.
- 3.132** Housing associations (also known as registered social providers/ landlords) provide the majority of rented affordable homes in Huntingdonshire. Rent levels vary depending upon the nature of the contract. Net weekly rental charges for general needs housing for 2021-22 for those in social rented properties were £81 for 1 bedroom, £94 for 2 bedroom and £103 for 3 bedroom and for those in 'affordable rented properties were £112 for 1 bedroom, £133 for 2 bedroom and £157 for 3 bedroom. 4 bedroom prices are not listed due to the rarity of such properties.
- 3.133** As can be seen from the baseline data above, provision of affordable housing remains a major challenge for the next Local Plan.

### Homelessness

- 3.134** The Homelessness Reduction Act 2017 places a duty to both prevent and relieve homelessness on local authorities. The prevention duties include activities aimed at preventing a household threatened with homelessness within 56 days from becoming homeless which can include relocation to alternative accommodation as well as assisting people to remain in their existing property. For those who are homeless, or become so within the

56 days of the prevention duty period, the relief duty requires local authorities to take all reasonable steps to help eligible people to secure suitable accommodation. The next figure shows the significance of the prevention duty in resolving cases with the majority of cases addressed at this stage rather than through the relief duty.

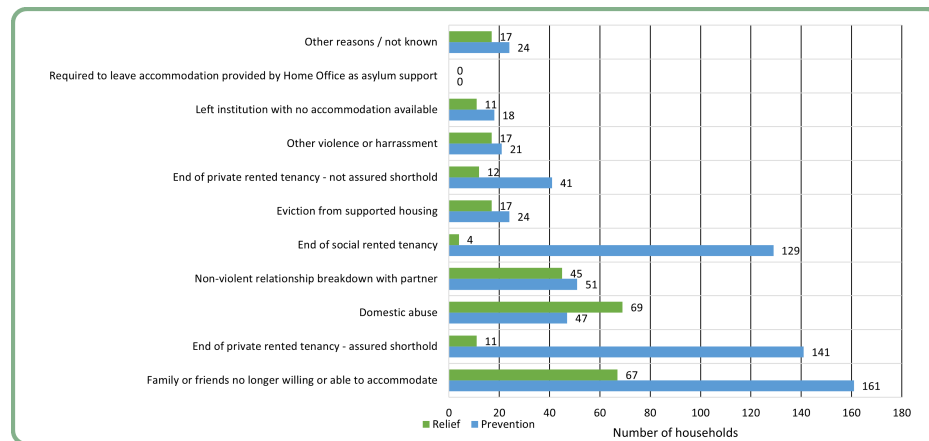
the relief duty period started of which 143 households were considered to be in priority need primarily through having dependent children or containing household members with physical or mental health problems. The main duty ended for 145 households during 2020-21 with 113 accepting social housing offers and 2 accepting private rental offers; 10 households however were reclassified as becoming intentionally homeless from temporary accommodation.

**3.135** Data taken from the DLUHC/ MHCLG [Statutory Homelessness](#) detailed local authority level tables financial year 2020-21 show that 928 households were assessed as owed a duty of prevention or relief from homelessness. Where issues cannot be resolved through the prevention actions a household may be counted again within those seeking help under the relief duty. The largest single cause of homelessness was family or friends no longer being willing or able to provide accommodation.

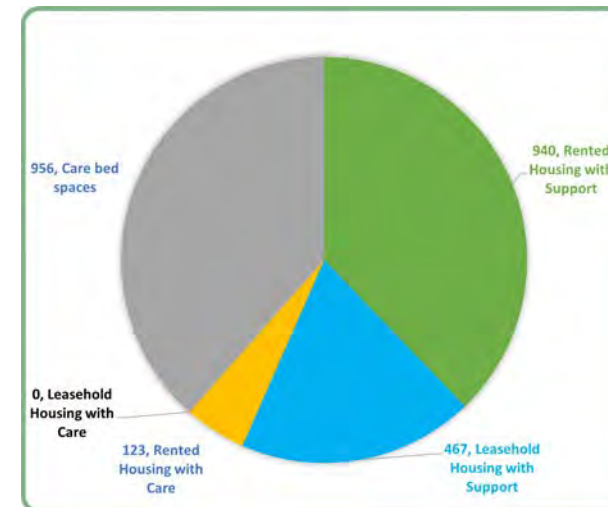
**Specialist housing**

**3.137** Older people can have specialist housing needs ranging from properties with improved accessibility within an otherwise standard house type through to care home beds with high levels of support. The [Cambridgeshire and West Suffolk Housing Needs of Specific Groups study \(2021\)](#) indicates the current supply of specialist older people's housing as shown below.

**Figure 3.19 Reasons for Homelessness, 2021-22**



**Figure 3.20 Specialist Older People's Accommodation by Property Type, 2020**



**3.136** Of the 659 households for whom the prevention duty ended during 2020-21 accommodation for 6 months or more was successfully secured for 370 households. Of those for whom the relief duty ended accommodation for 6 months or more was successfully secured for 157 households. 172 households were accepted as remaining homeless more than 56 days after



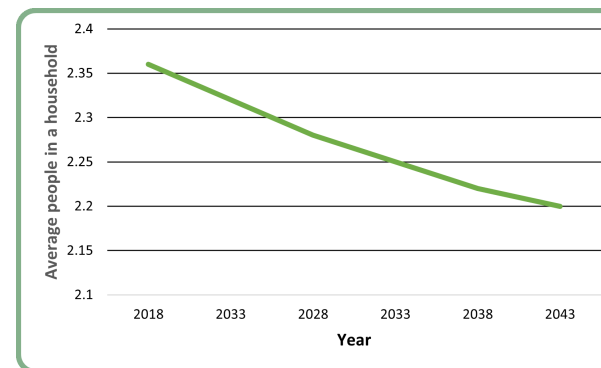
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**3.138** Based on the SHOP@ Assumptions the level of need for specialist accommodation in Huntingdonshire is forecast to increase by a total of 2,082 units by 2040. The expected housing types for these comprise additional demand for 554 rented housing units with support, 977 leasehold housing units with support, 241 rented housing units with care and 310 leasehold housing units with care. The provision of a choice of attractive, suitable housing options for older people is a key element of providing a good housing mix. This may enable some older households to downsize from homes that no longer meet their housing needs or are expensive to run and can provide opportunities to move into suitable, accessible accommodation that helps improve people's quality of life.

### Household Characteristics

**3.139** Average size is one of the key characteristics of households that affects planning for housing. A household may be a single person or any group of people, related or not, who live in a property and share cooking and other facilities; communal establishments such as nursing homes or prisons are excluded. Average household size is the typical number of people living within a single property. The next figure shows the [Office for National Statistics](#)' predicted average household size for Huntingdonshire up to 2043. It reflects a decline from 2.36 people per household in 2018 to 2.20 by 2043.

**Figure 3.21 Average household size predictions**



### Key sustainability issues and problems

- Ensuring the delivery of an ongoing supply of new homes in sustainable locations
- Ensuring new homes provide a mix of types, sizes and tenures aligned with the composition of the local population
- Affordability ratios of house prices to around 9 times average earnings create significant stress in the housing market and result in strong social sustainability challenges
- Proactive work through the prevention duty regarding homelessness has high effectiveness rates and reduces social sustainability challenges through the trauma otherwise experienced by those who become homeless
- Ensuring a range of accessible, adaptable and specialist new homes are available suitable to meet the changing needs of residents as the population ages overall

#### What may happen without a Local Plan

- The amount of new housing provided may be insufficient to meet needs creating further price inflation or an excessive supply may be permitted resulting in uncertainty over delivery of sites
- New housing provision may be less well suited to meeting local needs in terms of size and type
- The specialist accommodation needs of older people may not be met

## Population and Health

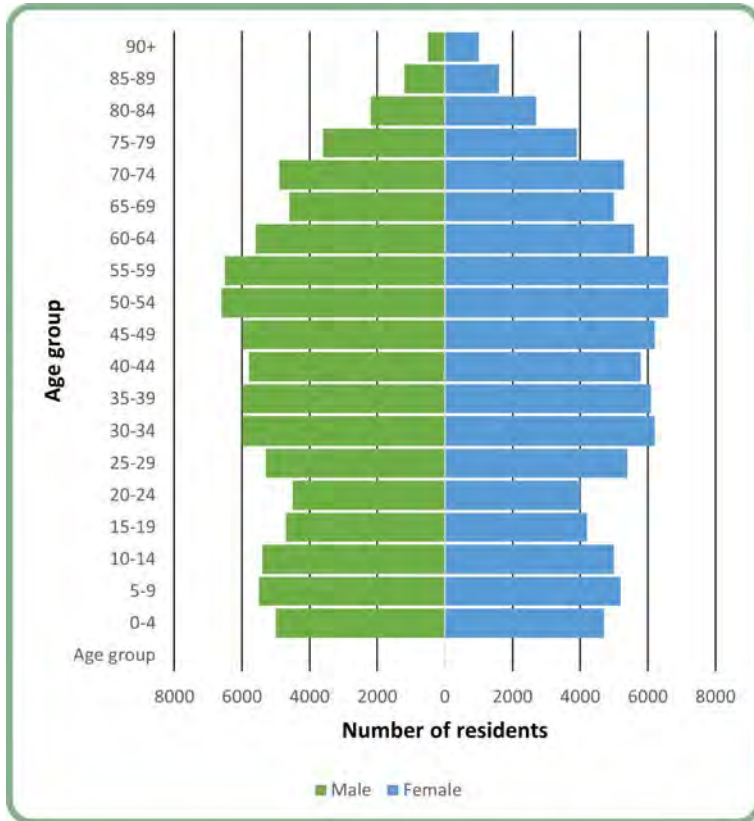
### Population Characteristics

- 3.140** The national Census is taken every 10 years and records the current population. The 2021 census recorded a total population for Huntingdonshire as being 180,830 people, this is an increase of 6.7% from the 2011 Census where there were 169,500 people. At 6.7%, Huntingdonshire's population increase is lower than the increase for the East of England (8.3%). Bedford, Cambridge and Peterborough saw their populations increase by around 17.7%, 17.6% and 17.5% respectively, while others such as Fenland saw an increase of 7.6% and East Cambridgeshire saw smaller growth (4.6%).
- 3.141** The fastest growth rate experienced by Huntingdonshire's population was during the 1960s and 1970s. The 1961 Census gave a population of 66,068; by 1981 this had grown by 89% to 124,773. By 2021, the population had increased by 44.9% over the 1981 figure. These growth rates should be treated with a degree of caution reflecting changes in Census methodologies and area boundaries over time.
- 3.142** Detailed population data showing the proportion of the population belonging to each ethnic group have not yet been released for the 2021 Census. The 2011 Census recorded that 89.5% of Huntingdonshire's population were white British, with 2.5% recorded as being Asian/Asian British, 1% Black/Black British and 1.5% recording themselves as mixed ethnicity.

- 3.143** There were 434 residents/km<sup>2</sup> in England in 2021, up from 407/km<sup>2</sup> in 2011. As of 2021, Huntingdonshire is the 14th least densely populated of the East of England's 45 local authority areas, with around one person living on each football pitch-sized area of land.
- 3.144** The first results of the 2021 census provides data for Huntingdonshire's resident population by 5 year age groups (see below figure). It only provides projections by traditional male or female categories; no data is available for people identifying as gender neutral. Huntingdonshire's census 2021 population is estimated as 49.6% male (89,700 residents) and 50.4% female (91,100 residents). This is a 0.3% change from census 2011. The gender balance of the population is broadly equal in younger age groups. Broadly, Huntingdonshire has seen higher population growth in older age groups, in particular the 65 years and over age group (increased by 33.7%). In contrast, younger population groups have seen limited growth or small declines (for example, an increase of 1.5% in people aged 15 to 64 years, and an increase of 1.8% in children aged under 15 years).

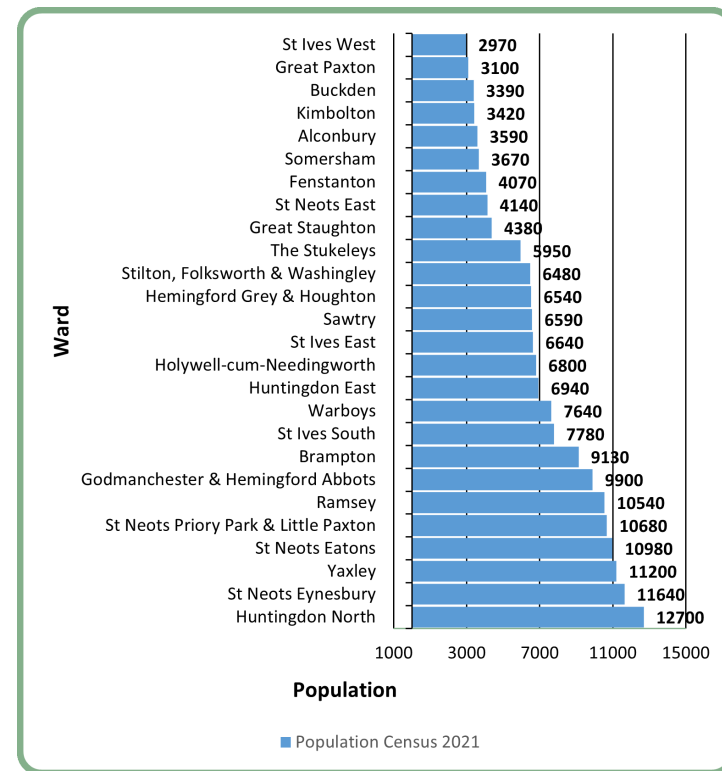
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**Figure 3.22 Age structure of Huntingdonshire's population at the 2021 census**



3.146 [Cambridgeshire Insight](#) are releasing localised Census 2021 outputs. Recent summaries have shown that population growth at ward level in Huntingdonshire has been more unevenly spread compared to other districts in Cambridgeshire and Peterborough. Huntingdon North is the most populous ward with 12,700 people followed by St Neots Eynesbury (11,640) and then Yaxley (11,200). The least populous ward is St Ives West with 2,970 people. See the below figure for more details.

**Figure 3.23 Huntingdonshire's population by ward, Census 2021**



3.145 Huntingdonshire's average population per household (calculated for only residents living in households) decreased from 2.41 in Census 2011 to 2.32 in Census 2021.

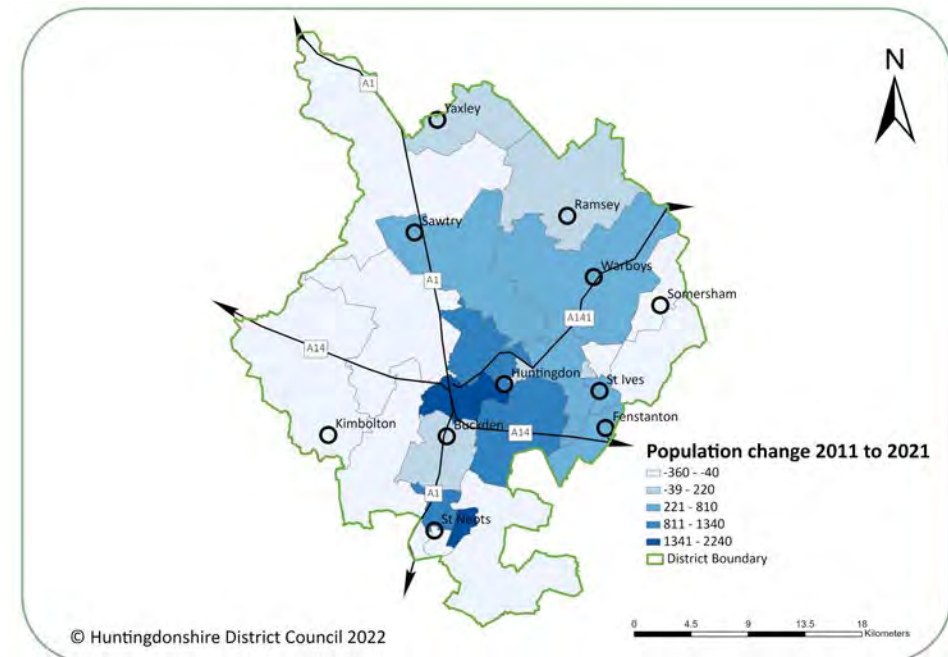


3.147 16 wards have seen population increases since Census 2011, whereas 10 wards have seen population decreases. The largest decrease has been in St Ives East, with a population decrease of -360 residents or -5.2%. In contrast, there has been notable population growth in the wards of:

- **St Neots East:** an increase of 2,240 residents - growth of 118.5% - and an increase of 770 households. This is the second highest percentage population growth in Cambridgeshire and Peterborough. This is largely attributed to development of Loves Farm and now Wintringham Park.
- **Brampton:** an increase of 2,060 residents - growth of 29% - and an increase of 900 households. This is attributed towards the redevelopment of RAF Brampton and other major developments within the village.
- **The Stukeleys:** an increase of 1,290 residents - growth of 27.6% - and an increase of 670 households. This is a result of the Alconbury Weald development that is ongoing.

3.148 The below map shows visually the population change between 2011 and 2021 in each of Huntingdonshire's wards. Data has been taken from the [Census 2021: Cambridgeshire and Peterborough provisional ward level population summary](#) document published on Cambridgeshire Insight. The map shows that the rural western part of the district has seen population decline throughout with increases focused in and around the towns and larger villages. Population decline gives rise to challenges in supporting local services because there are less people to use them.

Map 3.5 Population change between 2011 and 2021 at ward level



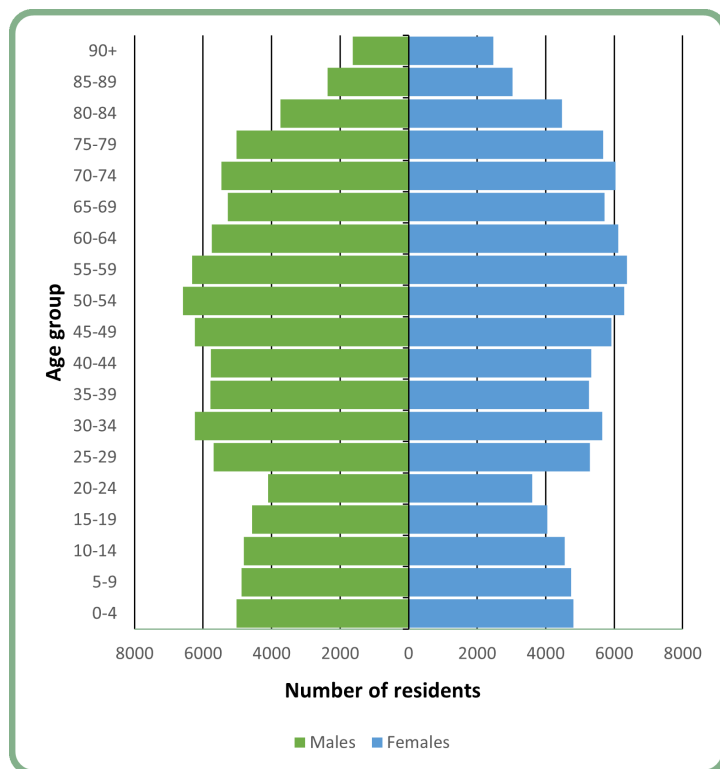
### Population Projections

3.149 The next figure shows the forecasted age structure for Huntingdonshire for 2042<sup>(15)</sup>. The data shows that by 2042 the proportion of people aged 0-19 is predicted to decline from 21.9% of the population to 19.7% and those aged 20-64 to decline to 53.7%. In contrast those aged 65-79 are predicted to increase to 17.4%. The greatest relative increase is predicted amongst those aged 80 and over going up to 9.3%.

15 These projections are produced by the [Office for National Statistics](#), the last available data are 2018-based population projections. ONS aim to update these projections towards the end of 2022 following the data outputs from the 2021 census

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Figure 3.24 Age structure forecast for 2042



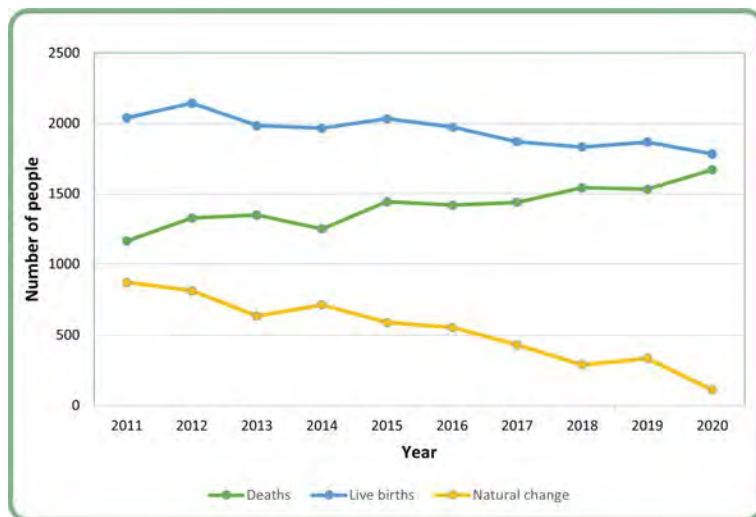
2018-2020 was 84.46 years with both being higher than the average for England at 83.14 years. Life expectancy for males was lower than that for females across all dates and locations.

- 3.152** As of 2001-2003 a male's life expectancy was 77.50 years in Huntingdonshire, increasing to 80.77 years by 2010-2012 and further increasing fractionally to 80.98 years by 2018-2020. Again this was marginally below the average for Cambridgeshire for 2018-2020 at 81.07 years but but were higher than the average for England at 79.40 years.
- 3.153** The next figure shows the trends in live births, deaths and subsequent natural population change for 2011 to 2020. It broadly indicates that annual deaths are exceeding whilst live annual births are decreasing. Natural change is still giving rise to a small positive growth rate but this has declined significantly over the decade from a peak natural change growth of 875 in 2011 to just 112 in 2020. Given the projected population profile for Huntingdonshire by 2042 it is likely that natural change rates will be negative.

**3.150** Life expectancy in Huntingdonshire at birth is higher than the national average for both males and females. The ONS calculate life expectancy based on a three year average figure.

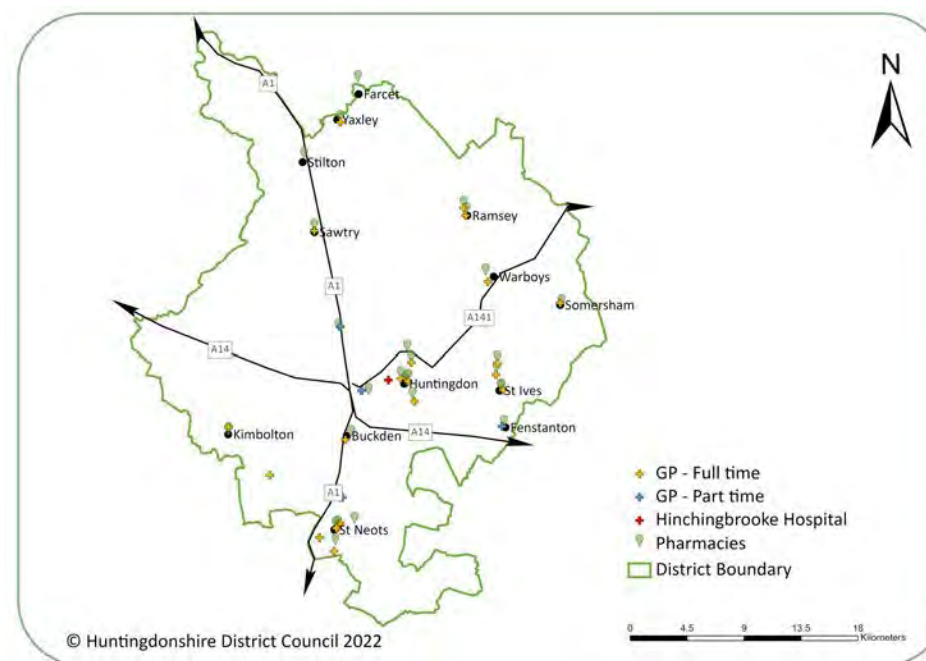
**3.151** For a female born 2001-2003 life expectancy was 81.56 years, by a birth date of 2010-2012 this had increased to 84.18 years and by a birth date of 2018-2020 a female's life expectancy had fractionally decreased to 84.14 years. For Cambridgeshire as a whole a female's life expectancy for

**Figure 3.25 Natural change rate of population 2011 to 2020**



3.156 There are 21 full time General Practitioner Surgeries with also many offering extended hours on specific evenings and the St Neots Health Centre offering some weekend access. The greatest concentrations of GP surgery provision are within Huntingdon and St Neots reflecting the greater density of population in these towns. Four surgeries provide GP access on a part time basis in smaller settlements each offering services at least three days a week. In September 2020 the Church Street Surgery in Somersham closed down which also resulted in the closure of its two branch surgeries in Earith and Bluntisham which had limited opening hours. Again for some residents the nearest GP surgery may be outside Huntingdonshire.

**Map 3.6 Health Facilities in Huntingdonshire, March 2022**



3.154 The [Office for National Statistics](#) has recorded weekly death occurrences by all causes and those specifically attributed to Covid-19. There were two distinct peaks of Covid-19 related deaths, firstly in spring 2020 and secondly in the first quarter of 2021. In 2020, week 20 saw 50% of deaths recorded in Huntingdonshire as being related to Covid-19. The first quarter of 2021 saw a peak of 40% of deaths attributed to Covid-19 in week 4, since then rates continued to fall.

3.155 A range of NHS primary care facilities are available within Huntingdonshire to support the local population's health (see the below map). Hinchingbrooke Hospital is a 304 bed district general hospital located in Huntingdon offering a range of general surgery, specialist units, maternity and emergency care along with a 23 bed treatment centre. Residents also frequently access services at Addenbrookes Hospital in Cambridge and Peterborough City Hospital.



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3.157 Data from the [Office for Health Improvement and Disparities](#) indicates that in overall terms the health of Huntingdonshire's population is slightly better than that for England as a whole. A small range of health indicators which relate reasonably closely to impacts of the built environment on health are presented in the below table to provide a summary picture of this.

**Table 15 Health Indicators**

Indicator	Date range	Huntingdonshire	England
Fraction of mortality attributable to particulate air pollution	2020	5.7%	5.6%
Percentage of physically active adults	2020/21	68.6%	65.9%
Under 75s mortality rate from cardiovascular diseases (1 year range)	2020	55.8 per 100,000	70.4 per 100,000
Hip fractures in people aged 65 and over	2020/21	509 per 100,000	529 per 100,000
Under 75 mortality rate from cancer (1 year range)	2020	104.6 per 100,000	125.1 per 100,000
Percentage of adults (aged 18+) classified as overweight or obese	2020/21	65.3%	63.5%
Prevalence of obesity or severe obesity for children in Year 6 (10-11 years old)	2019/20	19.6%	21.0%

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### Key sustainability issues and problems

- The ageing and in some locations declining population may lead to challenges for the social sustainability of communities, for health and social provision and provision of appropriate housing options
- Decreasing proportion of the population is of working age raising the proportion of dependants
- Natural change is decreasing and may result in a negative rate of population growth unless in-migration is sufficient to counterbalance falling population numbers
- GP surgeries are concentrated in larger settlements necessitating residents of almost all villages to travel for appointments or rely on telephone or other remote forms of consultations
- Health indicators suggest that Huntingdonshire's population is typically slightly healthier than that for England on average but deaths from particulate air pollution were higher than average in 2019 although it should be noted that this was prior to the rerouting of the A14 and consequent impact on air quality management areas

### What may happen without a Local Plan

- New homes may not contribute to the provision of additional healthcare provision designed to meet the increased needs generated
- Less emphasis may be placed on development of sustainable neighbourhoods facilitating active forms of travel which can boost people's physical and mental health
- Less emphasis may be placed on construction of safe, accessible developments which facilitate ease of access for all
- Rural areas may continue to see their populations decline and subsequent loss of any remaining services

## Income and Deprivation

**3.158** The Index of Multiple Deprivation (IMD) is the official measure of relative deprivation in England and is part of a suite of outputs that form the Indices of Deprivation (IoD). The [English Indices of Deprivation 2019](#) measures deprivation levels across England based on 7 topic areas:

1. Income
2. Employment
3. Education, Skills and Training
4. Health Deprivation and Disability
5. Crime
6. Barriers to Housing and Services
7. Living Environment

**3.159** Each topic area has a subset of detailed indicators to derive a comprehensive assessment of deprivation across geographical areas such as Local Authority areas and Lower Super Output Areas (LSOA)<sup>(16)</sup>. Huntingdonshire is the 69th least deprived district out of 317 English Local Authorities. Of other Cambridgeshire authorities, South Cambridgeshire is the 16th least deprived, East Cambridgeshire is 45th least deprived, Cambridge City is the 107th least deprived, and Fenland and Peterborough rank 80th and 51st respectively. When comparing all LSOA across England results show that Huntingdonshire has two LSOAs that fall within the 20% most deprived (H 008A in Huntingdon West and H 008B in Huntingdon North). A summary report on deprivation in Huntingdonshire can be found at [Cambridgeshire Insight](#).

**3.160** The next map shows the Index of Multiple Deprivation by deciles across Huntingdonshire. Of the deprivation categories identified in the IMD for Huntingdonshire, 'Barriers to Housing and Services' ranks as the lowest nationally (117 out of 317 authorities of which 1 is the most deprived). 'Income', 'Employment' and 'Health and Disability' categories perform above average, ranking 250th, 245th and 242nd out of 317 local authorities respectively.

**3.161** Within Huntingdonshire income deprivation rankings vary significantly. Of the 105 LSOAs in Huntingdonshire, 1 LSOA falls within the 2nd decile of most income deprived areas (this is Huntingdon North), whereas 20 fall within the 10th decile (the least deprived).

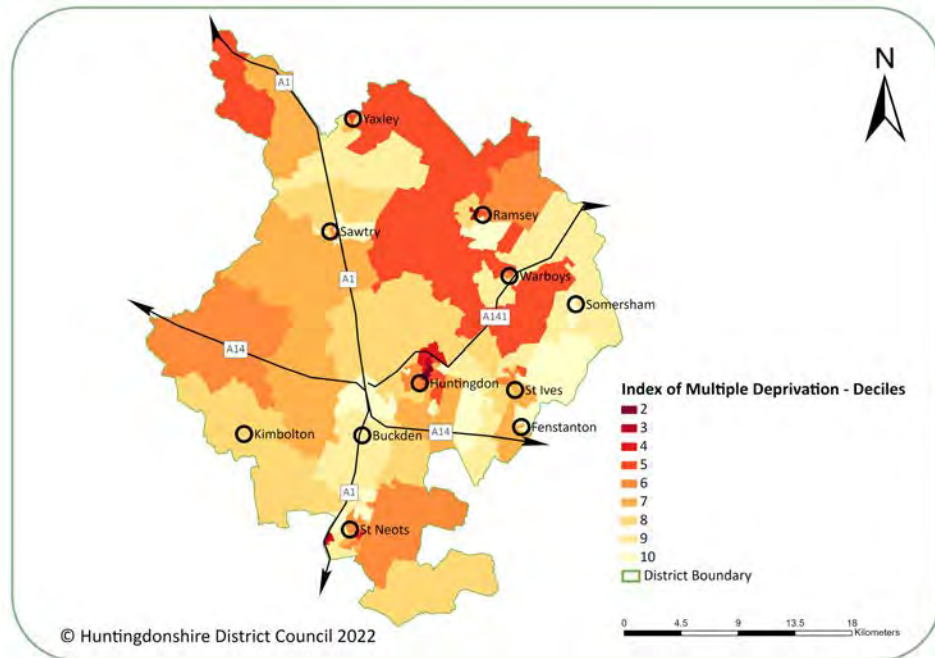
**3.162** In Huntingdonshire 79.7% of the working age population (16 to 64 years) were in employment (Jul 2021-Jun 2022)<sup>(17)</sup>, this compares to % in the 80.3% in the Eastern region and 78.6% for Great Britain.

16 A LSOA is split in areas that contain up to 3,000 people or 1,200 households Source: ONS: [Census Geography](#)

17 Employment and unemployment (Jul 2021 - Jun 2022) - ONS Annual Population Survey from [NOMIS](#) Local Authority Profiles

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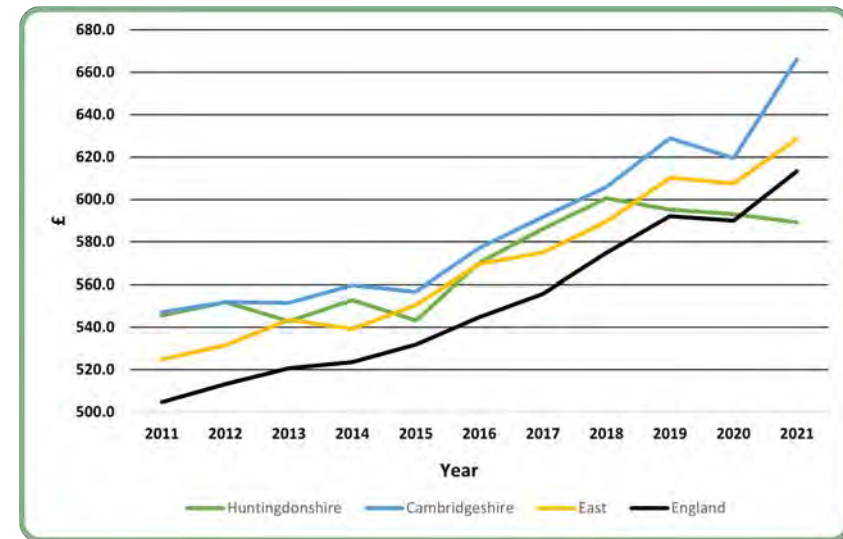
Map 3.7 Index of Multiple Deprivation by Deciles - 2019



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in Cambridge and South Cambridgeshire earn on average more ranging between £728 and £783 respectively. It is notable that median weekly pay in East Cambridge was £629 in 2021 (the third highest within Cambridgeshire and Peterborough), whilst Peterborough and Fenland sit below the national average at approximately £565 and £546 respectively.

Figure 3.26 Weekly Pay (Gross)



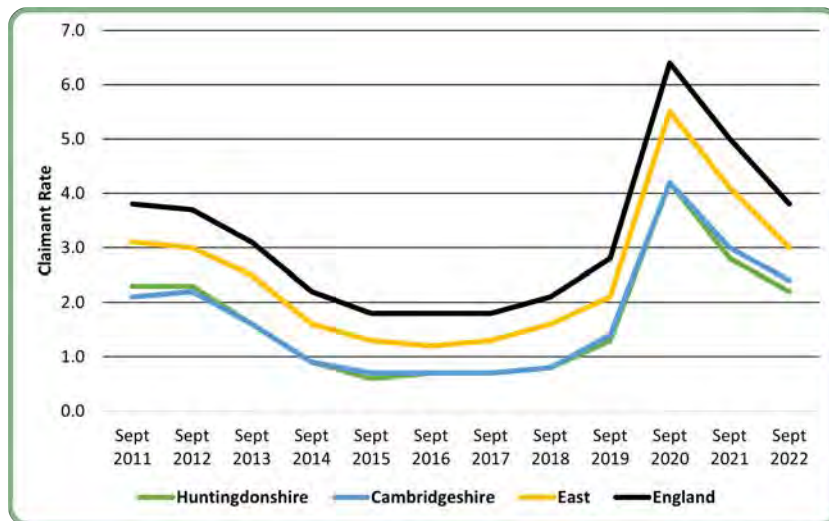
3.163 Median weekly pay (gross) in Huntingdonshire has bucked local and regional trends (see below). The ONS annual survey of hours and earnings (resident analysis 2021) demonstrates that although median weekly pay continues to rise in Cambridgeshire, regionally and nationally, pay in Huntingdonshire has been slowly declining since 2018. Weekly median pay in Huntingdonshire peaked at approximately £600 in 2018. 2020 saw a temporary decrease in weekly pay across the country as a result of the pandemic, however other authorities in Cambridgeshire and Peterborough have recovered to demonstrate increasing pay since. Currently median weekly pay in Huntingdonshire sits at approximately £589, this is below regional and English pay of around £628 and £613 respectively. Residents

3.164 Although median weekly pay has decreased in Huntingdonshire, the claimant rate as a proportion of economically active residents aged 16+ has remained in line with local and national trends (see below). Claimant rates peaked in 2021 appearing to coincide with the post lockdown impacts on businesses and the gradual repeal of the national furlough scheme. As at September 2022 claimant rates in England, the East and across Cambridgeshire have continued to decline. Within the Cambridgeshire and Peterborough area Huntingdonshire has the third lowest claimant count rate (2.2 as at September 2022) after South Cambridgeshire (1.8) and East Cambridgeshire (2.0). (ONS Claimant Count - [Claimants as a proportion](#)



of economically active residents aged 16+)) Distributed across age ranges approximately (as at September 2022) 16% of claimants in Huntingdonshire were aged 16 to 24 and 25% aged 50 or over; the majority of claimants sit within the 24 to 49 age group (59%). There remain future challenges ahead including but not limited to increasing energy price rises, uncertainty surrounding the economy and the impact that this may have on the cost of living.

**Figure 3.27 Claimants as a proportion of economically active residents aged 16+**



**Key sustainability issues and problems**

- Huntingdonshire shows great disparity across the district in terms of income and deprivation
- Median weekly pay in Huntingdonshire is in decline potentially creating a less financially stable population

**What may happen without a Local Plan**

- Income and deprivation disparity may continue to increase
- Residents across the district may continue to face financial hardship exacerbating the cost of living crisis

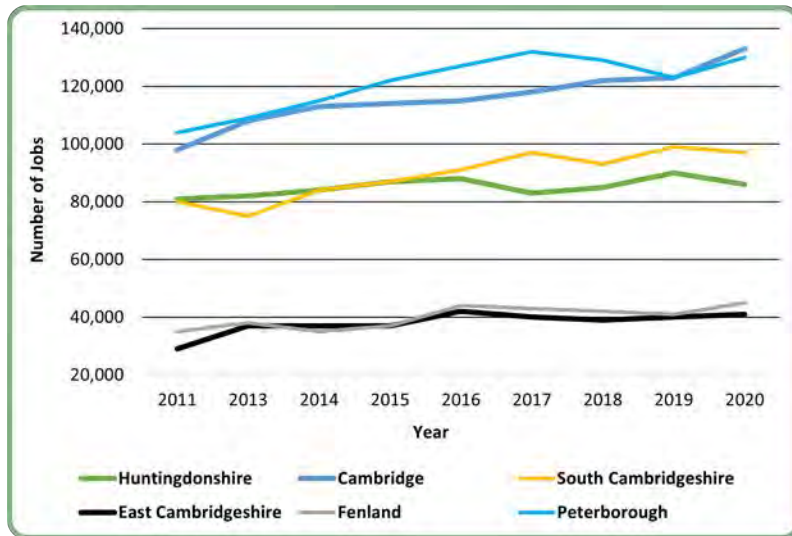
**Employment and Businesses**

3.165 There are approximately 86,000 employees in Huntingdonshire, the fourth highest in Cambridgeshire and Peterborough after Cambridge City Council (133,000), Peterborough (130,000) and South Cambridgeshire District Council (97,000)<sup>(18)</sup>. The number of jobs in Huntingdonshire declined by 4.4% between 2019 and 2020; the decline although greater mirrors a downward trend in the Eastern region of 0.76% and in England of 3%. South Cambridgeshire also saw a decline of 2.2% however other local authorities in Cambridgeshire and Peterborough have bucked the national decline, see the below figure.

18 Source: [ONS jobs density](#) 2020. Total jobs includes employees, self-employed, government-supported trainees and HM Forces

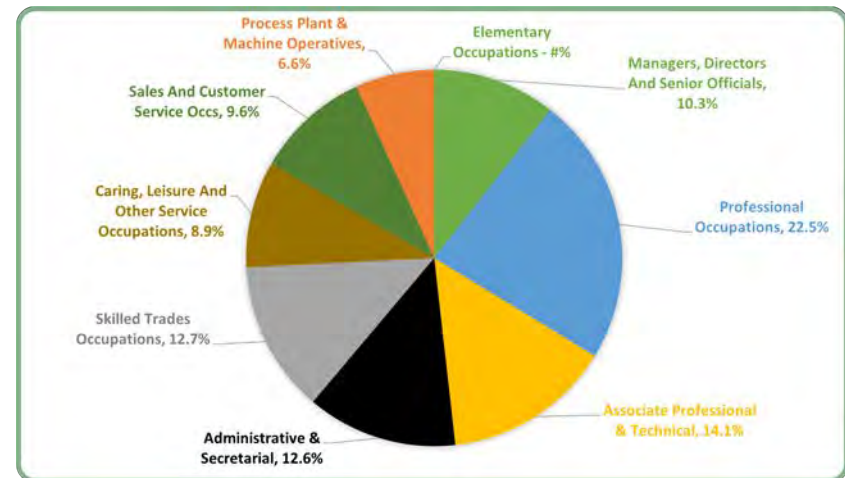
3 Stage A - The Scoping Process

Figure 3.28 Number of Jobs 2020



Cambridgeshire (12.6%). when comparing Huntingdonshire to the Cambridgeshire and Peterborough area, those in Skilled Trades and Occupations (12.7%) are second proportionately only to Fenland (18.2%).

Figure 3.29 Employment by Occupation



Source: ONS Annual Population Survey - [Employment by occupation \(Oct 2020-Sep 2021\)](#)

3.167 Huntingdonshire has approximately 7,845 enterprises (see below figure). 89.93% of which are classed as Micro organisations (employ 0-9 workers), 8.29% are Small (10 to 49), with 1.47% Medium (50 to 249 employees) and 0.38% Large (employing over 250). The percentage of businesses by size is generally reflective of County, Regional and English distribution (Source: [Inter Departmental Business Register 2022](#) (ONS)<sup>(20)</sup> The effects of Covid and Brexit appear to have impacted on the number of enterprises in Huntingdonshire, declining by

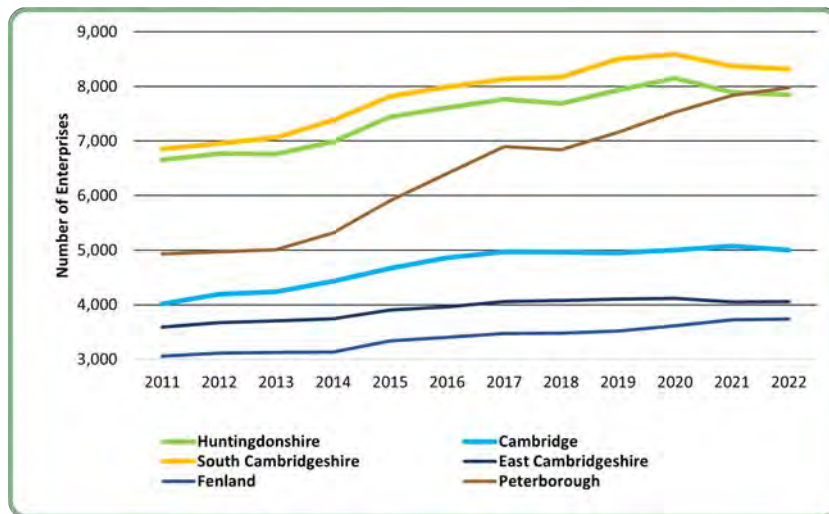
3.166 Huntingdonshire has a diverse range of occupations (see next figure), 22.5% of residents are employed in Professional Occupations, this occupational classification requires residents to have "a degree or equivalent qualification, with some occupations requiring postgraduate qualifications and/or a formal period of experience-related training"<sup>(19)</sup>. This is generally in line with trends in the Eastern region (21.9%) and in England (23.4%). The neighbouring authorities of Cambridge and South Cambridgeshire exhibit a higher percentage of high level occupations than average displaying 41.5% and 39.9% of their population in Professional Occupations. Conversely those in Managers, Directors and Senior Officials occupations in Huntingdonshire (10.3%) is more similar to Cambridge (10.5%) and South

19 ONS: [SOC2010 volume 1: structure and descriptions of unit groups](#)

20 An **enterprise** can be thought of as the overall business, made up of all the individual sites or workplaces. It is defined as the smallest combination of legal units (generally based on VAT and/or PAYE records) that has a certain degree of autonomy within an enterprise group.

approximately 3.7% between 2020 and 2022. This decline is largely reflected across the Eastern Region, with the exception locally of Cambridge (no change), Peterborough (increase of 6.05%) and Fenland (increase of 3.46%). Generally across England the number of Enterprises has remained relatively stable with a slight increase of 0.71%, whilst the Eastern region has returned to positive position (0.48% increase since 2020); Cambridgeshire demonstrated a decrease of -1.70%.

**Figure 3.30 Number of Enterprises**



clearly demonstrate the district's links with manufacturing and advanced manufacturing which is a high priority sector for the district (Huntingdonshire's [Economic Growth Strategy For Huntingdonshire District 2020-2025](#)), whilst the influence of organisations such as Hinchingbrooke Hospital can be clearly seen in the Large organisation category.

**Table 16 Industries by Size of Business**

Micro 0-9 employees	SME 10-249 employees	Large 250+ employees
<ul style="list-style-type: none"> <li>• Creative and digital industries</li> <li>• Building, plumbing, electrician</li> <li>• Computer consultancy</li> <li>• Biotech</li> <li>• Hairdressing &amp; beauty therapy</li> <li>• Accounting &amp; auditing services</li> </ul>	<ul style="list-style-type: none"> <li>• Management consultancy</li> <li>• Plastics manufacturing</li> <li>• Paper manufacturer</li> <li>• Composites</li> <li>• Metal fabrication</li> <li>• Hospitality</li> <li>• Primary education</li> <li>• Freight transport</li> <li>• Retail</li> <li>• Financial management</li> </ul>	<ul style="list-style-type: none"> <li>• Meat processing &amp; preserving</li> <li>• Food manufacturing</li> <li>• Hospital &amp; other human health activities</li> <li>• Utilities (Water collection, treatment &amp; supply)</li> <li>• Manufacture of electrical equipment</li> <li>• Secondary education</li> </ul>

Source: [ONS Inter Departmental Business Register](#) (2021).

**3.168** The below table shows the *Industries by Size of Business* and sets out the main types of business that reside within Micro, SME and Large categories. Unsurprisingly the table demonstrates that the majority of micro organisations include small scale businesses such as hairdressers, builders, plumbers, electricians and accountancy services; more surprisingly some micro organisations fit within the creative, digital and biotech industries. This could be as a result of the 'Cambridge effect', however more research would be required to understand if this is the case. SME organisations

**3.169** As with the number of enterprises, the trend in the number of local units over time is similar, with local units seeing a decline of approximately 3% between 2020 and 2022. Around 9,075 local business units exist in Huntingdonshire, see the below figure. The distribution of these local units across industry show a high proportion of businesses in the construction and professional, scientific and technical industries. Since 2015 a downward trend has occurred in the wholesale, information and communication,



### 3 Stage A - The Scoping Process

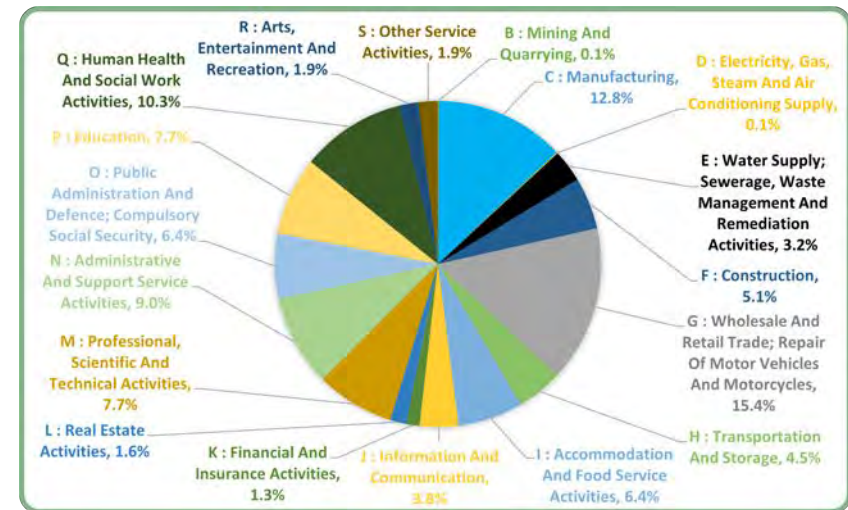
agriculture and public administration and defence, whilst there has been more substantial growth in transport and storage, accommodation and food services, construction and motor trades.

**Figure 3.31 Business Counts in Huntingdonshire**

Industry	2015	2022	2015 vs 2022	Trend
1 : Agriculture, forestry & fishing (A)	525	480	-9%	
2 : Mining, quarrying & utilities (B,D and E)	65	75	15%	
3 : Manufacturing (C)	545	555	2%	
4 : Construction (F)	1,005	1,245	24%	
5 : Motor trades (Part G)	275	335	22%	
6 : Wholesale (Part G)	455	380	-16%	
7 : Retail (Part G)	640	670	5%	
8 : Transport & storage (inc postal) (H)	345	510	48%	
9 : Accommodation & food services (I)	400	525	31%	
10 : Information & communication (J)	660	570	-14%	
11 : Financial & insurance (K)	155	155	0%	
12 : Property (L)	265	310	17%	
13 : Professional, scientific & technical (M)	1,290	1,275	-1%	
14 : Business administration & support services (N)	750	735	-2%	
15 : Public administration & defence (O)	120	110	-8%	
16 : Education (P)	170	190	12%	
17 : Health (Q)	395	400	1%	
18 : Arts, entertainment, recreation & other services (R,S,T and U)	520	550	6%	
<b>Total</b>	<b>8,585</b>	<b>9,075</b>	<b>6%</b>	

10.3% respectively. Manufacturing and retail trade, repair of motor vehicles and motorcycles account for 15.4% of employment in combination. See the below figure.

**Figure 3.32 Employee Jobs by Industry 2021**



Source: [Employee Jobs 2021](#): ONS Business Register and Employment Survey. <sup>(21)</sup>

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Source: [UK Business Counts - local units by industry and employment size band, 2022](#)

**3.170** Although the number of local units show that Huntingdonshire has a high proportion of businesses in the construction and professional, scientific and technical industries, it is manufacturing (C) and human health and social work (Q) that employ the largest proportion of employees at 12.8% and

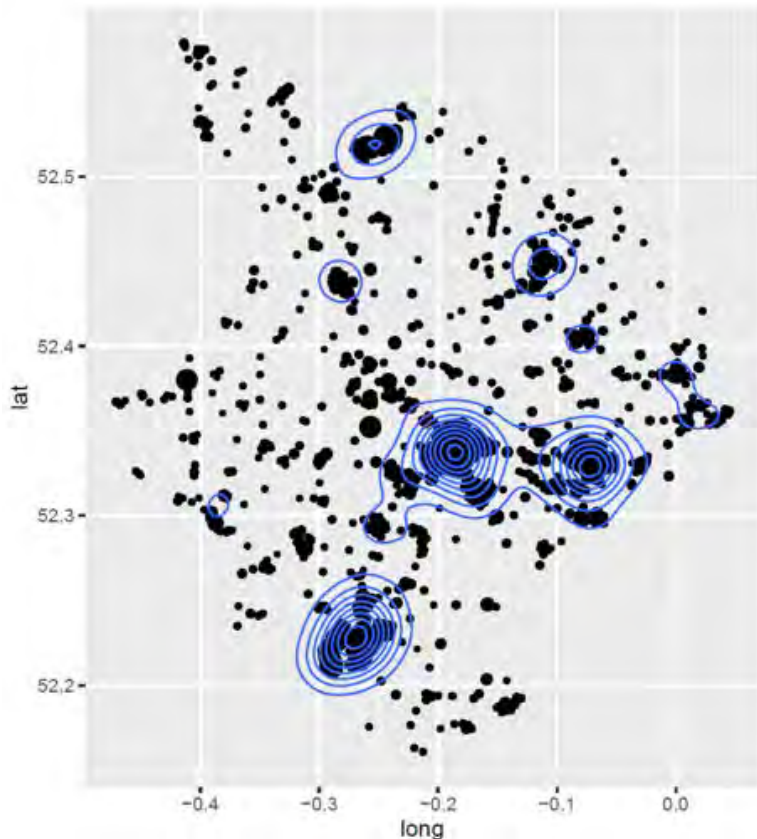
**3.171** Research by the Council's Economic Development team identifies that the business density is higher in the district's market towns of St Neots, Huntingdon and St Ives. Clear business clustering can also be seen around Ramsey, Sawtry and Yaxley (see the next figure).

**3.172** The black dots represent the location of employees (i.e. trading address/registered office). The size of the dot represents the number of employees in that place. The blue lines represent kernel density bands

21 Latest data as at October 2022 was for the year 2021. The definition of employee jobs excludes self-employed, government-supported trainees and HM Forces and farm-based agriculture.

which show the relative density of the combined dots across the entire District demonstrating where both the number and total employees across the district are grouped closely together.

**Figure 3.33 Kernel density estimations of all enterprises, scaled to number of employees**

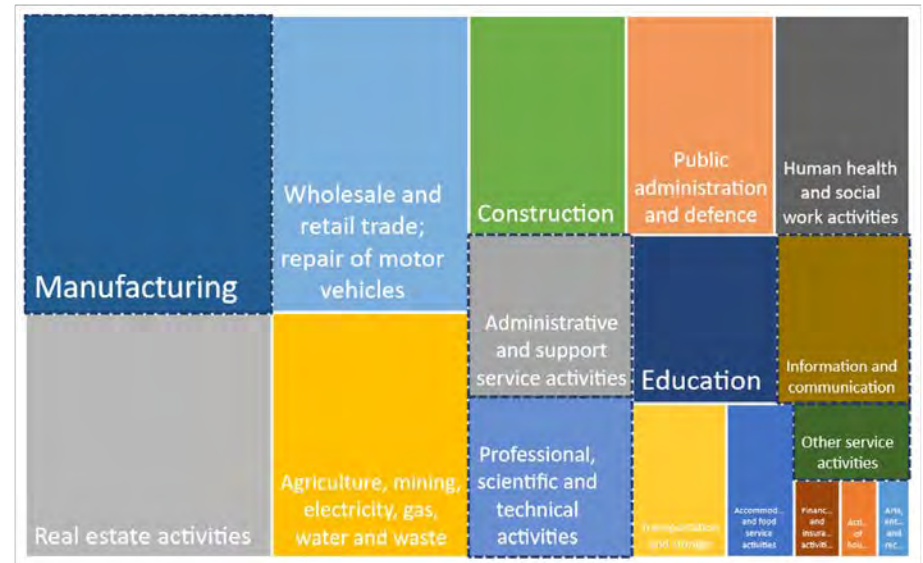


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Source: FAME (2021) and IDBR (2020) data

**3.173** The graphic below shows the contribution of the main industry sectors to GVA in Huntingdonshire. Sectors with a dashed border denotes location of Knowledge Intensive (KI) subcategories<sup>(22)</sup> within the overall sectors that contain both KI and non-KI subcategories. The sectors of *manufacturing* include high-tech & life sciences; *administrative and support services* includes KI services; *professional, scientific and technical services* includes life sciences and *information and communication*, and *other service activities*, include ICT all of which are major contributors to overall GVA within the District.

**Figure 3.34 Main Industry Sectors**



Source: ONS Regional Accounts (2018) data. GVA by subcategory is not available.

22 as defined by Cambridge Ahead's [Cambridge Cluster Insights](#) methodology: [CBR Database Methodology - Companies in the wider Cambridge region 2021](#)

## 3 Stage A - The Scoping Process

### Key sustainability issues and problems

- Post-pandemic recovery: addressing the decline in the number of jobs in the district
- Supporting and maintaining a stable economy: facilitating growth of key industries by providing appropriate land for development and expansion
- Supporting rural enterprises to provide sustainable job opportunities in outside the existing employment clusters
- Addressing the post-pandemic decline in the number of enterprises in the district
- Facilitating access to higher level occupations where required across the district
- Addressing the contribution that Huntingdonshire makes to Knowledge Intensive industries
- Providing complementary enterprises to support supply chains and economic growth

### What may happen without a Local Plan

- Continued decline in the number of jobs and enterprises resulting in less sustainable access to employment
- Reduced opportunity for rural enterprises to thrive, limiting employment opportunities in rural areas
- Lack of land to facilitate economic growth resulting in the loss of key industries outside the district
- Inability to deliver sustainable development and a strong and competitive economy

### Travel and Transport

**3.174** Huntingdonshire has very good connections to the national and regional strategic road network including the A14, A1 and A1(M), A428, A141, A1123, A1096, A1198 and A605. In terms of rail travel, the district is bisected by the East Coast mainline railway and is served by railway stations at Huntingdon and St Neots providing services south to London St Pancras International and onwards to the South Coast and north to Peterborough where onward connections run north to Edinburgh.

**3.175** High quality bus services are provided via The Busway which operates three routes within the district primarily linking Cambridge to St Ives and Huntingdon supplemented by connecting services to Peterborough and several villages. St Neots is served by buses connecting Cambridge to Bedford as well as to Huntingdon. Several bus operators provide commercial services within the district connecting villages to our market



**St Ives bus station**

towns and on to larger service centres in surrounding districts. Bus services in the north-east and western parts of the district are less frequent although a [Ting service](#) now covers the West Huntingdonshire area including key towns such as St Neots, Huntingdon, Sawtry and surrounding villages. The service has been introduced to West Huntingdonshire to improve transport links for those living in rural areas, removing young people's dependence on parents for lifts and allowing local residents to lessen their reliance on cars.

**3.176** A variety of active travel routes are found across the district. National cycleway routes 12, 24 and 51 all run through parts of Huntingdonshire. A cycleway also runs parallel to The Busway providing an off-road route from St Ives towards Cambridge. Dedicated cycleways serve parts of Huntingdon, St Neots and St Ives, generally as shared routes with footpaths. Grafham



Water offers a significant leisure cycling opportunity. Within towns and villages roadside pavements provide high levels of local connectivity with footpaths often providing more direct linkages and shortcuts only available to people walking. Extensive networks of bridleways and public rights of way offer horse riding and walking opportunities throughout the district.

- 3.177** Waterways provide leisure travel routes around the district with several marinas facilitating long and short stays along with boat servicing and maintenance. The River Great Ouse provides a major route through St Neots, Huntingdon and St Ives and the River Nene provides routes around the northern edge of the district. The Middle Level Navigations offer a network of Fenland leisure routes.

**The Waits at St Ives**



- 3.178** A range of transport infrastructure improvement projects are underway or proposed which have the potential to significantly enhance transport opportunities and connectivity for Huntingdonshire's residents and businesses. The main projects are briefly summarised below.

- 3.179** Improvements to the A14 are drawing to an end with the main new carriageway section having opened in May 2020 and the previous route being reclassified as the A1307. Pathfinder Link Road connecting the eastern section of A1307 into Huntingdon ring road at Mill Common opened in October 2019. Views Common Road linking the north western section of the A1307 to Hinchingsbrooke Park Road opened in September 2020. Mill Common Link Road will provide a connection between Pathfinder Link Road and the junction of Edison Bell

**A14 bypass south of Godmanchester**



Way near the railway station using the line of the old A14 but at lower grade. Preparation for demolition of the A14 viaduct across the East Coast mainline began in 2019 and demolition completed in 2022. This is followed by works around Huntingdon railway station to improve the forecourt and improve connectivity between different travel modes.

- 3.180** The A428 between the Black Cat and Caxton Gibbet roundabouts is a Nationally Significant Infrastructure Project as it is a large, complex infrastructure project which needs to be brought forward under a Development Consent Order (DCO). The [DCO](#) was granted by the Secretary of State for Transport in August 2022. The proposal is to upgrade the A428 route between the Black Cat roundabout on the A1 and the Caxton Gibbet roundabout at the junction of the A428 with the A1198 which is the only remaining single carriageway stretch on the A421/ A428 route from Milton Keynes to Cambridge and a focal point for traffic congestion regularly affecting people travelling between St Neots and Cambridge. Proposed improvements include provision of a 10 mile stretch of dual carriageway, a three tier junction at the Black Cat roundabout to allow traffic to flow freely on the A1 and new junctions at Caxton Gibbet and at Cambridge Road St Neots to connect the proposed route to the existing A428. Intended works also include new bridges over the River Great Ouse and East Coast mainline railway and improved routes for pedestrians, cyclists and horse riders that connect with existing public rights of way.

- 3.181** The A141 around the north of Huntingdon connects westwards to the A14 and A1 at Brampton Hut junction and eastwards to Warboys, Chatteris and onto Wisbech serving as a major route into the Fens. The road network around St Ives includes the A1123, A1096, B1040 and B1090; the Busway crosses the A1096 at the south eastern tip of the town from where the route transfers eastwards onto the formal guideway. Congestion levels can be high particularly at peak times with road safety issues and lack of safe cycling and walking routes impeding take up of active travel options. Promoted by the [Cambridgeshire and Peterborough Combined Authority](#) options for potential improvements were published for consultation in 2021 with further consultation in 2022. The intention is for the highway

### 3 Stage A - The Scoping Process

works to be complemented with support for active travel and public transport improvements to aid sustainable travel options alongside reducing congestion and improving safety on the roads. Further details of the project are expected to be developed through 2022 through a Strategic Outline Business Case.

- 3.182** Recent improvement to the East Coast mainline railway targeted at increasing capacity include a grade separated tunnel at Werrington, extra track and a new platform at Stevenage and track and signalling upgrades on the approach to Kings Cross. [Network Rail's Eastern Region Strategic Plan \(2021\)](#) sets out their delivery aspirations for 2019-24. [Huntingdon: A Prospectus for Growth](#) published by the District Council in 2020 recognises the importance of the proposal to add a railway station at Alconbury Weald and join it to the national rail network and acknowledges the challenges of doing so.
- 3.183** [East West Rail](#) proposes a new rail route connecting Oxford to Cambridge via Bicester, Bletchley and Bedford. From Oxford to Bedford the route involves existing and refurbished tracks, however, from Bedford to Cambridge a wholly new route is required. This is the section of greatest relevance to Huntingdonshire. A preferred route corridor has been identified; in 2021 public consultation was held on possible route alignments within this preferred corridor including suggestions for a new railway station south of St Neots or at Tempsford. The proposed scheme offers opportunities for faster and better long-term connectivity for local residents to Cambridge and Bedford and beyond, investment in economic growth and new jobs and further transport infrastructure improvements joining any new railway station into St Neots and the existing railway station.
- 3.184** Cambridgeshire County Council published a [Local Cycling and Walking Infrastructure Plan](#) for consultation in 2021 which identified priority cycling and walking routes in main urban areas across the county. The plan will be used to seek funding for improvements to the walking and cycling network which focus on actions likely to significantly enhance the ability of walkers and cyclists to travel between key employment, school, leisure and shopping

destinations and particularly favours routes to schools. The Cambridgeshire and Peterborough Combined Authority are strong advocates of active travel including walking, cycling and horse riding along with micro-mobility options such as e-bikes and e-scooters. Improvement projects and trials of innovative travel modes are funded and supported with some as pilot projects to ascertain their suitability for use across wider areas of Cambridgeshire and Peterborough.

- 3.185** In October 2022, Cambridgeshire County Council commenced consultation on a [transport strategy for Fenland and Huntingdonshire](#). These will provide a strategy and an action plan of schemes to address the transport challenges facing those districts, whilst also looking at sustainable access to services and a safe and healthy environment. The County Council are also consulting on an [Active Travel Strategy](#) which aims to make active travel the 'go to' option for local journeys.
- 3.186** Daily travel patterns have been disrupted throughout 2020 and 2021 due to the Covid-19 pandemic with uncertainty remaining over their form and scale going forwards. Hybrid working options are impacting some previous commuting patterns, use of deliveries has affected shopping trip patterns and changes to use of cars, public transport, cycling and walking both for business and leisure have yet to settle down into new routines. There is limited data availability at district level with most being published at county or wider areas.
- 3.187** The [Department for Transport \(DfT\)](#) produce some statistics at individual district level which provide indications of the levels of accessibility residents experience to key services and facilities. These indicate that in 2019 85% of Huntingdonshire's primary school pupils lived within 15 minutes walking or public transport distance and 97% were within 30 minutes. In contrast just 18% of secondary school students were within 15 minutes by walking or public transport. However, 74% were calculated as being within 15 minutes by cycle based on 16 kms/h; it is noted that this seems extremely high given some of the traveling distances involved particularly from western parts of Huntingdonshire into catchment schools in Huntingdon and St

Neots and from many villages into Ramsey. DfT statistics also indicated that in 2019 17% of Huntingdonshire's households were within 15 minutes walking or public transport time of a town centre, 45% of households were within 15 minutes cycle distance of a town centre and 76% within 30 minutes cycle distance. In terms of traveling to work, the DfT consider access for the population aged between 16 and 74. Of this group some 77% are within 15 minutes walking or public transport travel of an employment centre offering between 100 and 499 jobs with 85% within 15 minutes by cycle. Access to larger employment centres offering between 500 and 4,999 jobs can be obtained within 15 minutes walking or public transport travel for 66% of the group and by cycle for 85%.

#### Key sustainability issues and problems

- Huntingdonshire is well located in terms of the strategic road network creating pressure from logistics businesses for new sites and generating high levels of road based through travel and locally generated car travel
- A variety of road and active travel infrastructure improvements are proposed which may reduce congestion, improve journey times and increase the attractiveness of active travel modes for journeys
- The district's semi-rural nature means some parts are relatively remote which increases reliance on private vehicles and engenders viability challenges for public transport; the distances involved can make walking and cycling unattractive options for many journeys

#### What may happen without a Local Plan

- An increase in developments reliant upon the strategic road network may arise
- Encouragement of infrastructure provision for active travel would be more dependent upon countywide or national policies
- Reduced coordination with local and strategic transport infrastructure providers impacting on effective cooperation and timely provision of interdependent infrastructure and other developments

#### Digital Infrastructure and Communications

- 3.188** A reliable mobile and internet connection is now widely accepted as essential to facilitate a good standard of living. Fast, reliable mobile connections and broadband technology allows residents to access online services, such as banking and retail, to promote home working and to gain access to essential emergency services. In general, cities and large towns have more reliable and faster broadband capacity with many rural areas lagging behind due to lack of investment or cost benefit due to smaller population sizes.
- 3.189** Economic success across the district also relies on employers and commercial operations having high quality connections to mobile and broadband infrastructure. A reliable service maximises opportunities for productivity, efficiency and increases access to markets. Cambridgeshire and Peterborough Combined Authority produced '[Connecting Cambridgeshire Delivering a Digital Connectivity Strategy for Cambridgeshire and Peterborough 2018 -2022](#) (2018)' which aims to capitalise on these benefits by providing more reliable infrastructure across the County.
- 3.190** Data from Ofcom's [Connected Nations update: Spring 2019](#) sets out the most recent information on mobile and broadband connectivity. Connection speeds reflective of standard broadband speeds between 10Mb to 20Mb for uploads and downloads, are only really sufficient for "two people who're looking to just send emails, browse social media and do some online shopping". However a large family who may be "simultaneously streaming and gaming across multiple devices will require a much faster fibre broadband package, which start at a superfast 24Mb and go all the way up to a premium ultrafast 350Mb offering" (Source: [Broadband Compared](#)). The rollout of full fibre connections is the next stage in improving internet reliability and speed; it uses fibre-optic cables replacing the old copper



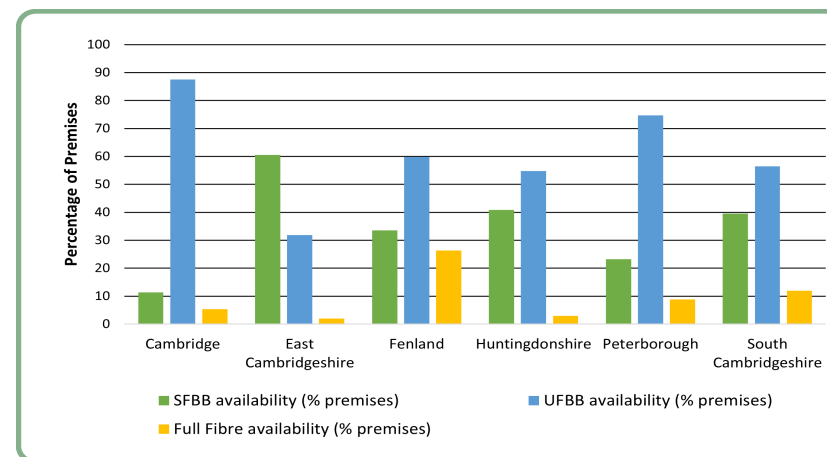
### 3 Stage A - The Scoping Process

connections. Speeds with full fibre connectivity can reach speeds of one gigabit per second<sup>(23)</sup>. Broadband connectivity in Huntingdonshire is as follows:

- Percentage of premises that have Superfast Broadband (SFBB, 30Mbit/s to less than 300Mbit/s) coverage - 40.8%
- Percentage of premises that have Ultrafast Broadband (UFBB, 300Mbit/s or greater) coverage - 54.8%
- Percentage of premises that have coverage from a full fibre service - 3%
- Percentage of premises that do not have access to services above 30Mbit/s - 4.4%

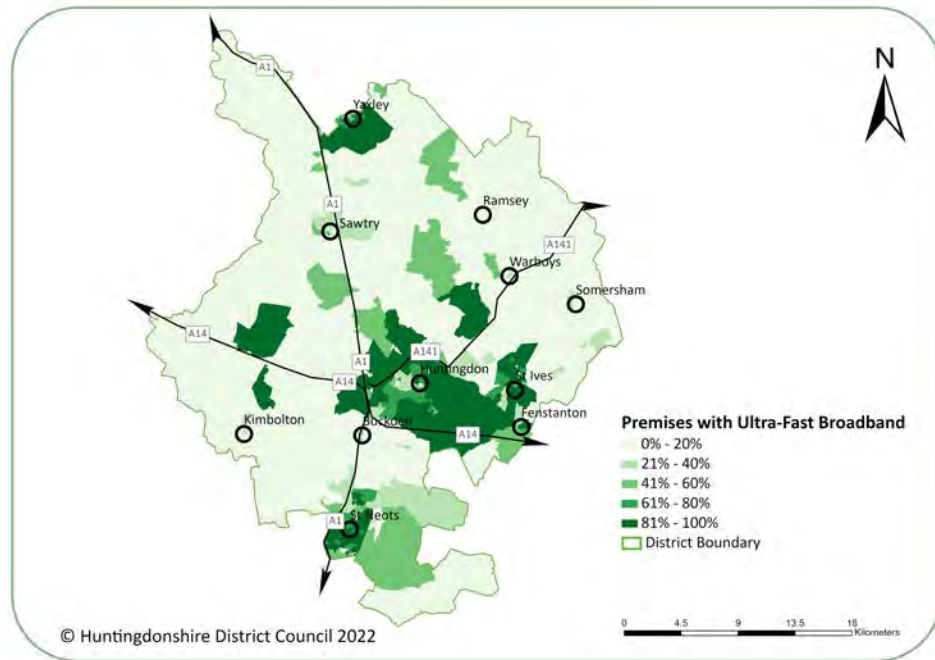
**3.191** Across the Cambridgeshire and Peterborough the type and availability of services is variable, in 2019 Fenland district saw the highest percentage of properties with access to full fibre (26.3%), whilst Cambridge demonstrates the majority of properties have access to Ultrafast Broadband (87.5%), see the next figure.

**Figure 3.35 Broadband availability as a percentage of all premises**



**3.192** The most recent data from Ofcom (2019) demonstrates that the rollout of Ultra-Fast broadband connections is mostly centred around the more urban areas in the district (see the below map). Whilst largely rural areas show that Ultra-Fast broadband is not readily available, some rollout has occurred.

Map 3.8 Percentage of properties with Ultra-Fast Broadband

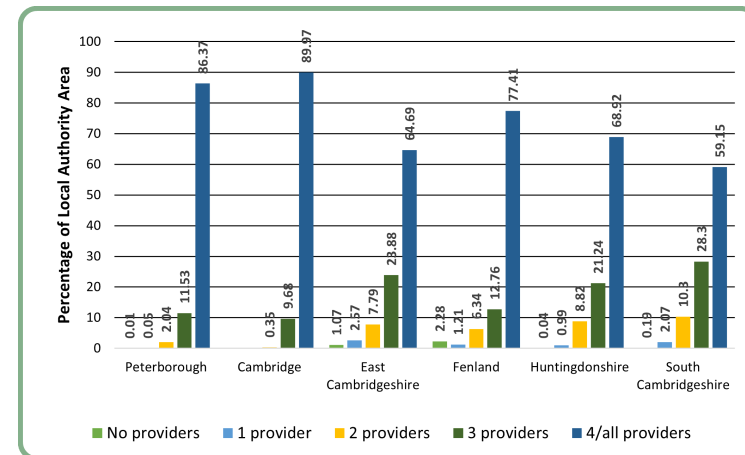


Source: Ofcom: [Connected Nations update: Spring 2019](#) - Fixed Local and Unitary Authority Data

3.193 Although the Government is currently working towards rolling out 5G network services across the country (Department for Culture Media & Sport: Guidance: [Factsheet 6: 5G](#), 24 November 2020), Ofcom is not yet readily recording the availability of this network. In fact, in a recent speech by Digital Infrastructure Minister Matt Warman noted that 4G coverage across 95% of the UK is not expected until the end of 2025<sup>(24)</sup>.

3.194 The below figure shows the percentage of local authority area and the number of providers that provide indoor access to the 4G network. Data from Ofcom's [Connected Nations update: Spring 2019](#) shows that indoor 4G coverage with an adequate choice of providers (all operators) has not yet been fully implemented across the whole of Huntingdonshire (only 68.92% of the district), meaning the choice of available network providers and as such the cost options available to residents, reflecting the range of people on varying incomes that can access mobile service provision varies across the district. This is reflective of the rural nature of the district, all round provision across the district is lagging behind the more urban authorities of Cambridge and Peterborough.

Figure 3.36 Number of 4G providers that provide indoor 4G networks by Local Authority



3.195 In contrast however, Ofcom's [Connected Nations update: Spring 2019](#) shows that outdoor 4G provision in Huntingdonshire is much more achievable:

## 3 Stage A - The Scoping Process

- Percentage of geographic area that can receive a 4G signal (indoor) from all operators - 68.92% , 21.24% from 3 operators, 8.82% from 2 operators, 0.99% from 1 operator
- Percentage of premises that (outdoor) that receive a 4G signal from all mobile operators - 95.27%
- Percentage of geographic area that can receive a 4G signal (outdoor) from all operators - 97.1%

Note: all operators refers to four mobile network providers: EE, O2, Vodafone and Three. There are other mobile service providers, however Ofcom confirms that these providers will all use one of the four identified networks via a wholesale arrangement.

**3.196** A number of improvements have been made in the district through the Connecting Cambridgeshire Strategy including:

- Upgrades in Spaldwick from superfast to gigabit broadband in July 2021 following a successful Community Fibre Partnership with Openreach using the Government's Gigabit Broadband Voucher scheme to fund the installation of Fibre to the Premises (FTTP) to the majority of premises. FTTP allows every single building the opportunity to access ultrafast speeds up to 900 Mbps, resulting in improved reliability and faster speeds at affordable prices (page 5)
- Expansion of CambWifi across Huntingdonshire's market towns allowing free public access to Wifi in public buildings, village halls and community sites (page 6)
- "Smart market towns Digital totems are being installed in Huntingdon town centre to display useful information for residents and visitors about what's on, shopping, and travel options, which will also be accessible via mobile phones." (page 9)

Source: [Cambridgeshire and Peterborough Digital Connectivity Strategy 2021-2025](#)

### Key sustainability issues and problems

- Reducing inequality, economic opportunity and vital access to services via digital infrastructure
- Reducing social exclusion by providing improved access to improved online services especially in rural areas
- Enabling businesses and rural businesses to thrive through improved broadband and mobile coverage
- Decreasing rural isolation through improved broadband and mobile coverage

### What may happen without a Local Plan

- The lack of improved broadband and mobile coverage in rural areas will continue to create a divide between rural and urban areas
- Social inclusion, economic opportunity and maintaining and developing successful enterprises in rural locations will be difficult to achieve

### Retail and Town Centres

**3.197** Huntingdonshire sits within a largely rural district, key retail, services and facilities are largely based around the four market towns of Huntingdon, St Neots, St Ives and Ramsey, acting as service centres for nearby settlements (Huntingdonshire contains one other town, Godmanchester.) Huntingdonshire's Local Plan to 2036 also identified seven further settlements that were considered to provide a healthy concentration of services and facilities that could provide services to other nearby communities, these are: Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley.



**3.198** The market towns of Huntingdon and St Neots also provide additionality in the form of 'Out-of-Town' Retail parks. These out of town retail parks provide access to more specialised retail such as hardware and DIY stores, warehouse retailing, garden centres, furniture stores etc. where a larger store footprint is required and car use to transport goods is more essential due to the nature of the items purchased. This can provide an offer to the wider area and is a signifier of a larger settlement. The most notable retail parks include:

- Stukeley Road Retail Park, Huntingdon
- Huntingdon Retail Park, Huntingdon
- Quora Retail Park, St Neots
- Abbey Retail Park, St Ives

**St Ives, Market Hill**



**Quora Retail Park, St Neots**



**3.199** Further work is underway by the Council to enhance the market towns in Huntingdonshire. The Council has secured funding from the Government's Future High Streets Fund, £12.8 million is anticipated to be invested in St Neots town centre. The [investment will deliver six projects](#), transforming the market town for the benefit of local people, businesses, and visitors. Construction associated to the six projects is expected to commence in 2023.

**3.200** The Council is working on a [Market Towns Programme](#) to develop interventions to improve the town centres of Huntingdon, St Ives and Ramsey is also underway. Studies and baseline reports have been commissioned by the Council which have informed a 'masterplan' for each area outlining interventions to enhance the vitality and viability of the town centres. These masterplans have been out for [consultation](#) during the Autumn of 2022. The Masterplans follow on from previous work on the 'Prospectus for Growth' documents which identified a vision and key objectives to enhance the three market towns.

**3.201** The [2021 Baseline Reports](#) for Huntingdon, St Ives and Ramsey identify a number of key insights into the health of the town centres and retail. The reports identify that footfall in Huntingdon and St Ives is strongly concentrated between 8am and 5pm. In Huntingdon the night-time economy only accounts for around 10% - 12% of total quarterly expenditure, seemingly limited in comparison to the size of the town. St Ives' evening economy however accounted for 20% of daily spend in 2020 and retail spend is reported to rely more on attracting residents from other towns and visitors to the area than the towns of Huntingdon and Ramsey. In fact Ramsey exhibits a very small evening economy with 70% of retail spend coming from people living within 10km of the town.

**3.202** In Huntingdon St Benedict's Court (comprising 29 commercial units) has been unsuccessful in finding a tenant for the former Waitrose unit (Unit 15); the 2,538 sq. m. unit has lain empty since 2017. The impact of more recent Permitted Development Orders on the health of the high streets are also currently unknown; these include:

- the amendment to the Town and Country Planning (Use Classes) Order 1987<sup>(25)</sup> in July 2020 which consolidated a number of uses, including but not limited to uses such as shops, restaurants, financial services, offices, indoor sports and fitness facilities, certain types of

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- medical and health services and nurseries to a single Commercial, Business and Service Class E use; and
- the amendment to the General Permitted Development) (England) Order 2015<sup>(26)</sup> which allows for the change of use of Class E properties to residential (limitations/exemptions apply).

**3.203** In the wider Huntingdonshire area the Baseline reports (using CoStar data) identified that retail market values in 2021 fell below £200 per square foot, whilst market yields have increased since 2018 to 6.9%, this expected to increase to over 7% in 2022. Yields for retail space in Huntingdon, St Ives and Ramsey were estimated in 2021 to be 8.5%, 9% and 9.5% respectively. These figures are reflective of a good secondary high street location (Knight Frank Yield Guide notes that good secondary high street retail locations are generally achieving yields in the order of 8.25% - 8.50%, whilst secondary/tertiary retail high streets are achieving yields of circa 10%).

**3.204** It is well known that the use of online retailing services increased during the pandemic. The Office of National Statistics notes that there has been a continuing decline in online retail spending which peaked in February 2021 (36.8%). Whilst the online spending represented 26.9% in November 2021, this does however still remain far higher than the proportion of online retail spending in February 2020 before the coronavirus (COVID-19) pandemic, which was 19.7%.<sup>(27)</sup> The general trends towards increasing online sales has had a marked effect on high streets across the country<sup>(28)</sup>.

### Key sustainability issues and problems

- Increase in retail/ town centre use vacancies in key locations that provide accessible sustainable access to leisure, services and retail, impacting on social and economic health of the district
- Potential contraction of the high street and detrimental impacts on business viability
- Perceived safety threats from vacant units and low activity levels potentially creating inhospitable and unsafe neighbourhoods
- Ensuring high streets in the district provide easy access to leisure, services and retail

### What may happen without a Local Plan

- Decline of the high street and retail centres
- Decrease in viability for remaining high street businesses due to reduced high street 'offer'
- Lack of sustainable access to leisure, services, retail and centralised employment opportunities
- Increased perception of unsafe neighbourhoods

## Tourism and Leisure

**3.205** Huntingdonshire has a smaller tourism sector than other parts of the county such as Cambridge and Peterborough but it is diverse and widely spread across the district. Due to the predominately rural nature of the district, tourist attractions are comparatively modest in nature but do nevertheless contribute to the local economy.

26 Introduced through Class MA of The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021

27 Source: ONS, [Retail Sales, Great Britain, November 2021](#)

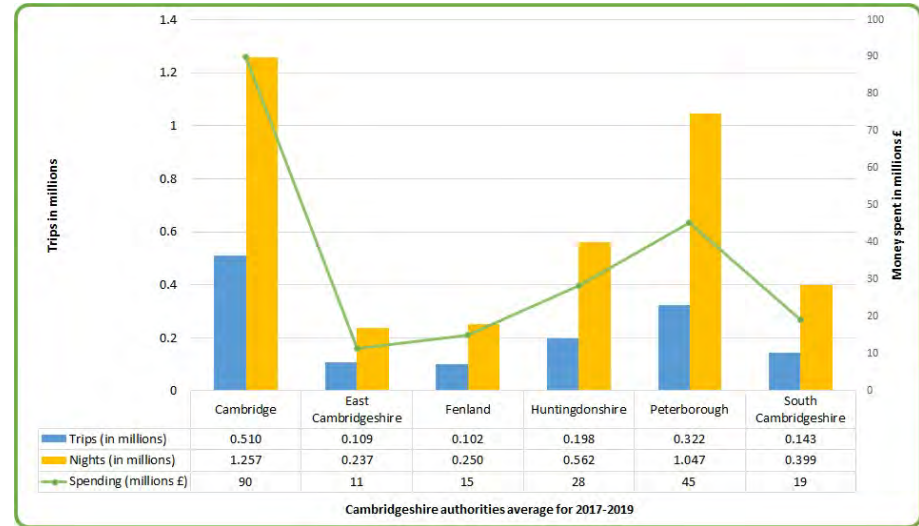
28 The Royal Society for Public Health's study [Health on the High Street 2019 - Running on Empty](#)

**3.206** There is limited up to date data at local authority level on tourism, the [Great Britain Tourism Survey](#) (GBTS) is however a useful resource to gain an insight into tourism trends. The GBTS is a national consumer survey measuring the volume and value of domestic overnight tourism trips taken by residents in Great Britain and provides detailed information about trip and visitor characteristics. Data from the most recently published report and survey have been extracted for Huntingdonshire and other Cambridgeshire authorities to gain an insight into the trends up to 2019 in the tourism sector <sup>(29)</sup>.

**3.207** The most recently published data from the GBTS shows that on average, between 2017 and 2019, 1.38 million trips were taken each year to Cambridgeshire, of which 198,000 where to Huntingdonshire. These equated to 3.75 million nights per year to Cambridgeshire and 560,000 nights per year to Huntingdonshire. The annual value of these trips were £210 million and £28 million respectively <sup>(30)</sup>. As shown in the following figure, only Cambridge and Peterborough had a higher number of trips and higher annual value for them. Most trips within Huntingdonshire and also across Cambridgeshire were to visit family and friends.

**3.208** The impact of the pandemic on levels of domestic and localised tourism remains to be seen. There is anecdotal evidence to suggest that as a result of the pandemic, people will be visiting more local tourist attractions and undertake leisure pursuits closer to home. As restrictions relating to international travel cease, the longer term impact on local tourism destinations will be more apparent.

**Figure 3.37 Average number of trips, nights and money spent for all Cambridgeshire authorities 2017-2019**



**3.209** Due to the abundance of wildlife sites, strategic green infrastructure areas and variety of landscapes found across the district, Huntingdonshire's tourism sector is primarily nature and conservation based with opportunities to enjoy the wildlife and undertake leisure pursuits such as walking, cycling and water based activities.

**3.210** Huntingdonshire has an extensive public rights of way (PROW) network enabling access to the countryside and to leisure opportunities. There are also three national cycle routes that run through parts of the district, these are routes 12, 24 and 51. Route 12 runs in sections from Enfield Lock in

29 The survey is undertaken continuously throughout the year, however, there has been a disruption to this due to the coronavirus pandemic. Fieldwork resumed in April 2021 with plans to publish results in the Autumn of 2022.

30 The GBTS 2019 Annual Report is available from [Visit Britain's website](#) , on page 121 of the report (table 2.8 – Local authority destination and purpose) there is a link to download Local Authority data



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north London to Spalding via Stevenage, St Neots and Peterborough. This route connects to the Grafham Water circular route. Route 24 is a traffic route on the network and is found south of St Ives heading through Fenstanton. Route 51 is a long-distance cycling route that connects several cities in southern England, on its route from Oxford to the coast at Felixstowe, it runs through Huntingdonshire via St Neots, Huntingdon and St Ives. A cycleway also runs parallel to The Busway route from St Ives towards Cambridge where access to and views across the Great Ouse Valley landscape character area can be enjoyed.

**River Great Ouse**



**Sailing at Grafham Water**



**3.211** The River Great Ouse provides recreational opportunities for water based sports and past times with a long distance footpath extending the whole length of the area. The numerous lakes, linked by the river provide boating and canoeing opportunities along with fishing, walking and wildlife viewing. Sensitive restoration of many gravel workings has enabled them to blend successfully into the landscape as nature reserves and fishing lakes, Paxton Pits is an example. There are several marinas across the district such as Buckden, Huntingdon, Hartford which provide a range of fixed and floating moorings to suit the majority of craft types found on inland waterways. Huntingdon Boathaven also provides caravan pitches for camping and caravanning trips as does the Crystal Lakes leisure and fishing park in Fenstanton.

**3.212** Grafham Water attracts thousands of visitors throughout the year for walking, cycling and watching wildlife at the Wildlife Trust nature reserve, as well as attending events such as triathlons and fishing competitions. It is home to an array of wildlife with 170 species of birds recorded there.

**3.213** [The Great Fen](#) is a strategic habitat restoration project of national significance. As well as the environmental benefits of the project, it is promoting the eco-tourism sector within the district. There are several key sites to visit namely Ramsey Heights Nature Reserve, Woodwalton Fen, Holme Fen and New Decoy. There are walks and trails, there is also an electric all-terrain electric Trampler which is available to hire for those with mobility issues. Another key aim of the project is to celebrate and preserve the fenland heritage through education and outreach programmes.

**3.214** Another aspect of Huntingdonshire's tourism sector is the historic environment. There is an abundance of historic buildings and structures found across the district, as well as villages that have retained their historic form and historic landscapes, monuments and registered parks and gardens.

**3.215** There are several key attractions found across the district, a sample are: Houghton Mill, a working 18th-century watermill and campsite managed by the National Trust; Huntingdon Race Course which hosts a number of national horse racing events every year with dining and hospitality services; Hamerton Zoo, a popular attraction for families with its collection of rare and endangered animals; the ruins of Ramsey Abbey managed by the National Trust; and Elton Hall and its gardens.

**3.216** The market towns provide the greatest draw for tourism due to the concentration and mix of restaurants, cafes, shops and built heritage as well as their connecting routes out in to the countryside. The River Great Ouse flows through or around all towns but Ramsey which has routes out into the Fenland landscape. Each of Huntingdonshire's market towns have their own museum: the Norris Museum in St Ives, the St Neots Museum, the Cromwell Museum in Huntingdon, and Ramsey Rural Museum. The Cromwell Museum was recorded as being the 15th most visited free attraction in the East of England for 2020<sup>(31)</sup>. These museums are frequently involved in local history events and weekends and visited by schools. Huntingdon and St Ives also have weekly markets with all market towns hosting farmer or themed markets throughout the year.

**3.217** Improvements to the tourism and leisure offer within the market towns are underway through the District Council's [Market Towns Programme](#) .

**Houghton Mill and the River Great Ouse**



#### Key sustainability issues and problems

- The conservation of wildlife and landscapes are not harmed through tourism and leisure pursuits
- Tourism and leisure play an important role in people's health and well being so needs to be accessible to all
- Growth places additional demand on existing tourist attractions and leisure facilities
- Local tourist attractions and leisure facilities contribute towards the local economy and supports local communities through employment, voluntary opportunities and celebrating local heritage and past times

#### What may happen without a Local Plan

- Development may take place without adequate assessment on the additional demand they will place on existing tourist attractions, strategic green infrastructure and leisure facilities
- Development may be located in locations that are not accessible by walking and cycling to tourist attractions, strategic green space and leisure facilities
- Opportunities for the improvement or expansion of existing tourist attractions may not be realised

#### Community Services and Facilities

**3.218** The [National Planning Policy Framework 2021](#) states that healthy communities require shared spaces and community facilities to promote social interaction and healthy lifestyles. It identifies local shops, meeting places, sports venues, open space, cultural buildings, public houses and

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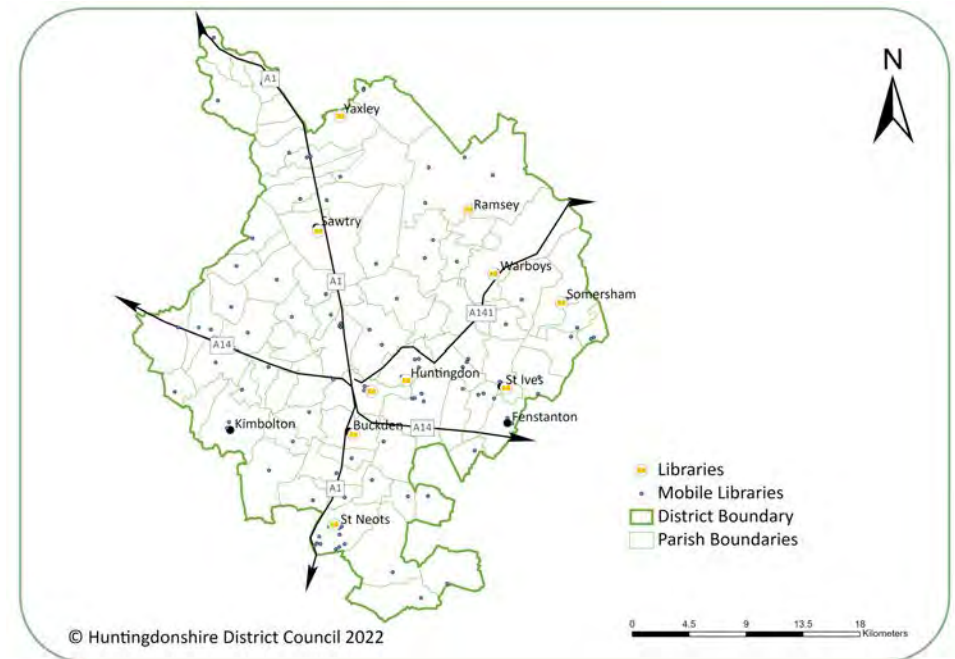
places of worship (Paragraph 93 a). This section will focus on those spaces that have not been covered in other sections - i.e. libraries, community centres, town and village centres and public houses.

**3.219** The library provision in the district is centered primarily in the market towns and larger villages (see the next map). There are eight libraries in total plus two community libraries in Brampton and Somersham. Libraries are important community centres, often including more than just library services with activities and events, volunteering, community support, and Local Authority services among the services offered.

**3.220** According to Cambridgeshire Insight's [Library Data](#), 31,356 people attended 2,118 event dates hosted by Huntingdonshire's eight libraries in 2019. Between April 2018 and December 2019 the District's libraries were visited 830,616 times. Buckden Library received the least visits with 13,653, whilst Huntingdon Library received the most with 321,310. These attendance figures highlight the key role libraries play as community centres.

**3.221** As of April 2022 there were [two mobile library services](#) operating in the district - Fenland and Huntingdonshire mobile libraries. Mobile libraries increase accessibility to services allowing those who cannot travel to the main libraries to benefit from the service. The two mobile libraries operate monthly or twice monthly visits to over 113 stops throughout the district. Overall, library services can be accessed in 68 out of 81 parishes in the District.

**Map 3.9 Library Provision in Huntingdonshire**



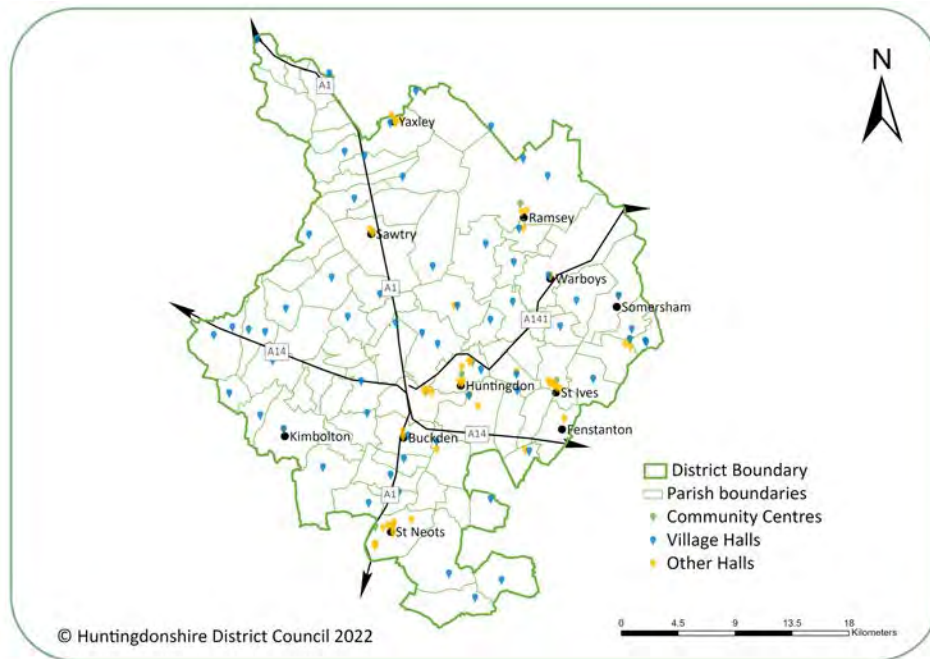
**3.222** Community centres, village halls and other halls, for example church halls or scout halls - are vital meeting places that provided indoor space for a variety of purposes, such as pre-school and after school activities, parish meetings, sports activities, community support groups as well as other social events throughout the year.

**3.223** As of April 2022, community centres (which may also include public services) were located in the market towns and some of the district's larger villages, whilst village halls were located in villages in rural areas, ensuring the availability of these spaces throughout the district (see the next map).



There are approximately 68 identified village halls in the district; work is currently underway through the Huntingdonshire Built Facility Strategy to assess the 'offer', demand for the halls, quality and accessibility.

**Map 3.10 Community Facilities in Huntingdonshire**



to purchase or lease the land or building, delaying sale on the open market and allowing the community the time to potentially buy the Asset for their community.

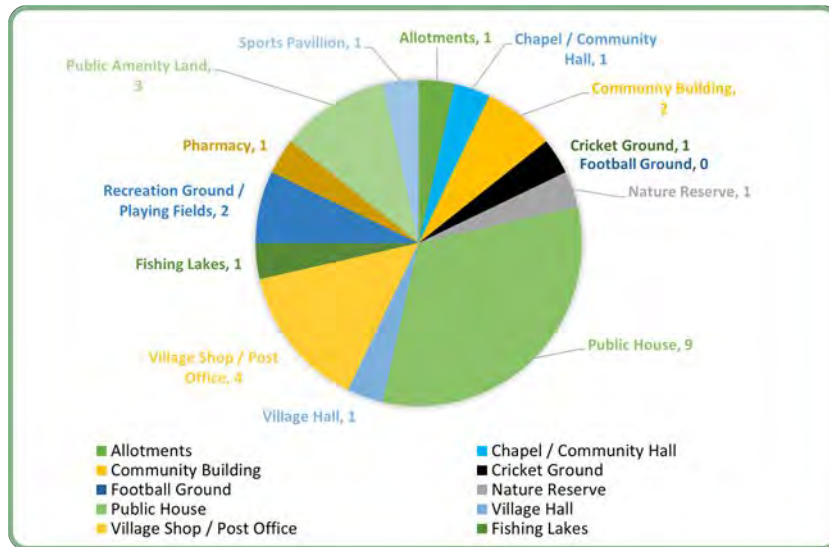
**3.225** As of October 2022, there were 28 [Assets of Community Value](#) on the Council's *List of Community Assets*. The assets were registered by 14 different town or parish councils and one by the Huntingdonshire Branch of the Campaign for Real Ale (CAMRA). Little Paxton and Houghton and Wyton Parish Councils have registered the most assets - eight and six respectively. Six parishes registered 1 asset; whilst St Neots has registered 3, Great Gransden 2, and Hemingford Grey 4.

**3.226** Sixteen of the community asset nominations are located in small settlements, reflecting the difficulty of maintaining services; a further 11 are located in Spatial Planning Areas - specifically Godmanchester, St Neots and Little Paxton. Public houses are by far the most commonly registered community asset. The types of registered Assets of Community Value are shown in the below figure.

**3.224** The [Community Right to Bid](#) aims to keep valued buildings or land in use by a community. Local community groups can nominate buildings or other land to be included on the Council's list of Assets of Community Value. To be classed as an Asset the building or land should contribute to the community's social well-being or social interests. Once on the register, if an asset is put up for sale or lease, community groups are given a moratorium period of six months to determine if they can raise the finance

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Figure 3.38 Assets of Community Value - Oct 2022

**Key sustainability issues and problems**

- Availability of multi-use community spaces where people can gather
- Sustainable access to services and facilities across the district
- Retention of and long-term sustainability of community services and facilities

**What may happen without a Local Plan**

- Development in areas without access to services and facilities
- Loss of existing services and facilities which may lead to an increase in social exclusion, loneliness and negative impacts on health
- Increasing reliance on motorised transport for access to services and facilities
- Access to services for the ageing population

**Education**

**3.228** Good quality education contributes to the creation of sustainable communities by reducing inequality and deprivation and providing more future economic opportunity for children. Cambridgeshire County Council (CCC) is the education authority, in Huntingdonshire they oversee 7 infant schools, 7 junior schools, 49 primary schools, 7 secondary schools (all with a sixth-form) and 3 schools that specialise in Special Education Needs and Disabilities (SEND) (see the following map). Catchment areas allow for Huntingdonshire pupils to be educated in the district but some families choose to school their children outside the district. Huntingdonshire has one public school provider, Kimbolton School for boys and girls with currently 1,100 pupils aged 4 to 18 years.

**3.229** The following secondary schools and further education providers are available in Huntingdonshire:

**3.227** Public houses are considered to provide a number of benefits to the community, presenting themselves as community hubs where people can gather and share ideas and trades, meet new people and socialise. As of April 2022, 29 pubs across 14 parishes had closed in the district since 2012 according to the Campaign for Real Ale [What Pub? webpage](#). This is an important loss as according to the same organisation there were 155 pubs in the district as at April 2022. Public houses were therefore in decline prior to the recent Covid-19 pandemic, the effects of which on the financial stability of these community facilities has yet to be determined. The current situation is illustrated further by the fact that Public Houses are the most commonly registered Assets of Community Value - 9 in total and spread over 9 different settlements, highlighting their value and precarity across the district.

- Abbey College, Ramsey - secondary and sixth form
- Cambridge Regional College, Huntingdon - sixth form/further education provider
- Ernulf Academy, Eynesbury - secondary and sixth form
- Hinchingsbrooke School, Huntingdon - secondary and sixth form
- Longsands Academy, St Neots - secondary and sixth form
- Kimbolton School - preparatory, secondary and sixth form
- St Ivo School, St Ives - secondary and sixth form
- St Peters School, Huntingdon - secondary and sixth form
- Sawtry Village Academy, Sawtry - secondary and sixth form

- Riverside Meadows Academy, St Neots - Secondary School
- Samuel Pepys School, Eynesbury - Pre-school, Primary and Secondary (ages 2 to 19)
- Spring Common Academy, Huntingdon - Pre-school, Primary and Secondary School (ages 2 to 19)

**3.233** These schools provide specialist, tailored education to pupils who have severe or complex learning difficulties, disabilities, or have additional needs such as medical, social, emotional, behavioural and sensory or physical, or those who require modification to the curriculum and personalised learning approaches. Improvements have been made to the Spring Common Academy to address issues with suitable accommodation; the Samuel Pepys School in St Neots is currently operating at capacity. As a result the County Council has identified a project to expand the school by 63 places, this is due to be fulfilled by September 2023. Further SEND provision will be required as a due to the development at Alconbury Weald, this is anticipated to be addressed by the building of an 'Area Special School' (Prestely Wood) containing 150 places covering the ages of 2 to 19 and be run by the Spring Common Academy Trust <sup>(32)</sup>.

**3.230** Huntingdonshire Regional College merged with Cambridge Regional College to become Cambridge Regional College in 2017. The college provides post-GCSE programmes, further education qualifications and some higher education courses. T Levels started being rolled out in September 2020 which are equivalent to 3 A levels developed in collaboration with employers and businesses combining classroom and on the job training.

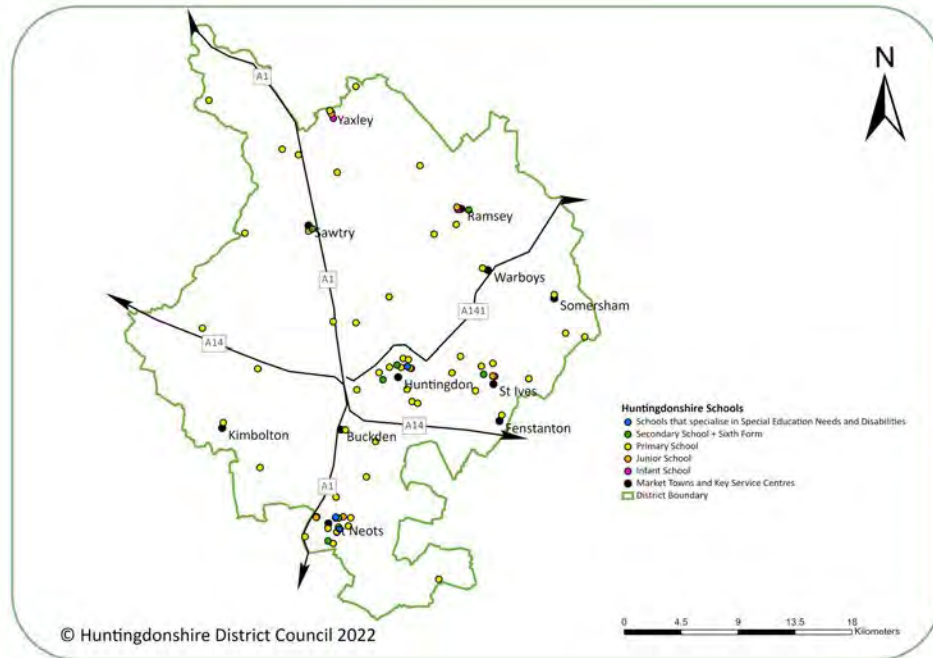
**3.231** CCC's [Cambridgeshire's 0-19 Education Organisation Plan 2021-2022](#) (Page 64) identified that the average annual cohort size of Huntingdonshire residents attending sixth forms or sixth form college provision in the period 2016-18 was 860. Of those 9% travelled to Cambridge City or South Cambridgeshire, 1.7% travelled to Peterborough and 0.3% to Fenland. For Further Education in the same time period the cohort was 570, of these 32.2% went to providers in Cambridge City or South Cambridgeshire, 20.1% went to Peterborough and 17.3% outside Cambridgeshire (for example Bedford) and 0.4% to Fenland. It is expected that future planned provision in the district and through new developments such as Alconbury Weald will meet future needs to 2036.

**3.232** Huntingdonshire has three schools that specialise in Special Education Needs and Disabilities (SEND):



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**Map 3.11 Cambridgeshire County Council provided schools across Huntingdonshire**



facilities allows families to return to work (where possible or wanted) and help to draw people with young children to an area, thus helping to stimulate the economy and improve the prosperity of residents. The availability of places in pre-schools and nurseries provides an indication of the opportunities available for potential new residents and the sustainability of a settlement to provide services to its existing residents or those working within it.

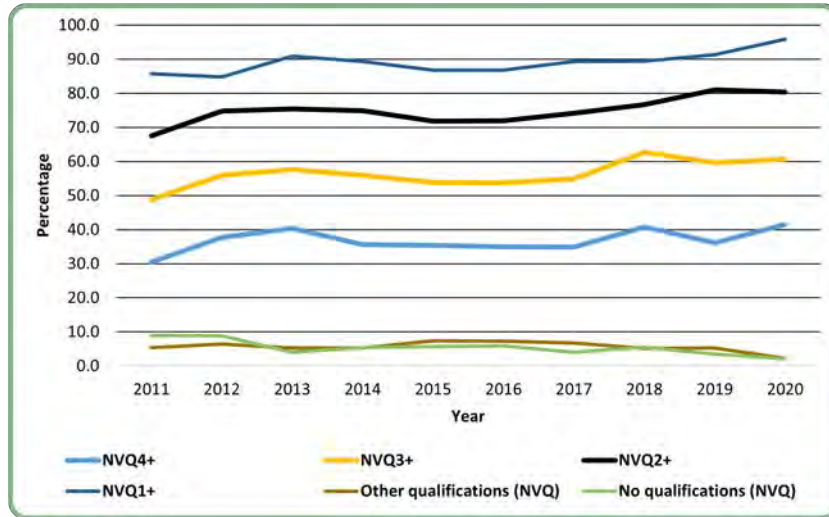
**3.235** The below figure shows that since 2011 Huntingdonshire has seen an increase in the percentage of residents aged 16 to 64 who have qualifications equivalent to and including NVQ level 1 and above <sup>(33)</sup>. In particular, the percentage of those with an NVQ Level 3 (or equivalent) has increased from 48.8% in 2011 to 60.7% in 2020 <sup>(34)</sup>. Those with no qualifications has decreased from 8.9% to 2.1% between 2011 and 2020, demonstrating improvements in [Cambridgeshire County Council's strategy](#) to support all children to achieve their potential.

**3.234** Local childcare is a particular requirement for those with young children. CCC's statutory responsibility in respect of early years and childcare includes: securing sufficient, accessible, flexible and affordable childcare to enable parents to work or to undertake education or training which could lead to employment. A [directory](#) of childcare providers can be found on the County Council's website. Provision of sufficient pre-school and nursery

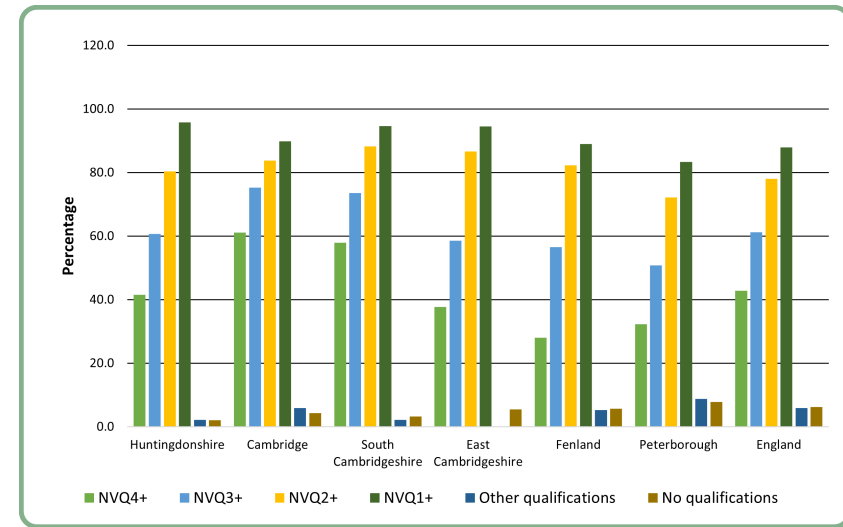
33 Definitions: NVQ Level 1 (equivalent to 1-4 GCSEs), NVQ Level 2 (equivalent to 5 or more GCSEs), NVQ Level 3 (equivalent to 2 or more A Levels or equivalent), NVQ Level 4 or above (equivalent to first or higher degree, or equivalent professional qualifications), Other qualifications (other vocational work, work related qualifications and non-UK foreign qualifications).

34 All data is measured from January to December

**Figure 3.39 Percentage of Huntingdonshire residents ages 16 to 64 with qualifications**



**Figure 3.40 Percentage of residents ages 16 to 64 with qualifications**



Source: [ONS annual Population Survey](#)

**3.236** When compared against the average qualification levels across England, the percentage of residents with an NVQ 4 or above or equivalent (41.5%) is slightly below the English average of 42.8%. Huntingdonshire trails behind Cambridge and South Cambridgeshire when compared with those who have NVQ level 3 or equivalent or above. See the below figure.

**Key sustainability issues and problems**

- Ensuring residents have access to a range of educational providers in sustainable locations to meet the growing population
- Ensuring education levels and range of qualifications are available for all to facilitate social mobility and job prospects for residents, intern contributing to the economic growth of the district
- Providing enough SEND provision as a result of new growth

**What may happen without a Local Plan**

- Limited access to education may limited resident social mobility and economic growth of the district

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- Lack of pre-school provision could limit parents who wish to return to work, limiting household income
- Lack of access to a range of qualifications and education providers may lead to some residents travelling further or relocating elsewhere

### Heritage

**3.237** Huntingdonshire has a rich history and this is reflected in the large number of historic structures and environments found within the district, many of which are protected as listed buildings, conservation areas, registered parks and gardens and scheduled monuments. These heritage assets and their setting and the historic environment more widely play an important role in placemaking by shaping high quality design reflective of local character. Huntingdonshire's [Landscape and Townscape SPD \(2022\)](#) provides further details.

**3.238** Listing marks and celebrates a building or structure's special architectural and historic interest. Listing also brings them under the consideration of the planning system, so that they can be protected for future generations. Structures that can be listed range from bridges, signposts, walls and gates that have architectural or historic value.

**3.239** Listed structures across Huntingdonshire are incredibly varied ranging from medieval parish churches, timber framed buildings, vernacular cottages, grand houses, Georgian town houses, Victorian/Edwardian terraced houses, agricultural buildings and outbuildings, former mill and industrial buildings, bridges, commemorative statues, war memorials, walls and railings. There are also local variations across the district reflecting the variety of building materials used. For example, limestone and stonework detailing are a characteristic of historic properties located in the Nene Valley to the north of the district.

**3.240** At the time of writing, there are some 2,216 designations across Huntingdonshire listed on Historic England's website. Gradings for listings are as follows:

- 62 grade I designations (2.8%)
- 130 grade II\* designations (5.9%)
- 2,024 grade II designated (91.3%)

**3.241** The above includes five registered parks and gardens (one at grade II\* and four at grade II), these are: Elton Hall, Abbots Ripton Hall, Hamerton, Hilton Maze and Leighton Bromswold. Parks and gardens include gardens, grounds and other planned open spaces, such as town squares. They are protected due to their significance as a 'designed' landscape and are popular local tourist attractions.

**3.242** A full list of these can be found on [Historic England's website](#) and visually on [HDC's Planning Policies map](#) and [Conservation webpage](#). Historic England also have several Advice Notes such as [Advice Note 3 The Setting of Heritage Assets](#) and [Good Practice Advice in Planning 1: The Historic Environment in Local Plans](#).

**3.243** Between 2011 and April 2022, there have been 25 new listings across Huntingdonshire, all grade II. The majority of these are war memorials but this also includes the How in St Ives which was listed in 2019. Since 2013, there have been 2 delists.



Elton Park



Hartford Church and cottages



- 3.244** Scheduled monuments are the oldest form of designation and relates to nationally important archaeological sites. There are 84 such sites across Huntingdonshire ranging from deserted medieval villages, ruins of a castle and abbeys, former Bishop's palaces and sites of Roman settlements.
- 3.245** Huntingdonshire contains extensive archaeological remains dating from successive waves of settlement, and reflecting its diversity of landscape types with the Fens and the river valleys having been particular areas of activity. Roman towns existed at Godmanchester and Water Newton, along the line of the Roman Road (Ermine Street) which runs across the district from south east to north west. Ramsey Abbey was established on a peninsula in the fen in the tenth century, and smaller monastic houses in St Ives, St Neots and Huntingdon had a major impact on the growth of these towns. The main threats to these remains are agriculture and development. This makes it particularly important that provision is made for appropriate excavation, analysis, recording and preservation in areas of archaeological potential.
- 3.246** Despite the growth that has taken place across the district, many of Huntingdonshire's smaller villages retain some of their historic form. Nucleated forms, with development clustered around a church and/or village green, and linear patterns are both common. Hamlets are comparatively rare in Huntingdonshire, but isolated farms are scattered across the area.

- 3.247** Huntingdonshire also has 61 designated conservation areas. The areas vary significantly in character and size from a relatively small group of buildings to a substantial part of an individual town or village. Character assessment statements have been prepared for many of these and can be found on the Council's website as [Conservation Area Documents](#).

Listed buildings along the Causeway in Godmanchester



Listed buildings in St Neots Market Square



- 3.248** The [Cambridgeshire Historic Environment Record](#) (CHER) is a comprehensive source of information on non-designated heritage assets and archaeological sites and finds in Cambridgeshire. The County Council are working in collaboration with Huntingdonshire and other Cambridgeshire authorities on compiling a local listing criteria with the intention of identifying non-designated heritage assets.
- 3.249** Huntingdonshire has a wealth of heritage, some of which is at risk. Historic England maintains a [Heritage at Risk Register](#), which includes several listed structures and 4 scheduled monuments 'at risk' in the district.
- 3.250** Overarchingly, climate change poses significant risks to the historic environment, including the preservation of archaeology, flood and water damage, soil shrinkage and changes in temperatures leading to increased fungal, plant and insect infestation in historic buildings.

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**Key sustainability issues and problems**

- There are many designated and non-designated structures assets, a small proportion are judged to be at risk
- Heritage assets face pressures from future development that may cause harm to them and to their setting
- Conservation areas may see a gradual erosion of their special features which may undermine the original reasons for designation
- Significant archaeology may yet to be discovered
- Climate change and flooding events pose significant risks to the historic environment

**What may happen without a Local Plan**

- More listed structures and scheduled monuments may go onto the Heritage at Risk Register
- More designated and non-designated heritage assets and their settings may see a harm or a gradual erosion of significance
- Sites of archaeological potential may go undiscovered or lost through development without proper investigation

**A3: Identifying sustainability issues and problems**

**3.251** The purpose of this task is to help focus the SA and streamline the subsequent stages, including baseline information analysis, setting the SA objectives, prediction of effects and monitoring.

**How was this task achieved?**

**3.252** At the end of each of the topic chapters within the A2 stage, a box summarises the key issues and problems. These have been used to inform the A3 phase of work within the scoping process. Each of these have been compiled and presented into one of the following tables (one for the climate emergency, environmental and socio-economic).

**3.253** The tables also then take these issues a step further by exploring how these issues could shape the SA framework. In doing this, consideration was given to what is within the scope of a local plan and how realistic objectives could be derived from the findings of tasks A2 and A3.

**Table 17 Sustainability issues and how these could shape the SA framework for climate emergency baseline topics**

Sustainability issues and problems	How this could shape the SA framework
<p><b>Carbon Emissions and Targets:</b></p> <ul style="list-style-type: none"> <li>• Increased summer temperatures will impact on comfort and usability of existing properties</li> <li>• Drier summers and wetter winters will create issues for flooding, water storage and management, soil and agricultural productivity and habitat survival</li> <li>• CO<sub>2</sub> emissions are reducing across industrial, commercial, domestic and public sectors</li> <li>• CO<sub>2</sub> emissions are very high for transport, influenced by the presence of the A1, A14 and East Coast Mainline Railway coupled with the largely rural nature of the district</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>• Support transition to low carbon and eventually zero carbon</li> <li>• Reduce carbon emissions arising from transport</li> <li>• Reduce reliance on private car usage</li> <li>• Locate development in sustainable developments that can utilise sustainable modes of transport</li> </ul>

Sustainability issues and problems	How this could shape the SA framework
<ul style="list-style-type: none"> <li>Per capita emissions are significantly higher than for England but typical for Cambridgeshire</li> <li>Increasing the climate resilience and energy efficiency of buildings and spaces</li> </ul>	<ul style="list-style-type: none"> <li>Development must be resilient to the impacts of climate change and be low or zero carbon</li> <li>Support provision of electric vehicle charging points</li> </ul>
<p><b>Renewable Energy and Energy Efficiency:</b></p> <ul style="list-style-type: none"> <li>Renewable power generation within Huntingdonshire has shifted from a focus on wind turbines to solar farms requiring extensive areas of land but with some scope for complementary agricultural use</li> <li>The age of the housing stock means that retrofitting of energy efficiency measures will be crucial in boosting the sustainability of the district's homes</li> <li>Fuel poverty was already an issue for over 1 in 10 households before the April 2022 price rises; this is expected to become more intense in the short term</li> <li>Access to mains gas is not universal throughout the district with some locations relying on individual oil tanks; in such circumstances alternative community heating systems may offer a more sustainable solution</li> <li>The visual impact of on-shore renewable energy production needs to be balanced with the impact on local landscape and communities</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>Support appropriate renewable energy generation</li> <li>Support community energy generation projects to meet local need and reduce reliance on oil tanks to heat homes, particularly in rural parts of the district</li> <li>Promote retrofitting of older properties to make them more energy efficient and reduce the cost to residents</li> <li>Build homes to a high standard of energy efficiency</li> <li>Support provision of electric vehicle charging points</li> <li>Ensure there is capability and capacity for new development to be connected to the national grid</li> </ul>
<p><b>Flooding and Water:</b></p> <ul style="list-style-type: none"> <li>The impacts of climate change will see increases in extreme weather events, leading to increased rainfall, rainfall intensity and sea level rises all of which will increase the impact of all sources of flooding in the district. Potential to impact on existing and new developments, infrastructure and agricultural productivity, social and economic impacts across the district</li> <li>Potential need to set aside land for flood mitigation measures due to increased flood risk and understand effectiveness flood management infrastructure</li> <li>Increased flood risk may influence where development can be sustainably located</li> <li>Ensuring that new growth does not adversely affect water resources or water resources management infrastructure and that there are sufficient measures in place to balance water supply across the district</li> <li>Ensuring that homes and businesses are resilient to flooding and provide effective water management to maintain water resources for all</li> <li>Ensuring new development does not adversely impact on the ecological and biological status of water bodies</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>Support flood mitigation measures and flood management infrastructure</li> <li>Minimise the risk to life and property arising from flooding events</li> <li>Locate development in areas that are not in an area at risk of flooding</li> <li>Ensure there is sufficient water supply to service growth</li> <li>Use water sustainably</li> <li>Locate development where there is waste water capacity or where it can be made available</li> <li>Avoid harm to the ecological and biological status of water bodies</li> </ul>



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Sustainability issues and problems	How this could shape the SA framework
<p><b>Waste and Recycling:</b></p> <ul style="list-style-type: none"> <li>• Many tonnes of waste are sent to landfills and recycling centres</li> <li>• Increasing levels of recycling and re-using materials reduces how much material ends up in landfills reducing their environmental effects and supporting a circular economy</li> <li>• Growth places additional demand on existing waste and recycling collection services</li> <li>• The waste attributed to the construction of new buildings</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>• Reduce waste production and increase reuse, recycling and composting</li> <li>• Promote the reuse of materials, particularly in construction to support a circular economy</li> <li>• Promote sustainable waste management</li> </ul>

Table 18 Sustainability issues and how these could shape the SA framework for environmental baseline topics

Sustainability issues and problems	How this could shape the SA framework
<p><b>Landscape:</b></p> <ul style="list-style-type: none"> <li>• Huntingdonshire's landscape and its distinctive qualities are vulnerable to the impacts of climate change, insensitive new development and land management practices</li> <li>• Water management is key to landscape character throughout much of the district</li> <li>• The expansive, flat wetlands of the Fens are particularly vulnerable to the impacts of climate change degrading fertile peat soils and its landscape character</li> <li>• The River Great Ouse flows through or around three of Huntingdonshire's four market towns providing a high quality landscape setting to them and recreational opportunities but also an increased risk of flooding</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>• Protection of important landscapes and their characteristics</li> <li>• Mitigate the impacts of climate change on the natural environment</li> <li>• Minimise the impact of human actions on the landscape through sustainable land and water management and agricultural practices</li> </ul>
<p><b>Land, Soils and Agriculture:</b></p> <ul style="list-style-type: none"> <li>• A very high proportion of the district's agricultural land is classified as best and most versatile, whilst this is beneficial for production and food security it provides challenges for focusing development onto less valuable land</li> <li>• Degradation of peat and soil erosion resulting in the loss of the most fertile soils</li> <li>• There are limited remaining opportunities for largescale reuse of previously developed land</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>• Promote the reuse of previously developed land</li> <li>• Make most efficient use of land</li> <li>• Restore peatland and minimise soil erosion</li> <li>• Support sustainable agricultural practices vital for food supply and a prosperous rural economy</li> </ul>

Sustainability issues and problems	How this could shape the SA framework
<p><b>Biodiversity, Habitats and the Natural Environment:</b></p> <ul style="list-style-type: none"> <li>• There are several sites designated at an international and national level for their biodiversity and habitat value as well as non-designated sites identified for their local nature conservation value</li> <li>• Nature conservation sites and ancient woodland are vulnerable to new developments and land management practices.</li> <li>• Two thirds of SSSIs in Huntingdonshire are in a favourable state, with approximately a third of SSSIs not in a favourable condition, although these are in a recovering state</li> <li>• Visitor pressures on designated and non-designated sites may harm the quality of these sites for nature conservation and vital habitats</li> <li>• Nature conservation sites and other natural environments are vulnerable to the impacts of climate change</li> <li>• Trees are a natural carbon store, with established and mature trees taking in the most carbon</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>• Protection and enhancement of biodiversity for species and habitats in designated and non-designated areas</li> <li>• Preserve ancient woodland</li> <li>• Improve the condition of SSSIs across the district</li> <li>• Minimise visitor pressures to nature sites</li> <li>• Conserve and enhance tree coverage across the district</li> </ul>
<p><b>Green Infrastructure and Open Space:</b></p> <ul style="list-style-type: none"> <li>• Huntingdonshire has several strategic green infrastructure areas: the Great Fen, Nene Valley, Great Ouse Valley and the West Cambridgeshire Hundreds</li> <li>• Strategic green infrastructure and localised provision of open green space provide important social benefits to human health and wellbeing as well as opportunities for habitat and biodiversity conservation and enhancement</li> <li>• Green infrastructure and open space must be located in accessible places</li> <li>• Several public parks and gardens are managed to the Green Flag Award standard, with others aspiring to the standard</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>• Support and enhance the strategic green infrastructure network</li> <li>• Enhance connectivity and accessibility to green infrastructure and open space</li> <li>• Sustainably manage areas of open space and strategic green infrastructure</li> <li>• Provide additional open spaces to support growth</li> </ul>
<p><b>Pollution:</b></p> <ul style="list-style-type: none"> <li>• The most significant air quality issues arise from traffic and congestion</li> <li>• Air, noise and light pollution can have serious implications on the health and wellbeing of people and cause harm to the natural environment and disrupt the lifecycles of wildlife</li> <li>• Homes, employment, schools, services and facilities should be accessible via walking, cycling and public transport</li> <li>• Light and noise pollution can reduce the tranquillity of the countryside and green spaces within settlements</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>• Reduce air, light and noise pollution</li> <li>• Support walking and cycling opportunities</li> <li>• Reduce reliance on private cars for journeys</li> <li>• Locate development in sustainable locations</li> </ul>

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Table 19 Sustainability issues and how these could shape the SA framework for socio-economic baseline topics

Sustainability issues and problems	How this could shape the SA framework
<p><b>Housing:</b></p> <ul style="list-style-type: none"> <li>Ensuring the delivery of an ongoing supply of new homes in sustainable locations</li> <li>Ensuring new homes provide a mix of types, sizes and tenures aligned with the composition of the local population</li> <li>Affordability ratios of house prices to around 9 times average earnings create significant stress in the housing market and result in strong social sustainability challenges</li> <li>Proactive work through the prevention duty regarding homelessness has high effectiveness rates and reduces social sustainability challenges through the trauma otherwise experienced by those who become homeless</li> <li>Ensuring a range of accessible, adaptable and specialist new homes are available suitable to meet the changing needs of residents as the population ages overall</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>Increasing housing supply including affordable housing in sustainable locations</li> <li>Delivery of new homes that offer a mix of types, sizes and tenures to meet local needs including gypsy and traveller pitches</li> <li>Planning for demographic changes and changing needs of residents</li> </ul>
<p><b>Population and Health:</b></p> <ul style="list-style-type: none"> <li>The ageing and in some locations declining population may lead to challenges for the social sustainability of communities, for health and social provision and provision of appropriate housing options.</li> <li>Decreasing proportion of the population is of working age raising the proportion of dependants.</li> <li>Natural change is decreasing and may result in a negative rate of population growth unless in-migration is sufficient to counterbalance falling population numbers</li> <li>GP surgeries are concentrated in larger settlements necessitating residents of almost all villages to travel for appointments or rely on telephone or other remote forms of consultations</li> <li>Health indicators suggest that Huntingdonshire's population is typically slightly healthier than that for England on average but deaths from particulate air pollution were higher than average in 2019 although it should be noted that this was prior to the rerouting of the A14 and consequent impact on air quality management areas</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>Supporting sufficient growth in all communities to maintain current population levels in order to support existing services</li> <li>Supporting employment growth with complementary housing provision to attract people of working age to live here</li> <li>Reducing air pollution to decrease its contribution to respiratory diseases</li> </ul>
<p><b>Income and Deprivation:</b></p> <ul style="list-style-type: none"> <li>Huntingdonshire shows great disparity across the district in terms of income and deprivation</li> <li>Median weekly pay in Huntingdonshire is in decline potentially creating a less financially stable population</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>Supporting employment growth in locations accessible to lower income and more deprived areas</li> <li>Supporting enhanced skills and diversity of employment opportunities</li> </ul>



Sustainability issues and problems	How this could shape the SA framework
<p><b>Employment and Businesses:</b></p> <ul style="list-style-type: none"> <li>• Post-pandemic recovery: addressing the decline in the number of jobs in the district</li> <li>• Supporting and maintaining a stable economy: facilitating growth of key industries by providing appropriate land for development and expansion</li> <li>• Supporting rural enterprises to provide sustainable job opportunities in outside the existing employment clusters</li> <li>• Addressing the post-pandemic decline in the number of enterprises in the district</li> <li>• Facilitating access to higher level occupations where required across the district</li> <li>• Addressing the contribution that Huntingdonshire makes to Knowledge Intensive industries</li> <li>• Providing complementary enterprises to support supply chains and economic growth</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>• Supporting employment growth and providing appropriate and attractive sites to facilitate growth and expansion of key industries</li> <li>• Supporting diversity of employment opportunities</li> <li>• Enhancing availability of higher level employment opportunities</li> </ul>
<p><b>Travel and Transport:</b></p> <ul style="list-style-type: none"> <li>• Huntingdonshire is well located in terms of the strategic road network creating pressure from logistics businesses for new sites and generating high levels of road based through travel and locally generated car travel</li> <li>• A variety of road and active travel infrastructure improvements are proposed which may reduce congestion, improve journey times and increase the attractiveness of active travel modes for journeys</li> <li>• The district's semi-rural nature means some parts are relatively remote which increases reliance on private vehicles and engenders viability challenges for public transport; the distances involved can make walking and cycling unattractive options for many journeys</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>• Reducing reliance on private cars for journeys</li> <li>• Support an enhanced network of walking and cycling routes and public transport provision</li> <li>• Development located in sustainable locations within or near to existing communities</li> </ul>
<p><b>Digital Infrastructure and Communications:</b></p> <ul style="list-style-type: none"> <li>• Reducing inequality, economic opportunity and vital access to services via digital infrastructure</li> <li>• Reducing social exclusion by providing improved access to improved online services especially in rural areas</li> <li>• Enabling businesses and rural businesses to thrive through improved broadband and mobile coverage</li> <li>• Decreasing rural isolation through improved broadband and mobile coverage</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>• Enhance digital infrastructure (mobile and internet provision) across the district but in particular in rural areas</li> </ul>
<p><b>Retail and Town Centres:</b></p> <ul style="list-style-type: none"> <li>• Increase in retail/ town centre use vacancies in key locations that provide accessible sustainable access to leisure, services and retail, impacting on social and economic health of the district</li> <li>• Potential contraction of the high street and detrimental impacts on business viability</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>• Promote and support the vitality of the district's market towns</li> <li>• Tackle vacancy rates within town centres</li> <li>• Provide a mix of sustainable uses to support the needs of the local population</li> </ul>

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Sustainability issues and problems	How this could shape the SA framework
<ul style="list-style-type: none"> <li>Perceived safety threats from vacant units and low activity levels potentially creating inhospitable and unsafe neighbourhoods</li> <li>Ensuring high streets in the district provide easy access to leisure, services and retail</li> </ul>	
<p><b>Tourism and Leisure:</b></p> <ul style="list-style-type: none"> <li>The conservation of wildlife and landscapes are not harmed through tourism and leisure pursuits</li> <li>Tourism and leisure play an important role in people's health and well being so needs to be accessible to all</li> <li>Growth places additional demand on existing tourist attractions and leisure facilities</li> <li>Local tourist attractions and leisure facilities contribute towards the local economy and supports local communities through employment, voluntary opportunities and celebrating local heritage and past times</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>Support existing tourism and leisure across the district</li> <li>Minimise any harmful impacts of tourism and leisure pursuits on the natural environment and historic environment</li> <li>Enhance the tourism offer across the district</li> </ul>
<p><b>Community Services and Facilities:</b></p> <ul style="list-style-type: none"> <li>Availability of multi-use community spaces where people can gather</li> <li>Sustainable access to services and facilities across the district</li> <li>Retention of and long-term sustainability of community services and facilities</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>Support existing community services and facilities</li> <li>Promote social cohesion</li> <li>Promote multi-use community spaces to support their long term vitality</li> <li>Locate new community services and facilities in sustainable locations</li> </ul>
<p><b>Education:</b></p> <ul style="list-style-type: none"> <li>Ensuring residents have access to a range of educational providers in sustainable locations to meet the growing population</li> <li>Ensuring education levels and range of qualifications are available for all to facilitate social mobility and job prospects for residents, intern contributing to the economic growth of the district</li> <li>Providing enough SEND provision as a result of new growth</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>Ensuring that the educational needs of all residents can be met locally</li> <li>Enhance learning and training opportunities across the district</li> </ul>
<p><b>Heritage:</b></p> <ul style="list-style-type: none"> <li>There are many designated and non-designated structures assets, a small proportion are judged to be at risk</li> <li>Heritage assets face pressures from future development that may cause harm to them and to their setting</li> </ul>	<p>SA framework objectives could include:</p> <ul style="list-style-type: none"> <li>Conservation and enhancement of the historic environment</li> <li>Preserve designated and non-designated heritage assets and their setting</li> <li>Recognition of the importance of archaeological heritage</li> </ul>

Sustainability issues and problems	How this could shape the SA framework
<ul style="list-style-type: none"> <li>• Conservation areas may see a gradual erosion of their special features which may undermine the original reasons for designation</li> <li>• Significant archaeology may yet to be discovered</li> <li>• Climate change and flooding events pose significant risks to the historic environment</li> </ul>	

**A4: Developing the SA framework**

3.254 The purpose of this task is to provide a means by which the environmental performance of the plan or programme and alternatives can be assessed.

**How was this task achieved?**

**Establishing SA objectives**

3.255 SA objectives are used to help show whether the objectives of the plan are beneficial compared to the effects of alternatives. SA objectives were informed by the previous tasks: 'A1: Identifying relevant plans and programmes', 'A2: Collecting baseline information' and in 'A3: Identifying sustainability issues and problems'.

3.256 The SA framework comprises SA objectives and supporting decision aiding questions, which together provide a means by which the sustainability performance of the plan and alternatives can be assessed.

3.257 The Sustainability Appraisal Framework for Huntingdonshire's Local Plan to 2036 was last updated in 2013. It was necessary to review this in the light of the updated baseline information and changes to the policy context within which the next local plan will be prepared, as established through the review of plans and programmes at international, national and local level. The SA framework and objectives have been updated to reflect the

key sustainability issues for the district identified in task A3; in particular they have been updated to reflect an increased emphasis on responding to the climate emergency.

3.258 The SA framework has been structured using the three groupings of the climate emergency, environmental and socio-economic which have been used through the scoping tasks. This approach was favoured over structuring it by SEA topic because it avoids duplication between objectives and reflects that some topics and hence their objectives are interconnected. Each grouping has a number of SA objectives which are the overall sustainability goals that have been derived from the analysis carried out in stage 'A3: Identifying sustainability issues and problems'.

3.259 The following table illustrates how the SA objectives address the issues listed in Annex I of the SEA Directive. It demonstrates how each of the SEA topics are reflected in the framework.

**Table 20 How SA objectives address the issues listed in annex I of the SEA Directive**

Issue from Annex I of the SEA Directive	Responding SA objective(s)
Soil	4
Water	3
Biodiversity (incorporating flora and fauna)	5 and 6
Air	8



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Issue from Annex I of the SEA Directive	Responding SA objective(s)
Landscape	7
Cultural heritage including architectural and archaeological heritage	16
Climatic factors	1 and 2
Human health	10 and 12
Population	9 and 11
Material assets	13 and 14

**3.260** In writing SA objectives, the following principles were applied:

- keep the number of objectives to a manageable number (12–18 maximum) - this requires each SA objective to be high-level and to cover a relatively broad range of issues;
- ensure that objectives are strategic - this is so that they can be applied at the strategy, sites and policy level;
- write the objectives using plain English - the SA objectives have been written using a common structure. The writing of the objective has included consideration of the impact of using a particular verb (for example, 'minimise' can have very different connotations to 'reduce'); and
- ensure there is a reasonable balance across the objectives in terms of economic, environmental and social issues. This was achieved by identifying several SA objectives to address each of the climate emergency, environmental and socio-economic categories used throughout the scoping stages.

**3.261** Establishing decision aiding questions

**3.262** Each SA objective is accompanied by a series of decision aiding questions which will be used to appraise options for the strategy and its alternatives, site allocations and development management policies. Different decision aiding questions are used for each of the strategy and its alternatives, site allocations and development management policies to allow for a more refined assessment.

**3.263** For the strategy and alternatives (including new settlement and strategic expansion location proposals) the questions are relatively high level and seek to distinguish the broad differences in sustainability between different approaches. For the potential site allocations the questions are more specific with a mixture of qualitative questions and more specific quantifiable questions for some indicators to provide a more detailed comparative assessment. In writing these, the following principles were followed:

- keep the decision aiding questions to a manageable number; and
- write the decision aiding questions using plain English

**3.264** In addition to these, the decision aiding questions have been worded to try to limit the number of instances where an 'uncertain' result is possible. It was considered that if an 'uncertain' result were to be included in the scoring system for all questions, appraisals could be undermined by a high proportion of 'uncertain' results. In this way a clear appraisal result can be gained and quantifiable differences between options clearly identified.

**3.265** The following table sets out in detail the assessment implications to aid interpretation of the sites decision aiding questions. For the development management policies the questions are predominantly qualitative whilst being more specific than those for the strategy and alternatives.

Table 21 SA framework

	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	Sites	Development Management policies
		Will the approach/ option help to:	Will allocation of the site:	Will the option/ proposed policy:
	<b>Climate emergency</b>			
SA 1	Contribute to achieving the district's ambition to reach net zero carbon emissions by 2040.	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> <li>Not contain, and be at least 200m from an air quality management area?</li> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	<ul style="list-style-type: none"> <li>Promote energy efficient design?</li> <li>Increase the amount of CO<sub>2</sub> captured by plants and trees?</li> </ul>
SA 2	Improve adaptability and resilience to the unavoidable impacts of the climate emergency.	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	<ul style="list-style-type: none"> <li>Help protect against the increased extremes of weather anticipated from the climate emergency?</li> <li>Promote opportunities for adaptation to unavoidable impacts of the climate emergency?</li> </ul>
SA 3	Manage Huntingdonshire's water resources in a sustainable manner and reduce the risk from all potential sources of flooding to people, properties and the environment.	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> <li>Minimise the risk of flooding from all sources?</li> </ul>	<ul style="list-style-type: none"> <li>Be served by existing waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	<ul style="list-style-type: none"> <li>Reduce or help prevent water resource pollution from all sources?</li> <li>Promote efficient use of water resources?</li> <li>Reduce the risk of flooding from all sources?</li> </ul>

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	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	Sites	Development Management policies
		Will the approach/ option help to:	Will allocation of the site:	Will the option/ proposed policy:
	<b>Environmental</b>			
SA 4	Make efficient use of land by maximising development on previously developed land where this is not of high biodiversity value and minimising that on the best and most versatile agricultural land.	<ul style="list-style-type: none"> <li>• Enable the use of land that has previously been developed in preference to greenfield land?</li> <li>• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	<ul style="list-style-type: none"> <li>• Prioritise development of previously developed land?</li> <li>• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	<ul style="list-style-type: none"> <li>• Promote the use of previously developed land in preference to greenfield land?</li> <li>• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?</li> </ul>
SA 5	Improve the quantity and quality of publicly accessible natural green space and enhance the strategic green and blue infrastructure network and links to it.	<ul style="list-style-type: none"> <li>• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> <li>• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	<ul style="list-style-type: none"> <li>• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>• Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	<ul style="list-style-type: none"> <li>• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?</li> <li>• Support the provision or enhancement of the strategic green or blue infrastructure network?</li> <li>• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?</li> <li>• Promote access to natural greenspace?</li> </ul>



	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	Sites	Development Management policies
		Will the approach/ option help to:	Will allocation of the site:	Will the option/ proposed policy:
SA 6	Promote conservation, enhancement, recovery and connectivity of sites of biodiversity or geodiversity significance.	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	<ul style="list-style-type: none"> <li>Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?</li> <li>Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>
SA 7	Conserve and enhance the special qualities and integrity of our landscape and townscape character and the local distinctiveness of settlements.	<ul style="list-style-type: none"> <li>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> <li>Reinforce local distinctiveness and a sense of place?</li> </ul>	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	<ul style="list-style-type: none"> <li>Protect or enhance landscape and/ or townscape character?</li> <li>Promote local distinctiveness?</li> </ul>
SA 8	Contribute to the minimisation and reduction of all forms of pollution.	<ul style="list-style-type: none"> <li>Promote actions to reduce contributions to air pollution?</li> <li>Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	<ul style="list-style-type: none"> <li>Support proposals that contribute to the reduction of air pollution?</li> <li>Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?</li> </ul>
<b>Socio-economic</b>				
SA 9	All people have access to high quality affordable homes that meet their needs across their lifetime.	<ul style="list-style-type: none"> <li>Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?</li> </ul>	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	<ul style="list-style-type: none"> <li>Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?</li> </ul>

## 3 Stage A - The Scoping Process

	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	Sites	Development Management policies
		Will the approach/ option help to:	Will allocation of the site:	Will the option/ proposed policy:
			<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	<ul style="list-style-type: none"> <li>Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?</li> <li>Support provision of accommodation to meet specific needs?</li> </ul>
SA 10	Enhance the quality, range and accessibility of social and community services and facilities to promote social inclusion particularly amongst those most at risk of experiencing discrimination, poverty and social exclusion.	<ul style="list-style-type: none"> <li>Support and enhance the more deprived areas of the district?</li> <li>Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops</li> <li>Minimise the distance people need to travel to access education facilities?</li> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	<ul style="list-style-type: none"> <li>Contribute towards promoting community cohesion?</li> <li>Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?</li> <li>Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?</li> </ul>
SA 11	Enhance the quality, range and accessibility of economic opportunities for all communities.	<ul style="list-style-type: none"> <li>Contribute to regeneration activities?</li> <li>Enhance and diversify economic opportunities with the district?</li> </ul>	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> <li>Be in a location with high quality digital infrastructure?</li> </ul>	<ul style="list-style-type: none"> <li>Contribute towards economic opportunities for local residents?</li> <li>Improve digital infrastructure provision?</li> </ul>
SA 12	Reduce the need to travel by car and promote active travel and public transport infrastructure.	<ul style="list-style-type: none"> <li>Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	<ul style="list-style-type: none"> <li>Support the provision of infrastructure for public transport?</li> <li>Support the provision of infrastructure for active travel?</li> </ul>

	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	Sites	Development Management policies
		Will the approach/ option help to:	Will allocation of the site:	Will the option/ proposed policy:
SA 13	Strengthen, modernise and diversify the local economy and promote opportunities for growth of indigenous companies as well as encouraging sustainable inward investment.	<ul style="list-style-type: none"> <li>Attract new investment and provide opportunities to improve the resilience of the local economy?</li> <li>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> <li>Support retention and growth of indigenous companies?</li> <li>Encourage sustainable tourism?</li> </ul>	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	<ul style="list-style-type: none"> <li>Support jobs in high knowledge or skill sectors?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Retain or create rural or tourism employment opportunities?</li> <li>Assist in increasing the viability of the agricultural economy?</li> </ul>
SA 14	Support the successful response of town, local and village retail centres to changing shopping and social trends.	<ul style="list-style-type: none"> <li>Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	<ul style="list-style-type: none"> <li>Promote enhancement of town centres?</li> <li>Support the retention or creation of local scale retail or social facilities?</li> </ul>
SA 15	Promote high quality design and placemaking that enables attractive, safe and resilient communities.	<ul style="list-style-type: none"> <li>Strengthen a local sense of place?</li> <li>Retain the character of existing settlements?</li> </ul>	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	<ul style="list-style-type: none"> <li>Contribute to the construction of well designed and sustainably constructed buildings and places?</li> <li>Promote innovation whilst respecting local character and context?</li> <li>Facilitate enhancement of the public realm?</li> <li>Minimise opportunities for crime and help reduce the fear of crime?</li> </ul>
SA 16	Conserve, sustain and enhance designated and non-designated heritage assets and their setting(s).	<ul style="list-style-type: none"> <li>Conserve and where possible enhance sites, features and area of</li> </ul>	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	<ul style="list-style-type: none"> <li>Promote the conservation or enhancement of heritage assets and their settings?</li> </ul>



### 3 Stage A - The Scoping Process

	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	Sites	Development Management policies
		Will the approach/ option help to:	Will allocation of the site:	Will the option/ proposed policy:
		archaeological value throughout the district?		

#### Devising a scoring matrix

- 3.266 A scoring system/matrix has been devised in order to score how each option performs against the appropriate decision aiding questions.
- 3.267 Each option will be assessed against the following classification of the potential effect as appropriate for each objective (see the below table). The scoring matrix will be used to judge each item in the SA Framework to assess the relative performance of each option. This is refined to consider the level of significance of the impact either positively or negatively. A neutral category is included where there may no clear relationship, the outcome is uncertain or it may depend on details on delivery or implementation mechanisms unknown at the time of assessment.
- 3.268 The supporting commentary to each assessment will consider whether any identified impact is likely to be long or short term and permanent or temporary.

Table 22 Scoring matrix

Score	Effect of the approach
++	Contributes significantly to the achievement of the objective
+	Contributes to the achievement of the objective
N	No clear relationship to achieving the objective, the outcome is uncertain or the outcome may depend on delivery specific factors
	The objective is not relevant to the proposal
-	Detracts from achievement of the objective
--	Significantly detracts from achievement of the objective

- 3.269 The proposed scoring system/matrix consists of a mixture of qualitative and quantitative measures. The quantitative measures are shown below, these measurable criteria will assist with scoring various accessibility related decision aiding questions relating to the sustainability of individual sites. All distances will be measured from the centre point of the site and then by the most appropriate mode of travel to the destination or feature.

Table 23 Site decision aiding questions supporting criteria

SA Objective	Site appraisal decision aiding question Will allocation of the site:	Assessment indicators	Scoring matrix
SA1	Promote provision and use of low and zero carbon technologies?	The scheme is for renewable energy generation or a large site with renewable energy provision that is proposed to meet the majority of the needs of the development.	++
		Clear renewable energy provision/ building standards to contribute to meeting the site's needs/ significantly enhanced building standards; or The site is proposed solely for biodiversity net gain opportunities.	+
		Build to building regulations at the time of development.	N
		Not contain, and be at least 200m from an air quality management area?	Beyond 200m of an AQMA
		Within 200m of an AQMA	-
		Within an AQMA	--
		Support the circular economy through the reuse and recycling of existing land, buildings or materials?	The site has significant existing structures with potential for recycling and reuse on site. Change of use of existing building
	The site has some existing structures with potential for recycling and reuse on site. Change of use or retention of existing building with some redevelopment		+
	There are no existing structures		-
	SA2	Is the site located in an area with lower resilience to the predicted impacts of climate change?	The scheme is for entirely biodiversity net gain, flood mitigation, open space or renewable energy generation Or there is no fluvial flood risk with climate change

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SA Objective	Site appraisal decision aiding question <b>Will allocation of the site:</b>	Assessment indicators	Scoring matrix
		There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) which is not more than 20% of the site area	+
		Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is greater than 20% and not more than 50% of the site area	-
		Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is greater than 50% of the site area	--
SA3	Be served by existing waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	More than 10% of the flow permit for the water recycling centre catchment is remaining after existing committed growth is taken into account.	+
		Development in this location may require an increase in the water recycling centre catchment flow permit and/or upgrades to the treatment process to accommodate further growth.	-
		The water recycling centre catchment has significant constraints in providing upgrades to the WRC to accommodate future growth.  or  The site is a new settlement and will most likely require a new water recycling centre to serve the population.	--
	Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	100% of the site in flood zone 1 and none or minimal recorded risk of surface water flooding; or  Proposal is for water compatible development	++
		50-99% of the site in flood zone 1 and none or minimal risk of surface water; or  100% of the site in flood zone 1 but with significant risk of surface water flooding	+



SA Objective	Site appraisal decision aiding question	Assessment indicators	Scoring matrix
	<b>Will allocation of the site:</b>		
		50-99% of the site in Flood zone 1 with significant risk of surface water flooding	-
		<50% of the site flood zone 1, mainly flood zone 2 irrespective of surface water flood risk	
		<50% of the site flood zone 1, mainly flood zone 3 irrespective of surface water flood risk	--
SA4	Prioritise development of previously developed land?	>60% of the site is previously developed land	++
		1-59% of the site is previously developed land	+
		The site is proposed solely for biodiversity net gain opportunities	N
		The site is technically classified at greenfield but includes substantial built structures such as agricultural barns	-
		The site is wholly greenfield land with no existing structures	--
	Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	The site is classified as urban or non-agricultural land	++
		The site is grades 4 and/or 5	+
		The site is grade 1 but the proposed uses are for greenspace, biodiversity net gain or flood mitigation	N
		The site is predominantly grade 3	-
		The site is predominantly grade 2	--
SA5	Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?	The site meets at least 3 of the following: <ul style="list-style-type: none"> <li>is within 1 km of a 10 ha area of natural green space</li> <li>is within 300 m of a 2 ha natural green space</li> </ul>	++

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SA Objective	Site appraisal decision aiding question <b>Will allocation of the site:</b>	Assessment indicators	Scoring matrix
	Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	<ul style="list-style-type: none"> <li>• is within 200 m of a 0.5 ha area of greenspace</li> <li>• has direct opportunities to link to the strategic green or blue infrastructure network</li> </ul> <p>the site has capacity for 200 or more new homes or 1,000 sqm or more of non-residential built development with natural green space included within the site</p>	
		<p>The site meets 1 of the above criteria</p> <ul style="list-style-type: none"> <li>• is within 1 km of a 10 ha area of natural green space</li> <li>• is within 300 m of a 2 ha natural green space</li> <li>• is within 200 m of a 0.5 ha area of greenspace</li> </ul>	+
		<p>The site meets none of the above criteria but has some capacity for linkages to the existing strategic green or blue infrastructure network</p>	-
		<p>The site meets none of the above criteria and has no/ very limited capacity for linkages to the existing strategic green or blue infrastructure network</p>	--
SA6	Impact on a designated site of biodiversity or geodiversity significance?	<p>The site meets all of the following:</p> <ul style="list-style-type: none"> <li>• is more than 2 kms from a Ramsar, Special Area of Conservation or Special Protection Area</li> <li>• is more than 1 km from a Site of Special Scientific Interest</li> <li>• is more than 200 m from a County Wildlife Site</li> <li>• is more than 200 m from a Local Geological Site</li> </ul>	++
		<p>The site meets at least 2 of the following:</p> <ul style="list-style-type: none"> <li>• is more than 2 kms from a Ramsar, Special Area of Conservation or Special Protection Area</li> <li>• is more than 1 km from a Site of Special Scientific Interest</li> <li>• is more than 200 m from a County Wildlife Site</li> <li>• is more than 200 m from a Local Geological Site</li> </ul>	+

SA Objective	Site appraisal decision aiding question <b>Will allocation of the site:</b>	Assessment indicators	Scoring matrix
		The site meets at least 3 of the following: <ul style="list-style-type: none"> <li>• contains or is within 2 kms of a Ramsar, Special Area of Conservation or Special Protection Area</li> <li>• contains or is within 1 km from a Site of Special Scientific Interest</li> <li>• contains or is within 200 m from a County Wildlife Site</li> <li>• contains or is within 200 m from a Local Geological Site</li> </ul>	--
	Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	The site is located within one of Natural Cambridgeshire's Priority Landscapes and has potential to contribute to improvements strategically in habitat connectivity.	+
		The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.	-
SA7	Make efficient use of land whilst also protecting the form and character of the local area?	The scale and/ or location of the site: <ul style="list-style-type: none"> <li>• relate well to the existing settlement;</li> <li>• the amount of development would contribute to protecting the form and character of the surrounding townscape and landscape;</li> <li>• the density is similar to or slightly higher than surrounding properties.</li> </ul>	++
		The scale and/ or location of the site: <ul style="list-style-type: none"> <li>• relate well to the existing settlement;</li> <li>• the amount of development would contribute to protecting the form and character of the surrounding townscape and landscape;</li> <li>• the proposed density would not make efficient use of land.</li> </ul>	+
		The scale and/ or location of the site: <ul style="list-style-type: none"> <li>• do not relate well to the existing settlement;</li> <li>• the proposed density would make efficient use of land.</li> </ul>	-
		The scale and/ or location of the site: <ul style="list-style-type: none"> <li>• do not relate well to the existing settlement;</li> </ul>	--



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SA Objective	Site appraisal decision aiding question	Assessment indicators	Scoring matrix
	<b>Will allocation of the site:</b>		
		<ul style="list-style-type: none"> <li>would not contribute to protecting the form and character of the surrounding townscape and landscape or could result in coalescence with another settlement(s);</li> <li>the density would not make efficient use of land.</li> </ul>	
SA8	Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution	+
		For residential proposals, the site is located near to the strategic transport network or near to a major employment site.  For non-residential proposals, the site is close to major sources of pollution and/or is of a scale likely to cause substantial pollution	-
		The proposal could undermine the Dark Sky Discovery Sites designated at the Great Fen	--
SA9	Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?  Meet the needs of specific housing groups such as gypsies and travellers or older people?  Contribute to diversification of the housing supply by being no more than 1 ha in size?	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures, or  The site is suitable to meet specialist needs of identified groups, or  The site is 1 ha or less and contributes to the government's aspiration to promote sites suitable for SME builders	++
		The site will contribute to meeting the housing needs of the district	+
		The site is for non-residential uses	N
SA10	Minimise the distance people need to travel to access town centres and local convenience shops?	The site is within 5 kms of a town centre	++
		The site is within 800 m of a local convenience shop or 2.5 kms of a freestanding supermarket	+
		The site is proposed solely for biodiversity net gain or renewable energy opportunities	N

SA Objective	Site appraisal decision aiding question	Assessment indicators	Scoring matrix
	Will allocation of the site:	The site is more than 800 m from a local convenience shop or 2.5 kms from a freestanding supermarket	-
	Minimise the distance people need to travel to education facilities?	The site meets at least 1 of the following: <ul style="list-style-type: none"> <li>• is within 800 m of a town based primary school</li> <li>• is within 800 m of a village primary school</li> <li>• the site has capacity for at least 1,000 dwellings and will include a primary school</li> </ul>	++
		The site does not meet the criteria above but is either within 1.5 kms of a town based primary school or is in a village containing a primary school	+
		The site is either for non-residential use or for residential accommodation specifically targeted at older people.	N
		The site is beyond 1.5 kms of a town based primary school; or  Is in a village which does not have a primary school and is of insufficient capacity to provide a school on site.	--
	Minimise the distance people need to travel to leisure and cultural facilities?	The site meets at least 5 of the following, is within 800 m of: <ul style="list-style-type: none"> <li>• public hall/ meeting place</li> <li>• pub</li> <li>• place of worship</li> <li>• museum</li> <li>• library</li> <li>• cinema</li> <li>• sports centre</li> <li>• playing fields</li> <li>• the site has capacity for at least 1,000 dwellings and will include new leisure and/ or cultural facilities</li> </ul>	++

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SA Objective	Site appraisal decision aiding question <b>Will allocation of the site:</b>	Assessment indicators	Scoring matrix
		The proposal provides additional leisure and /or cultural facilities.	
		The site meets at least 3 of the following, is within 800 m of: <ul style="list-style-type: none"> <li>• public hall/ meeting place</li> <li>• pub</li> <li>• place of worship</li> <li>• museum</li> <li>• library</li> <li>• cinema</li> <li>• sports centre</li> <li>• playing fields</li> </ul>	+
		The site meets at least 1 of the following, is within 800 m of: <ul style="list-style-type: none"> <li>• public hall/ meeting place</li> <li>• pub</li> <li>• place of worship</li> <li>• museum</li> <li>• library</li> <li>• cinema</li> <li>• sports centre</li> <li>• playing fields</li> </ul> Or The site is proposed solely for biodiversity net gain or renewable energy opportunities	N
		The site is beyond 800 m of all the following: <ul style="list-style-type: none"> <li>• public hall/ meeting place</li> </ul>	-



SA Objective	Site appraisal decision aiding question <b>Will allocation of the site:</b>	Assessment indicators	Scoring matrix
		<ul style="list-style-type: none"> <li>• pub</li> <li>• place of worship</li> <li>• museum</li> <li>• library</li> <li>• cinema</li> <li>• sports centre</li> <li>• playing fields</li> </ul>	
SA11	Facilitate access to a range of employment opportunities?	<p>The site is within 1.5 kms of multiple concentrations of employment (eg town centre, industrial estate, secondary school) or the site itself will provide over 5 ha of employment land.</p> <p>The site meets at least 1 of the following:</p> <ul style="list-style-type: none"> <li>• is within 5 kms of multiple concentrations of employment</li> <li>• is within 1.5 kms of a range of employment sources</li> </ul> <p>Will provide over 2 ha of employment</p> <p>The site is proposed solely for renewable energy opportunities, biodiversity net gain or open space uses</p> <p>The site meets at least 2 of the following:</p> <ul style="list-style-type: none"> <li>• is more than 5 kms from multiple concentrations of employment</li> <li>• is more than 1.5 kms from a range of employment sources</li> </ul> <p>Will not provide at least 2 ha of employment</p> <p>The site meets all of the following:</p>	<p>++</p> <p>+</p> <p>N</p> <p>-</p> <p>--</p>

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SA Objective	Site appraisal decision aiding question <b>Will allocation of the site:</b>	Assessment indicators	Scoring matrix
		<ul style="list-style-type: none"> <li>• is more than 5 kms from multiple concentrations of employment</li> <li>• is more than 1.5 kms from a range of employment sources</li> </ul> <p>Will not provide at least 2 ha of employment</p>	
	Be in a location with high quality digital infrastructure?	Ultrafast broadband is available in the vicinity	++
		Superfast broadband is available in the vicinity	+
		The site is proposed solely for biodiversity net gain opportunities	N
		Standard or no broadband is available in the vicinity	-
SA12	Benefit from access to public transport infrastructure?	The site is within 5 kms of a railway station and 800 m of a bus service rated B- or higher on the Place Based Carbon Calculator (approximately every 20 minutes Mon-Sat)	++
		The site is within 800 m of a bus service rated D+ or higher on the Place Based Carbon Calculator (approximately hourly Mon-Sat)	+
		The site is within 800 m of a bus service rated F+ or higher on the Place Based Carbon Calculator (approximately 3 per day Mon-Fri)	-
		The site is within 800 m of a bus service rated F or lower on the Place Based Carbon Calculator (approximately 1 per day Mon-Fri) or is beyond 800 m of any bus service	--
	Benefit from access to active travel infrastructure for practical and social activities?	<p>A pavement adjoins the site frontage or is immediately across the road from the site; or</p> <p>A footpath along the site frontage will need to be created to join the site with a nearby footpath; or</p> <p>There is a public right of way/ segregated cycleway within the site.</p>	++

SA Objective	Site appraisal decision aiding question <b>Will allocation of the site:</b>	Assessment indicators	Scoring matrix
		The site is within 500 m of a public right of way and/ or segregated cycleway	+
		The site is within 1 km of a public right of way and/ or segregated cycleway	-
		The site is more than 1 km of a public right of way and/ or segregated cycleway	--
SA13	Provide opportunities for the creation of new businesses beyond supporting people working from home?  Facilitate retention or expansion of existing businesses?  Support provision of tourism facilities or services appropriate to the sustainability of its location?	The proposal includes high job density employment use(s) such as offices, or  Facilitate the expansion of an existing business(es)	++
		The proposal would support new low job density employment use(s) such as logistics or industrial uses, or  Facilitate the retention of an existing business(es), or  Supports the retention of existing tourism facilities or services appropriate to the location	+
		The proposal does not include employment, commercial or tourism uses	N
		The proposal would result in the loss of employment, commercial or tourism facilities and services	-
SA14	Reinforce the role of town, local and village centres in serving their communities?	The proposal supports provision of additional retail or social facilities within an existing town, local or village centre	++
		The proposal is for the retention, modernisation or expansion of an existing retail or social facility	+
		The proposal does not include retail or social uses so does not apply.	N
		The proposal would result in the loss of retail or social facilities within an existing town, local or village centre	-



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SA Objective	Site appraisal decision aiding question	Assessment indicators	Scoring matrix
	<b>Will allocation of the site:</b>		
SA15	Provide high quality development sensitive to the character of the local environment?	The proposal includes the redevelopment of a site that is previously developed and derelict, or	++
	Promote sustainable design solutions?	Where there is a known issue, the proposal offers opportunities to address crime and /or anti-social behaviour issues.	
	Provide opportunities to incorporate crime reduction measures?		
		The site is located such that it can be effectively masterplanned to become part of the existing place and community.	-
		The site is located such that it could not be effectively integrated with the existing community.	-
SA16	Impact on any heritage assets or their settings?	There are no designated heritage assets within the site or in the immediate vicinity of the site	++
		The proposal could enhance a heritage asset where there is currently a negative impact	+
		There are designated heritage assets that could be adversely impacted by the development	-

**3.270** The inclusion of a commentary for each decision aiding question will enable factors considered in the decision making process to be identified. The answers are not intended to be added up to a score, but instead the options should be compared on an objective by objective basis. This will mean that the overall summary and conclusions will be influenced by the number of positive and negative assessments identified but will be of a qualitative rather than quantitative nature.

### A5: Consulting on the scope of the SA

**3.271** The purpose of this task is to ensure that the SA covers the likely significant environmental effects of the plan and to ensure that the SA process is and will be robust and suitably comprehensive in order to support production of the plan.

## How was this task achieved?

### Comments on the Draft Scoping Report and Council's response to these

- 3.272** Consultation is an important part of producing the Local Plan and the Council is committed to engaging during the process in ways that give people opportunities to get involved. Details of how the Council intends to engage during the production of the Local Plan can be found in the [Statement of Community Involvement](#), which is available on the Council's website.
- 3.273** The council is required to consult on the scope of the SA with the following three bodies:
- Environment Agency
  - Historic England
  - Natural England
- 3.274** Consultation with environmental bodies ran between 20 October and 30 November 2022.
- 3.275** Comments on a draft of the scoping report were received from all three environmental bodies. Their comments have been compiled into a table alongside the Council's response to them highlighting where amendments have been made to this report. This table can be found in Appendix 2 of the SA.
- 3.276** Following this, the scoping report was made available for anyone to make comments between 1 February and 15 March 2023. This was so that the scoping report is as robust as possible and to promote participation in production of the new Huntingdonshire Local Plan. Comments received can be viewed on our [consultation portal](#), a summary of these comments and the changes made to the report are provided in the Statement of Consultation. In total, 91 comments were made by 18 persons/organisations.

## Final Scoping Report

- 3.277** Stage A was completed with the publication of the [final scoping report](#).

## 4 Stage B - Develop options and appraise effects

### 4 Stage B - Develop options and appraise effects

<b>B:</b>	Develop options and appraise effects.	The purpose of this stage is to appraise the plan objectives, options and preferred options/policies, to propose measures for alleviating adverse effects and maximising benefits and to propose indicators for monitoring the plan’s sustainability.
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- 4.1 The main benefits of stage B come from integrating the SA process into plan preparation and completing the appraisals at an early stage so that the findings can inform and shape the way that all parts of the plan evolve in a meaningful way.
- 4.2 This stage consists of 6 tasks:
  - B1: Testing the plan objectives against the SA framework
  - B2: Developing plan options
  - B3: Predicting the effects of the plan and alternatives
  - B4: Evaluating the effects of the plan and alternatives
  - B5: Considering ways of mitigating adverse effects and maximising beneficial effects
  - B6: Proposing measures to monitor the significant effects of implementing the plan
- 4.3 At the Further Issues and Options stage (Autumn 2024), stage B1 is not yet complete as we are consulting on options for the objectives of the Local Plan Update. This task is where we identify potential synergies or inconsistencies between the objectives of the Local Plan, referred to as Spatial Objectives and the SA Objectives established in Stage A.
- 4.4 Also, reflecting the iterative and interconnections between tasks B2, B3, B4 and B5, these have been undertaken together under 'B2 to B5: Developing and appraising plan options' section. These tasks are where

we develop and refine options for the development strategy, policies and site allocations for the Local Plan. It is also where we predict the significant effects of the plan and alternatives, whether they are economic, social or environmental; it is where we evaluate the predicted effects of the plan and alternatives in order to assist in the refinement of the plan. Finally, it is to ensure that adverse effects are identified and potential mitigation measures are considered.

- 4.5 At the end of this stage is task B6 which is where we will propose how to measure and monitor the significant effects of implementing the Local Plan Update by ensuring that adverse effects are identified and potential mitigation measures are considered. This stage will be completed after the Further Issues and Options stage.

#### B1: Testing the plan objectives against the SA framework

- 4.6 The options for the objectives of the Local Plan Update have been appraised in the 'Development Strategy' section. Once a preferred set of options have been consulted upon, the final list of objectives will be set out here.

#### B2 to B5: Developing and appraising plan options

- 4.7 The following subsections demonstrate how the options for the Local Plan Update have been appraised. These options are split into the three sections of the SA Framework (strategy, sites and policies):
  - **Development Strategy** - this consists of the options put forward in the Further Issues and Options Paper 2024 address the strategic issues for the Local Plan Update and how the development strategy may be shaped.
  - **Sites** - this consists a summary of the outcome of the site assessments and which may be appropriate allocations in the Local Plan Update. The appraisal for sites can be found within the appendices to the main SA report. The outcomes of the site appraisals were fed back into the Land Availability Assessment to conclude



whether sites were potentially suitable for further exploration or not and an indicative capacity undertaken or not.

- **Development Management Policies** - this section appraises development management policies against the policies section of the SA framework, policies have not been included in the Further Issues and options stage this section but will be included at a later stage.

**Development Strategy**

4.8 The Further Issues and Options Paper 2024 sets out options and further questions for a series of issues that are key to the future planning of Huntingdonshire. The issues covered are:

- The Local Plan Vision and Objectives
- Settlement Hierarchy for Huntingdonshire
- Approach to Employment and Economy
- Housing Figures and Requirement
- Achieving well-designed and beautiful places (note no options have been put forward at this stage but the FI&O Paper includes an additional question)
- Growth Strategy Options
- Green and Blue Infrastructure
- The Approach to Climate Change
- Tackling Flooding and Water
- Housing Tenures and Housing Mix
- Transport and Connectivity

4.9 Each of these issues have a series of options and questions. The options put forward within the consultation material have gone through SA to assess how each potential option performs against the strategic options developed in our Table 21 'SA framework ' (see Table 20 of the SA Scoping Report). Each of these options will be scored using the following scoring matrix:

**Table 24 Scoring matrix**

Score	Effect of the approach
++	Contributes significantly to the achievement of the objective
+	Contributes to the achievement of the objective
N	No clear relationship to achieving the objective, the outcome is uncertain or the outcome may depend on delivery specific factors
	The objective is not relevant to the proposal
-	Detracts from achievement of the objective
--	Significantly detracts from achievement of the objective

4.10 Each set of options will include a box setting out the options put forward so that they can be read alongside the SA of them.

4.11 Not all objectives are directly relevant to each option. Where there are objectives not relevant to options, the objective(s) have been removed from the appraisal of those options. This is make the tables more manageable and reduce any repetition.

## 4 Stage B - Develop options and appraise effects

### The Local Plan Vision and Objectives

#### The Local Plan Vision

##### Option - The Vision

##### Should we...

*(Please pick one option.)*

##### Option A: Have a Vision based strongly on the Huntingdonshire Futures Place Strategy and the Corporate Plan to 2028:

'By 2046 Huntingdonshire will be a place which people take pride in, where the economy is inclusive of everyone, health and happiness are highly valued, our local landscapes are protected and enhanced with environmental innovation welcomed, and travel is transformed to focus on transitioning away from cars.'

##### Option B: Have a Vision of a better future achieved through ambitious climate action and a just transition<sup>(35)</sup> towards more social and economic equity.

'By 2046 Huntingdonshire will be a place where our decisions about land use and planning have helped enable lasting benefits for nature and climate, enhanced the well-being of our residents and have facilitated a just transition towards a more sustainable economy.'

##### Option C: Retain the current Vision with minor amendments:

By 2046 Huntingdonshire's physical environment will support the health and wellbeing of all its residents, by:

Supporting a diverse and thriving economy	Providing sufficient infrastructure to support vibrant, inclusive communities	Accelerating our climate change response actions	Meeting our changing population's needs	Protecting and enhancing our landscape and heritage
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##### Option D: Have a Vision describing how Huntingdonshire intends to evolve focused on the three strands of economic, social and environmental sustainability:

'Huntingdonshire to be a place where high quality growth enhances our communities and supports sustainable living and a high quality of life, balanced with protecting and enhancing our landscape and open spaces for the benefit of people and nature.'

##### Option E: Consider an alternative Vision.

Please let us know what it should be.

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	++	+	+	Overall, all options perform positively but Option B performs the most positively in maximising actions towards reducing greenhouse gas emissions and enhancements to green infrastructure networks.
		This option would have an emphasis on environmental innovation and working towards a zero carbon future including renewable energy production balanced with other local priorities.	This option would maximise our efforts towards reducing greenhouse gas emissions seeking to exceed nationally set targets through ambitious climate action.	The amendments to the current vision would incorporate accelerating our climate change response however it is still not the primary focus of the option.	This option focuses on a balanced response between environmental, economic and social sustainability which would contribute towards reducing greenhouse gas emissions but is not its primary focus.	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	++	++	+	+	
		Huntingdonshire Futures has a strong emphasis on environmental improvements and nature based infrastructure which would facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants.	The expectation of enabling lasting benefits for nature and climate through this option would strongly support the enhancements of green infrastructure networks contributing to this objective.	The option only places minor emphasis on enhancements of green infrastructure.	This option focuses on a balanced response between environmental, economic and social sustainability which would contribute promoting enhancements to green infrastructure networks but is not its primary focus.	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	++	+	++	All options perform positively against this objective. Option B most positively with its more direct focus on planning for benefits for nature and climate.
	This options seeks to create resilient urban and natural environments which would contribute to adapting to the impacts of climate change.	This option's primary focus is on decisions about land and use planning enabling lasting benefits for nature and climate which would shape where development would be concentrated.	This option incorporates an accelerated actions in response to climate change which would likely include focusing development in locations that are more resilient to the impacts of climate change.	This option includes supporting sustainable living and a high quality of life which would involve placing development in places in locations that are more resilient to the impacts of climate change in order to achieve this.		
SA2	Support habitats in adjusting to the impacts of the climate emergency?	++	++	+	+	All options perform positively against this objective. Option B most positively with its more direct focus on planning for benefits for nature and climate.
	Huntingdonshire Futures has a strong emphasis on environmental improvements and nature based infrastructure which would support habitats.	The expectation of enabling lasting benefits for nature and climate through this option would strongly support habitats	The option only places minor emphasis on supporting habitats.	This option focuses on a balanced response between environmental, economic and social sustainability which would contribute promoting enhancements to the natural environment and also habitats but this is not its primary focus.		

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA3	Maintain and where possible improve the quality and availability of water resources?	++	++	+	+	Again, all options perform positively and work towards meeting this objective. Overall, Option B performs marginally more positively than the other three options.
		A key part of Huntingdonshire Futures is environmental innovation, to achieve this sustainable drainage solutions are highlighted as an mechanism to reduce the risk of flooding and enhance water quality.	This option includes ambitious climate action which will include an emphasis on Huntingdonshire being an area of water stress and actions to address this.	Within this option, sufficient infrastructure for communities is highlighted but there is no mention of natural environment which may impact how well this option achieves this objective.	In order to support sustainable living, there will need to be a reduction in the demands on water to achieve this. This option looks at the three strands of sustainability so can tackle water consumption from each of these perspectives.	
	Minimise the risk of flooding from all sources?	+	++	+	++	
		Within this option, Huntingdonshire Futures places an emphasis on environmental innovation and sustainable drainage solutions to reduce the risk of flooding and enhance water quality.	This option seeks enabling lasting benefits for nature and climate which would necessitate high quality flood management.	This option would contribute towards minimising flood risk through accelerating our climate change response and protecting our landscape.	This option focuses on sustainable living and balancing this with landscape protection which would necessitate high quality flood management.	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	+	++	+	++	Options B and D perform the most positively against this option although all options do perform positively.
		This option is more likely to focus development towards existing communities which may increase the likelihood of previously developed land being used over greenfield land.	To achieve ambitious climate action and a just transition, this option would need to emphasise more concentrated development in towns where there is a greater likelihood of previously developed land being available.	This option is more likely to focus development towards existing communities which may increase the likelihood of previously developed land being used over greenfield land.	This option will focus on high quality growth promoting environmental, economic and social sustainability. All of which are more likely to emphasise more concentrated development in towns where there is a greater likelihood of previously developed land being available.	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	+	+	+	
		This option is more likely to focus development towards existing communities which may minimise the use of higher grade agricultural land but this will be dependent on the location and scale of sites.	This option is more likely to be town based or new communities which may minimise the use of higher grade agricultural land but this will be dependent on the location and scale of sites.	This option is more likely to be town based or new communities which may minimise the use of higher grade agricultural land but this will be dependent on the location and scale of sites.	This option is more likely to be town based or new communities which may minimise the use of higher grade agricultural land but this will be dependent on the location and scale of sites.	



Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	+	+	+	Options A and B perform most positively in achieving this objective.
		This option seeks to protect the local landscape and establish places where people can enjoy open and natural greenspace.	This option seeks to protect the local landscape and establish places where people can enjoy open and natural greenspace.	This option seeks to protect the local landscape and establish places where people can enjoy open and natural greenspace.	This option seeks to protect the local landscape and establish places where people can enjoy open and natural greenspace.	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	++	++	+	+	This option focuses on a balanced response between environmental, economic and social sustainability which would contribute to promoting enhancements to strategic green and blue infrastructure but this is not its primary focus.
		Huntingdonshire Futures has a strong emphasis on environmental improvements and nature based infrastructure which would support strategic green and blue infrastructure.	The expectation of enabling lasting benefits for nature and climate through this option would strongly support strategic green and blue infrastructure.	The option only places minor emphasis on supporting strategic green and blue infrastructure.		
SA6	Protect sites of designated biodiversity or geodiversity significance?	++	++	++	++	All options perform very positively against the first the first decision aiding question. Options A and B perform marginally
		This option seeks to protect the local landscape which would	This option seeks to protect the local landscape which would	This option seeks to protect the local landscape which would	This option seeks to protect the local landscape which would	

4 Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		positively work towards protecting sites of designated biodiversity or geodiversity significance.	positively work towards protecting sites of designated biodiversity or geodiversity significance.	positively work towards protecting sites of designated biodiversity or geodiversity significance.	positively work towards protecting sites of designated biodiversity or geodiversity significance.	more positively overall as they have a slightly stronger emphasis on environmental action.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	++	++	+	+	
		Conserving the natural environment is an important element to this option as is environmental innovation utilising our natural assets.	The expectation of enabling lasting benefits for nature and climate through this option would promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance.	The option only places minor emphasis on opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance.	This option focuses on a balanced response between environmental, economic and social sustainability which would contribute to opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance but this is not its primary focus.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	++	+	++	+	Options A and C perform most positively as they have a more direct focus on meeting this objective.
		The Huntingdonshire Futures Place Strategy places a strong focus on pride in place,	This option seeks enhancement of people's well-being and ensuring lasting	This option places a key focus on protecting and enhancing the districts' landscapes	This option focuses on a balanced response between environmental, economic and social	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Reinforce local distinctiveness and a sense of place?	reinforcing local character and celebrating our history.	benefits to nature and the climate as well as transition to a more sustainable economy. There is less emphasis on reinforcing and protecting local character and distinctiveness.	and heritage as well as supporting vibrant communities.	sustainability so local distinctiveness and character is not its primary focus.	
SA8	Promote actions to reduce contributions to air pollution?	+	+	+	+	Overall, all options perform positively towards this objective.
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	This options places a focus on moving away from car usage and building up resilience within communities which will help to reduce levels of pollution.	This options places a focus on land use decisions enabling lasting benefits for nature and climate as well as the enhanced well-being of residents which would include lowering levels of pollution.	This option would contribute towards reducing levels of pollution across the district.	This option focuses on sustainable living and balancing this with landscape protection which would include lowering levels of pollution.	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	+	++	+	++	All options perform positively with Options B and D performing more



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		The focus would be more on pride in place than growth and wider aspirations for homes that meet people's needs.	Would give a strong emphasis on sustainable location of new homes and meeting the needs of all sectors of the community so that none are left behind on the journey to net zero.	This would look to meet the needs of a changing population including the growth needs and would work with the environment to promote sustainability.	Would strongly emphasize the sustainability of growth and meeting the social and economic needs of the community.	so with their stronger emphasis on sustainable housing where they meet the needs of the community.
SA10	Support and enhance the more deprived areas of the district?	<b>++</b>	<b>+</b>	<b>N</b>	<b>++</b>	Options A and D perform most positively as they have stronger focus on community resilience and wellbeing of our communities.
		Would emphasise the need for community resilience and cohesion, local economic growth and easy access to healthy living choices for all which could significantly benefit more deprived areas.	Emphasis on a just transition would significantly assist more deprived areas by ensuring they are included in the benefits associated with responding to climate change.	Emphasis focuses more on how the physical environment contributes to the health and wellbeing of all residents without distinguishing between areas.	Social sustainability is one of the 3 core strands so this option would look to support the social wellbeing of residents which should enhance the conditions in more deprived areas of the district.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	<b>++</b>	<b>+</b>	<b>++</b>	<b>+</b>	Social sustainability is one of the 3 core strands so this option would look to support access to social and community facilities
		Huntingdonshire Futures focuses strongly on community resilience which would include access to services and facilities.	This option would have limited influence in access to social and community facilities	The current vision places a strong emphasis on provision of infrastructure to support communities as a way of supporting		

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
			and services other than by aspiring to promote equality of access.	residents' health and wellbeing to which access to social and community facilities and services contributes.	and services but not seek specifically to maximise this.	
SA11	Contribute to regeneration activities?	+	+	+	++	All options perform positively, Option D more so against the first question of this objective. For the second question, all options perform very positively.
		This approach would place a strong emphasis on creating places where businesses flourish which could support regeneration activities.	Regeneration would form part of the response to climate change and the need for a just transition through ensuring growth focuses on areas in need of regeneration.	This would seek to support a thriving diverse economy which could contribute to regeneration activities.	Emphasising economic sustainability should increase the focus on supporting regeneration over use of greenfield land for economic growth.	
	Enhance and diversify economic opportunities with the district?	++	++	++	++	
		This approach would place a strong emphasis on promoting a strong inclusive economy supported by significantly improved travel opportunities.	Securing a just transition would include enhancement and diversification of economic opportunities.	This would directly seek to support a thriving diverse economy	Emphasising economic sustainability should increase the focus on enhancing and diversifying economic opportunities.	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	++	+	++	Options A, B and D perform very positively in supporting active travel and sustainable modal behaviours. Option C does as well but not as strongly.
		Travel transformed is key strand of Huntingdonshire Futures to promote alternatives to car travel.	Ambitious climate action would require substantial behavioural change for travel so development would strongly emphasise provision of active travel and public transport opportunities.	This approach looks to support infrastructure provision to meet communities' needs but does not specifically relate to active travel and public transport.	The emphasis on both environmental and social sustainability would work towards supporting this objective.	
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>	++	+	+	+	Option A is most likely to support an investment and the local economy with its strong focus on promoting a strong inclusive economy and being a place where our businesses can flourish.
		This approach would place a strong emphasis on promoting a strong inclusive economy and being a place where our businesses can flourish.	Securing a just transition would include enhancement and diversification of economic opportunities but does not specifically focus on some elements of this objective.	This would seek to support a thriving diverse economy which would promote resilience and contribute to provision of land.	Emphasising economic sustainability should increase the focus on supporting resilience and retention of existing companies.	



Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	++	+	+	+	Option A is most likely to support the modernisation of out town centres.
		Many strands of Huntingdonshire Futures would contribute to achieving this objective through aspects such as ensuring our high streets are the centre of cultural and social life in the district.	Aspirations for efficient buildings and enhanced active travel and public transport would contribute to modernising town centres.	Both supporting the economy and meeting the needs of our changing population could contribute towards modernisation of town centres.	Emphasising economic sustainability should assist in promoting successful town centres.	
SA15	Strengthen a local sense of place?  Retain the character of existing settlements?	+	+	++	+	Option C performs the most positively in directly meeting this objective.
		This option seeks to protect the local landscapes and support places that people take pride in. This will also be dependent on specific site proposals and the scale and location of growth.	This option places less emphasis on this over the well-being of residents, sustainable economy and enabling lasting benefits for nature and the climate. This will also be dependent on specific site proposals and the scale and location of growth.	The option places a strong emphasis on protecting and enhancing our landscape and heritage.	This option focuses on a balanced response between environmental, economic and social sustainability which would contribute to strengthening a sense of place and retaining existing character but this is not its primary focus.	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	++	N	++	+	Options A and C perform most positively in achieving this objective.
		The emphasis on pride in place would contribute to achieving this objective through enhancement and protection of archaeological and other heritage assets.	This option does not place any emphasis on this objective.	Working with our heritage is a direct strand of this option so would directly support the objective.	Promoting environmental sustainability would contribute towards this to a limited extent.	

## The Local Plan Objectives

### Option - The Objectives

#### *Should we...*

(Please choose whether there is a particular group of objectives which you prefer or pick any individual suggested objectives that you support)

**Option A** - The objectives build on Vision Option A and are **shaped by the key 'pathways' that support the Huntingdonshire Futures Place Strategy journeys:**

**Option B** - The objectives build on Vision Option B and **aim to help achieve a better future through a just transition towards ambitious climate action.**

**Option C** - **Minor amendments to the current list** of 25 objectives

**Option D** - The objectives build on Vision Option D and are **focused on the three strands of economic, social and environmental sustainability:**

**Option E - Consider alternative objectives** - Please suggest any that you think would be appropriate.

- 4.12 The objectives are wholly dependent on the Vision as their purpose is to shape its delivery therefore the options align with those above and do not yet merit separate sustainability appraisal.



## 4 Stage B - Develop options and appraise effects

### Settlement Hierarchy for Huntingdonshire

**4.13** Options A to D are assessed in the first table as these relate to the whole settlement hierarchy, while Options E to I have not been appraised as they represent individual elements of the potential hierarchy and multiple options can be selected and combined into the final Settlement Hierarchy.

#### Option - Settlement Hierarchy

##### **Should we...**

*(You may pick multiple options)*

*Options A to D relate to the whole Settlement Hierarchy.*

**Option A** - Keep the existing settlement hierarchy of Spatial Planning Areas, Key Service Centres, Small Settlements and Countryside with the same list of settlements in each

**Option B** - Keep the current categories in the existing settlement hierarchy but update the settlements included in the categories based on their current sustainability (informed by the Sustainability of Settlements outcomes)

**Option C** - Strictly reflect the Sustainability of Settlements scoring outcomes of individual settlements and apply a categorisation based on a preferred number of groupings

**Option D** - Remove the category of Spatial Planning Areas and group each settlement based on its individual merits

*Options E to I relate to specific elements of the Settlement Hierarchy.*

**Option E** - Put Huntingdon and St Neots in a higher category on their own, reflecting their higher level of services (with or without their associated other SPA settlements)

**Option F** - Have the four market towns of Huntingdon, St Ives, St Neots and Ramsey as the highest category in the settlement hierarchy so as to direct most growth to these areas.

**Option G** - Replace the Key Service Centres and Small Settlements categories with 3 categories to reflect the significant variation in levels of services and facilities (informed by the Sustainability of Settlements outcomes)

**Option H** - Recognise clusters of villages which benefit from shared services or facilities and group them together as one 'settlement'.

**Option I** - Move less or unsustainable small settlements into a hamlets and/or countryside category

**Option J** - Consider an alternative option. Please let us know.

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	++	++	+	Generally, all options score positively in relation to this objective as each option serves to place growth based on the sustainability of the settlement. However, of these options, Options B and C perform the most positively.
		The existing strategy for development focuses 75% of its housing requirement to spatial planning areas due to their more comprehensive range of services and facilities and access to public and sustainable travel modes which helps to reduce carbon emissions. Retaining the existing SPA category and the settlements within it does not recognise if there are changes to the sustainability of the existing SPA settlements meaning they may not be as sustainable as others, this may not maximise opportunities to reduce carbon emissions.	The existing strategy for development focuses 75% of its housing requirement to spatial planning areas due to their more comprehensive range of services and facilities and access to public and sustainable travel modes. Amending the settlements within this category to those with the most sustainability now allows development to be focused to the most sustainable locations and maximise opportunities to reduce carbon emissions.	This approach could support a potentially finer grade categorisation allowing for decreasing scales of growth as settlements are less sustainable. This would mean that development is focused towards the more sustainable of settlements meaning that there are greater opportunities to reduce carbon emissions as people will not need to travel via private car to access key services such as shops, employment and education.	This approach would mean that development is focused towards the more sustainable of settlements meaning that there are greater opportunities to reduce carbon emissions as people will not need to travel via private car to access key services such as shops, employment and education.	

4 Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	N	N	N	
		The impact is dependent on the location and scale of growth so it cannot be predetermined.	The impact is dependent on the location and scale of growth so it cannot be predetermined.	The impact is dependent on the location and scale of growth so it cannot be predetermined.	The impact is dependent on the location and scale of growth so it cannot be predetermined.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	N	N	N	N	For all options, the impact will depend on the location of the larger development schemes so their impact cannot be predetermined.
		The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	
	Support habitats in adjusting to the impacts of the climate emergency?	N	N	N	N	
		The impact is dependent on the location and scale of growth so it cannot be predetermined.	The impact is dependent on the location and scale of growth so it cannot be predetermined.	The impact is dependent on the location and scale of growth so it cannot be predetermined.	The impact is dependent on the location and scale of growth so it cannot be predetermined.	
SA3	Maintain and where possible improve the quality and availability of water resources?	+	+	++	+	Overall, Option C performs the most positively but all options on balance perform fairly similarly against this objective.
		Concentrating development towards the more sustainable	Concentrating development towards the more sustainable	Spreading development across a greater number of settlements	Spreading development across a greater number of settlements could put less pressure	



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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		settlements may make use of existing infrastructure but could also cumulatively put pressure on water infrastructure and water quality.	settlements may make use of existing infrastructure but may cumulatively put pressure on water infrastructure and water quality.	in a preferred set of categories could put less pressure on water infrastructure and water quality.	on water infrastructure and water quality but may also locate development where there is limited capacity.	
	Minimise the risk of flooding from all sources?	-	-	+	+	
		Concentrating development towards the more sustainable settlements may result in a cumulative increase risk from flooding.	Concentrating development towards the more sustainable settlements may result in a cumulative increase risk from flooding.	Spreading development across a greater number of settlements in a preferred set of categories may mean that more land at a lower risk of flooding can be utilised.	Spreading development across a greater number of settlements may mean that more land at a lower risk of flooding can be utilised.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	+	++	+	+	All options have the potential to perform positively against this objective depending on what site specific opportunities are available within settlements to reuse previously developed
		Retaining the existing hierarchy and settlements within each category will likely still direct development to some of our larger and more sustainable settlements where densities can also be	Focusing development towards the more sustainable settlements which are also likely to be larger provides greater opportunities for the reuse of previously developed land.	Spreading development across a greater number of settlements may provide some modest opportunities for reuse of previously developed land.	Spreading development across a greater number of settlements may provide some modest opportunities for reuse of previously developed land.	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		higher. The option may not direct it to the currently most sustainable which may not maximise opportunities to reuse previously developed land.				land. Option B comes out the most positive on balance.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	++	++	++	
		The impact will depend on the location and scale of development schemes but directing growth to these settlements may reduce demand on land as densities can be higher reducing the pressure on higher quality agricultural land. Although retaining the settlements in the category would not realise opportunities in now more sustainable settlements.	The impact will depend on the location and scale of development schemes but directing growth to these settlements may enable opportunities to deliver development at higher densities which can reduce the pressure on higher quality agricultural land.	This option may enable a variety of densities including maximising densities in the more sustainable settlements.	The impact will depend on the location and scale of development schemes but this option could direct growth to settlements that could accommodate denser forms of development.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	<b>+</b>	<b>++</b>	<b>-</b>	<b>-</b>	Overall, Option B performs most positively.
		This option will likely still direct development to some of our more sustainable settlements that have good accessibility to open and natural greenspace but may not direct growth to the currently most sustainable which may not maximise opportunities to locate development near to open and natural greenspace.	Focusing development towards the more sustainable settlements means developments are also more likely to be located in good proximity to accessible open and natural greenspace.	This option could spread development across the district and towards settlements with varying levels of accessibility to open and natural greenspace.	This option could spread development across the district and towards settlements with varying levels of accessibility to open and natural greenspace.	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	
		This option can support and enhance connectivity to existing green infrastructure areas located within and nearby to the	This option can support and enhance connectivity to existing green infrastructure areas located within and nearby to the updated SPAs and larger settlements but	The impact will depend on the location and scale of development schemes so their impact cannot be predetermined but it could support green and blue infrastructure across the district.	The impact will depend on the location and scale of development schemes so their impact cannot be predetermined but it could support green and blue infrastructure across the district.	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		current SPAs and larger settlements but may not support those in other parts of the district.	may not support those in other parts of the district.			
SA6	Protect sites of designated biodiversity or geodiversity significance?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	For all options, the impact will depend on the location of the larger development schemes so their impact cannot be predetermined.
		The impact will depend on the location and scale of development schemes so their impact cannot be predetermined.	The impact will depend on the location and scale of development schemes so their impact cannot be predetermined.	The impact will depend on the location and scale of development schemes so their impact cannot be predetermined.	The impact will depend on the location and scale of development schemes so their impact cannot be predetermined.	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	
		This option can support the recovery and enhancements of designated nature sites located within and nearby to the current SPAs and larger settlements but may not support those in other parts of the district.	This option can support the recovery and enhancements of designated nature sites located within and nearby to the updated SPAs and larger settlements but may not support those in other parts of the district.	The impact will depend on the location and scale of development schemes so their impact cannot be predetermined but it could support the recovery and enhancements of designated nature sites across the district.	The impact will depend on the location and scale of development schemes so their impact cannot be predetermined but it could support the recovery and enhancements of designated nature sites across the district.	

## Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?  Reinforce local distinctiveness and a sense of place?	-	-	+	+	Options C and D have the potential to perform more favourably as development could be more spread across the various settlements in Huntingdonshire enabling the framework for development of a scale proportionate to the sustainability and character of the area.
		The existing strategy for development focuses the majority of development to the most sustainable locations meaning that there may be greater cumulative impacts of development on the character of the more sustainable settlements. Also, larger developments may be focused more so to these area which could have a greater impact although could be masterplanned more comprehensively to mitigate this.	The existing strategy for development focuses the majority of development to the most sustainable locations meaning that there may be greater cumulative impacts of development on the character of the more sustainable settlements. Also, larger developments may be focused more so to these area which could have a greater impact although could be masterplanned more comprehensively to mitigate this.	This option could support a potentially finer grade categorisation allowing for decreasing scales of growth as settlements are less sustainable but still and potentially result in development being more spread out across various settlements across the district. This scale of growth could have greater opportunities for proportionate growth to support communities and services and also reinforce local character.	This option could support a potentially finer grade categorisation allowing for decreasing scales of growth as settlements are less sustainable but still and potentially result in development being more spread out across various settlements across the district. This scale of growth could have greater opportunities for proportionate growth to support communities and services and also reinforce local character.	
SA8	Promote actions to reduce contributions to air pollution?	-	-	+	+	Options C and D have the potential to perform more favourably as development could be
		The existing strategy for development focuses the majority of	Retaining the existing categorises and therefore focusing the	This option could support a potentially finer grade	This option could support a potentially finer grade	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	development to the most sustainable locations meaning there may be increased risk from pollution by virtue of cumulative development.	majority of development to the settlements within the top of the hierarchy means there may be increased risk from pollution by virtue of cumulative development.	categorisation allowing for decreasing scales of growth as settlements are less sustainable but still and potentially result in development being more spread out across various settlements across the district which could minimise pollution in concentrated areas.	categorisation allowing for decreasing scales of growth as settlements are less sustainable but still and potentially result in development being more spread out across various settlements across the district which could minimise pollution in concentrated areas.	more spread across the various settlements in Huntingdonshire.
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	+	++	++	-	Options B ad C perform best as they allow for consideration and categorisation of towns and villages as they are currently.
		The existing strategy for development focuses the majority of development to the most sustainable locations but some settlements may be in more or less sustainable now than when previously categorised.	Retaining the categories with updated settlements would allow for acknowledgement of changed sustainability levels since the previous categorisation was established. Focusing growth in the most sustainable locations would meet the majority of the community's needs.	This option could support a potentially finer grade categorisation allowing for decreasing scales of growth as settlements are less sustainable but still offering some support to smaller communities to prevent them from fossilising.	This would mean that satellite settlements in close proximity to larger ones could be in lower categories if based solely on their own services and sustainability pushing growth away from relatively sustainable locations.	



Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA10	Support and enhance the more deprived areas of the district?	N	N	+	+	On balance all options perform relatively equally on this objective, although option B would best promote access to existing social and community facilities and services.
		The existing categorisation focuses the majority of growth into the SPA areas which contain most of the urban concentrations of deprivation, however, this approach would do very little to support areas of rural deprivation.	Retaining the existing categorisation, even updated, would focus the majority of growth into the SPA areas which contain most of the urban concentrations of deprivation, however, this approach would do very little to support areas of rural deprivation.	Strictly reflecting the current sustainability of settlements would help to recognise those that are least sustainable and may facilitate enhancement of areas of rural deprivation, however, it would contribute little towards tackling urban deprivation as this occurs in specific pockets within towns rather than the entire town.	This option would reflect the current sustainability of settlements which would help to recognise those that are least sustainable and may facilitate enhancement of areas of rural deprivation, however, it would contribute little towards tackling urban deprivation as this occurs in specific pockets within towns rather than the entire town	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	+	++	+	+	
		The existing strategy for development focuses the majority of development to spatial planning areas due to their more	The existing strategy for development focuses the majority of development to spatial planning areas due to their more	This approach would mean that development is focused towards the more sustainable of settlements meaning that there are greater	This approach would mean that development is focused towards the more sustainable of settlements meaning that there are greater	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		comprehensive range of social and community facilities. Retaining the existing SPA areas would likely result in the majority of development being focused to these areas again where there is still the greatest range of services. However, this approach does not recognise if there are changes to the sustainability of the existing SPA settlements meaning they may not be as sustainable as others.	comprehensive range of social and community facilities. Retaining the existing SPA areas would likely result in the majority of development being focused to these areas again where there is still the greatest range of services meaning less carbon impact. Amending the settlements within this category to those with the most sustainability now allows development to be focused to the most sustainable locations.	opportunities for people to access social and community facilities.	opportunities for people to access social and community facilities.	
SA11	Contribute to regeneration activities?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	Option C offers the best potential for a positive approach to this objective through allowing a full refresh based on current sustainability of settlements assessment
		Objective not directly relevant to this option.	Objective not directly relevant to this option.	Objective not directly relevant to this option.	Objective not directly relevant to this option.	
	Enhance and diversify economic opportunities with the district?	<b>+</b>	<b>+</b>	<b>++</b>	<b>-</b>	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		Retaining the existing hierarchy with the same settlements within each category will provide continuity for those looking to invest in Huntingdonshire but may limit diversification opportunities.	Retaining the existing hierarchy but updating the settlements within each category will continue to focus development including economic opportunities in the more sustainable settlements across the district, this may reduce diversification opportunities across the rest of the district.	The option would allow for a comprehensive refresh of the settlement hierarchy which may enhance and diversify economic opportunities as the considerations include availability of the workforce in proximity to a location which may assist businesses looking to set up or expand.	This option could limit recognition of available workforce and economic networking and supply chain benefits that may arise from recognition of SAPs.	which includes identification of business and workforce clusters.
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	+	+	+	All options have some prospect of contributing positively to this objective in differing ways.
		This option places most sustainable locations in higher categories with public transport being one of the determining factors. However, it would not reflect any recent changes to service levels or provision of additional or upgraded active travel infrastructure.	This option places most sustainable locations in higher categories with public transport being one of the determining factors and would reflect current provision, however, it is not the sole determining factor in the sustainability of settlements assessment so other	This option could clearly reflect current public transport provision but this is not the sole determining factor in the sustainability of settlements assessment so other factors considered could skew the outcome.	Removing the SPA category could detrimentally impact on consideration of the role of active travel routes in providing links. Otherwise grouping settlements on their merits could facilitate recognition of public transport opportunities.	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
			factors considered could skew the outcome.			
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>	+	+	++	-	A full revision of the settlement hierarchy is most likely to support the local economy by reflecting the current situation and facilitating new categorisation of all towns and villages as well as the countryside.
		The settlement hierarchy helps to direct business investment to more sustainable locations and this option should assist with retention of existing businesses by providing continuity of approach.	Updating the settlements in the current categories could allow inclusion of some into different categories than at present providing more support for employment land in sustainable locations.	Reflecting the current overall sustainability of settlements and creating a new grouping could support both retention and growth of existing businesses and provision of land in sustainable locations throughout the district to encourage new investment.	Grouping each settlement on its own merits could detrimentally impact on business locations which are close to larger settlements but would be categorised under other less sustainable places and risk having lower levels of growth supported.	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	N	N	N	The response to this objective is likely to be equal for all options.
		The response to this objective is likely to be equal for all options.	The response to this objective is likely to be equal for all options.	The response to this objective is likely to be equal for all options.	The response to this objective is likely to be equal for all options.	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA15	Strengthen a local sense of place?  Retain the character of existing settlements?	-	-	+	+	Options C and D have the potential to perform more favourably as development could be more spread across the various settlements in Huntingdonshire enabling the framework for development of a scale proportionate to the sustainability and character of the area.
		This approach could result in a greater number of larger developments in these settlements which could have a greater impact on the character of the local area although could be masterplanned more comprehensively to mitigate this and create a sense of place.	This approach could result in a greater number of larger developments in these settlements which could have a greater impact on the character of the local area although could be masterplanned more comprehensively to mitigate this and create a sense of place.	This option could support development being more spread out across various settlements across the district. This scale of growth could have greater opportunities for proportionate growth to support communities and services and also reinforce local character.	This option could support development being more spread out across various settlements across the district. This scale of growth could have greater opportunities for proportionate growth to support communities and services and also reinforce local character.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	N	N	N	The response to this objective is likely to be equal for all options.
		The response to this objective is likely to be equal for all options.	The response to this objective is likely to be equal for all options.	The response to this objective is likely to be equal for all options.	The response to this objective is likely to be equal for all options.	

4.14 Options E to I have not been appraised as they represent individual elements of the potential hierarchy and multiple options can be selected and combined into the final Settlement Hierarchy.

## 4 Stage B - Develop options and appraise effects

### Approach to Employment and Economy

4.15 The first set of options for employment and economy relate to the strategy ambitions

#### Option - Strategy Ambitions

**Should we...**

*(Please pick one option.)*

**Option A: Plan for limited (low) employment growth** to support Huntingdonshire's existing businesses. Growth guided exclusively by criteria based policies.

**Option B: Plan for sustainable (medium) growth** by supplying a sufficient amount of employment land/ allocations to allow for some business expansion and investment and to provide a flexible approach to changing market conditions.

**Option C: Plan for ambitious (high) growth** capitalising on key priority sectors of the wider economy and creating business clusters.

**Option D: Consider an alternative strategy ambition.** Please let us know what it should be.



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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	+	-	Option A performs more positively in regard to potentially lowering carbon emissions as it would support slightly less built development which could be located in locations that utilise more sustainable modes of transport. Option C performs most positively in regard to supporting green space that could absorb pollutants.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	+	++	
SA2	Concentrate new development in locations that maximise	++	+	-	Provision of additional employment growth increases the potential

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	Low employment growth would likely require less land which minimises development in at risk locations.	Medium employment growth could require additional land which may increase the risk of placing development in at risk locations.	High employment growth could require additional land which may increase the risk of placing development in at risk locations.	likely development of land that may be less resilient to the impacts of flooding. Option C provides the potential to support habitats further alongside additional growth.
	Support habitats in adjusting to the impacts of the climate emergency?	+	+	++	
	Low employment growth has the potential to support habitats adjust to the impacts of the climate emergency.	Medium employment growth could support more habitats adjust to the impacts of the climate emergency.	High employment growth has further opportunities to support habitats adjust to the impacts of the climate emergency.		
SA3	Maintain and where possible improve the quality and availability of water resources?	+	-	--	Option A performs most positively as it Plans for the low employment growth, more employment could put additional strain on water resources and mean more development in vulnerable locations.
	Some enhanced water infrastructure will likely be required to facilitate growth at this scale across the Plan period.	More employment growth will likely put additional pressure on existing water infrastructure.	The high growth employment option will put even further pressure on water infrastructure, this pressure may be more acute in certain areas where business clusters are located.		
	Minimise the risk of flooding from all sources?	++	+	-	
	Minimise the risk of flooding from all sources?	Low employment growth would likely require less land which minimises development in at risk locations.	Medium employment growth could require additional land which may increase the risk of placing development in at risk locations.	High employment growth could require additional land which may increase the risk of placing development in at risk locations.	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	+	-	--	The options perform less favourably was the level of ambition increases.
		Huntingdonshire is a largely rural district with minimal previously developed land available that could be used to meet development targets, while previously developed land can be prioritised, greenfield land will still likely be required.	A medium growth ambition could require development on more greenfield land to meet this target if densities are not marginally increased.	A higher growth option is more likely to require additional greenfield land in order to meet this target if densities are not marginally increased.	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	-	--	
		Huntingdonshire is a largely rural district with a large proportion of it being grade 3 or higher. The majority of development could likely be focused on land grade 3 or lower.	A medium employment ambition could require additional land to meet this target which could be of higher agricultural value.	A high employment ambition could require additional land to meet this target which could be of higher agricultural value.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	+	-	Provision of employment growth could impact on green infrastructure networks, this impact increases as the level of ambition does. Equally, the higher growth can also provide more
		The level of ambition for employment growth has limited relevance to this objective but lower levels could ensure it is easier to locate growth where it would be accessible to open and natural greenspace.	The level of ambition for employment growth has limited relevance to this objective but medium levels could be slightly more difficult to locate growth where it would be accessible to open and natural greenspace.	The level of ambition for employment growth has limited relevance to this objective but highly ambitious levels could be more difficult to locate growth where it would be accessible to open and natural greenspace.	



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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	+	+	opportunities for their improvement and potential expansion.
		New employment development could provide opportunities for linkages to existing green infrastructure networks, it could also increase pressure on these networks without appropriate masterplanning and design.	A medium employment ambition could require additional land which may put some additional pressure on existing green infrastructure networks, equally it could provide future extensions.	A higher employment ambition could require additional land which may put some additional pressure on existing green infrastructure networks, equally it could provide future extensions.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	-	--	Provision of employment growth could result in impact on designated nature sites. This impact will be less in the lower employment growth option as less development would be proposed, however, equally with more development there can also be more opportunities for their recovery and enhanced connectivity.
		Development could have an impact on designated nature conservation sites without the appropriate mitigation measures.	A medium ambition could have an additional impact on designated nature conservation sites without the appropriate mitigation measures.	A higher ambition could have an even greater impact on designated nature conservation sites without the appropriate mitigation measures.	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	+	+	
		New employment development at the lower level of ambition could provide opportunities for linkages to and between designated nature conservation sites, it could also increase pressure on these networks without appropriate masterplanning and design.	A medium level of employment growth ambition could enable additional opportunities for linkages to and between designated nature conservation sites, it could also increase pressure on these networks without appropriate masterplanning and design.	A higher level of employment growth ambition could enable even further opportunities for linkages to and between designated nature conservation sites, it could also increase pressure on these networks without appropriate masterplanning and design.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?  Reinforce local distinctiveness and a sense of place?	<b>++</b>	<b>+</b>	<b>-</b>	Option A performs the most favourably as lower employment growth is more likely to successfully integrate with local character. Option C with the highest levels of employment growth could result in greater risk to the retention of existing settlement character.
		The lower employment growth option may have greater potential to protect and enhance landscape and townscape features.	A medium employment growth may have a slightly greater potential impact on local landscape and townscape character which will require high quality design sensitive to local character.	A higher employment growth option could result in increased challenges in ensuring development reflects and enhances local landscape and townscape character. This option could also include large scale strategic new employment sites which would have their own character and require mitigation in terms of wider countryside and landscape impact.	
SA8	Promote actions to reduce contributions to air pollution?  Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	<b>N</b>	<b>-</b>	<b>--</b>	The risk of increasing pollution and development being impacted by pollution increases as the employment ambition increases.
		New employment could increase levels of pollution and be impacted by pollution depending on the location and scale of new employment. This impact would potential be more acute within strategic transport corridors.	More employment growth may raise the risk of increasing levels of pollution marginally. This impact would potential be more acute within strategic transport corridors.	The higher employment ambition raise the risk of increasing levels of pollution. This impact would potential be more acute within strategic transport corridors.	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	-	+	+	The higher growth options provide the best potential for supporting housing needs.
		Limited employment growth may reduce the amount of housing required to meet the community's needs facilitating its concentration in the most sustainable locations. However, it would not help support housing delivery overall.	A medium level of employment growth may provide a balance between supporting jobs for residents of a medium number of homes that can help to meet the community's needs.	An ambitious level of employment growth is likely to support the greatest number of new homes but there may be more challenges in delivering these in sustainable locations.	
SA10	Support and enhance the more deprived areas of the district?	-	+	++	Option C provides greatest potential for investment and job opportunities that may benefit more deprived areas of the district. In contrast Options A and C have greatest potential to either be close to existing facilities and services or provide additional ones.
		Providing only low levels of additional employment development minimises the scope for additional investment in and job opportunities for residents of the more deprived areas of the district.	Providing a medium level of additional employment growth will provide more enhanced scope for additional investment in and job opportunities for residents of the more deprived areas of the district provided it does not result in existing companies moving out to new sites elsewhere in the district.	Providing for an ambitious level of employment growth will provide for the best scope for additional investment in and job opportunities for residents of the more deprived areas of the district provided it does not result in existing companies moving out to new sites elsewhere in the district.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	+	N	+	
		The level of ambition for employment growth has limited relevance to this objective but lower levels could ensure it is	The level of ambition for employment growth has limited relevance to this objective but medium levels could be slightly	The level of ambition for employment growth has limited relevance to this objective but highly ambitious levels could be	



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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		easier to locate growth where it would have access to social and community facilities and services.	more difficult to locate growth where it would have access to social and community facilities and services.	more difficult to locate growth where it would have access to existing social and community facilities and services but may provide opportunities for new provision.	
SA11	Contribute to regeneration activities?	--	+	++	Option C would contribute best to meeting this objective as it is most likely to see greatest investment in the district.
		Limited employment growth would only provide a limited contribution to regeneration activities.	This option would provide some potential to contribute to regeneration activities.	The option would maximise employment growth and should provide the greatest contribution to regeneration activities through enhanced investment in the district.	
	Enhance and diversify economic opportunities with the district?	-	+	++	
		Limited employment growth would only provide limited opportunities for enhancing and diversifying the local economy.	A medium level of employment growth would contribute somewhat to opportunities for enhancing and diversifying the local economy.	This option would maximise the opportunities for enhancing and diversifying the local economy.	
SA12	Support development in locations with good active travel and public transport links and services or provide	N	+	++	Option C has greatest potential to support additional provision which can make a wider contribution to this objective.
		Limited employment growth could have more potential for being concentrated	This option has potential to concentrate much growth in locations with good good active	This option has scope for some of the growth to be concentrated in locations with good active	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	opportunities for significant improvements?	within locations with good active travel and public transport links and services but is less likely to support provision of significant improvements.	travel and public transport links and services but to some extent it depends on the nature of the employment uses sought and their operational preferences.	travel and public transport links and services and further scope for supporting improvements.	
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>	<p><b>N</b></p> <p>While this option would contribute to this objective it would provide limited flexibility and opportunities both for current businesses and future investment.</p>	<p><b>+</b></p> <p>This option would facilitate new investment and support retention of existing businesses meeting the objectives to some degree although may not assist with encouraging sustainable tourism.</p>	<p><b>++</b></p> <p>An ambitious level of employment growth would best contribute to objectives for growth and retention although may not assist with encouraging sustainable tourism.</p>	Option C offers greatest support for investment in the local economy.
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	<b>N</b>	<b>+</b>	<b>++</b>	Option C offers greatest potential for local wealth generation that may

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		Low employment growth may reduce opportunities for local spending from employees in town centres and minimise town centre investment.	Medium employment growth may support some additional town centre spending from employees in town centres and provide some opportunities for town centre investment.	Ambitious employment growth and hence higher local employment levels are most likely to generate local wealth that might be spent in the town centres and facilitate modernisation and investment in them.	create demand for and support investment in town centre modernisation.
SA15	Strengthen a local sense of place?  Retain the character of existing settlements?	++	+	-	Option A performs the most favourably as lower employment growth is more likely to be integrated with local character. Option C with the highest levels of employment growth could result in greater risk to the retention of existing settlement character but some sites be of a scale whereby they create their own distinct character and identity.
		A lower level of employment growth ambition provides opportunities to integrate new development within or on the edge of existing settlements and employment locations which can protect and enhance landscape and townscape features through high quality design.	This option would result in increased employment development which may be more challenging to successfully integrate and protect and enhance existing settlement character.	Ambitious levels of employment growth may make protecting and enhancing local character more challenging. Equally, this option is likely to involve some strategic large scale employment sites which will have their own character being potentially freestanding development.	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	<b>N</b>	<b>N</b>	<b>N</b>	All options have potential for both positive and negative contributions with the implications being site specific.
		The reduced amount of growth is least likely to impact on archaeological sites and features but also least likely to contribute to new discoveries.	More growth is more likely to result in an impact on archaeological sites and features but slightly more likely to contribute to new discoveries.	The greatest level of growth is most likely to result in an impact on archaeological sites and features but also more likely to contribute to new discoveries.	

4.16 The next set of options relate to the location of employment development

### Option - Location of Development

**Should we (subject to an Employment Land Study)...**

*(You may pick multiple options)*

**Option A: Focus employment growth within and adjacent to Established Employment Areas.**

**Option B: Focus employment growth strategically along major highways** such as the A1.

**Option C: Focus employment growth next to or within large scale housing sites** promoting mixed use development aligning employment growth with housing growth.

**Option D: Focus employment growth in sustainable locations** such as allocating sites that are accessible by public transport and active travel.

**Option E: Focus employment growth in existing economic centres** which are located in market towns and larger settlements.

**Option F: Consider an alternative strategy ambition.** Please let us know what it should be.

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	<b>++</b>	<b>N</b>	<b>+</b>	<b>++</b>	<b>++</b>	Options A, D and E perform most positively, Option C also performs positively. Option B is a neutral at this stage as its impact in reducing carbon emissions is dependent on employment uses, location and establishing sustainable travel connections.
	Many of the EEAs are in towns and larger villages, focusing development to within or adjacent these areas, it would support reducing carbon emissions as they are accessible via sustainable modes of transport.	This option may incentivise private car usage if public and active travel connections are not made to new employment sites. Once connections are established, it could have a significant impact in working towards a lower carbon future. The usage within the employment sites are also important as development in these locations may be more logistics and distribution based and decarbonising their vehicle fleet may be more challenging.	This option could positively work towards reducing carbon emissions as it will place development near to new housing developments which in combination can support upgrades to public transport and incorporate active travel routes.	This option will positively work towards reducing carbon emissions as it relies on placing development in locations accessible via sustainable modes of transport.	Focusing development in existing economic centres would support reducing carbon emissions as these locations are typically better served via public transport and active travel routes.		



Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	N	N	N	N	
		This is not directly relevant to the option but it will depend on the location and scale of development.	This is not directly relevant to the option but it will depend on the location and scale of development.	This is not directly relevant to the option but it will depend on the location and scale of development.	This is not directly relevant to the option but it will depend on the location and scale of development.	This is not directly relevant to the option but it will depend on the location and scale of development.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	N	N	N	N	N	All options perform similarly against this objective. Their impact will largely depend on the location and scale of development.
		This option will still focus development towards the EEAs, even though some of these may be less resilient to the impacts of climate change.	This option may result in some development being in located in areas that are less resilient to the impacts of climate change.	This option may result in some development being in located in areas that are less resilient to the impacts of climate change.	This option may result in some development being in located in areas that are less resilient to the impacts of climate change.	This option will focus development towards existing economic centres, even though some of these may be less resilient to the impacts of climate change.	
	Support habitats in adjusting to the impacts of the climate emergency?	N	N	N	N	N	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
		This is not directly relevant to the option but it will depend on the location and scale of development.	This is not directly relevant to the option but it will depend on the location and scale of development.	This is not directly relevant to the option but it will depend on the location and scale of development.	This is not directly relevant to the option but it will depend on the location and scale of development.	This is not directly relevant to the option but it will depend on the location and scale of development.	
SA3	Maintain and where possible improve the quality and availability of water resources?	<b>+</b>	<b>N</b>	<b>-</b>	<b>-</b>	<b>+</b>	All options perform similarly against this objective. Options A and E are more positive as locating development in existing areas means that there are likely to be existing flood mitigation in place if this is an issue. The impact of these options will largely depend on the location and scale of development.
	Employment development will impact water infrastructure, focusing development towards existing areas may be able to utilise existing capacity.	Employment development will impact water infrastructure, this option may focus development in locations that have limited existing connections and capacity so may require upgrades.	Employment development within or adjacent to new housing developments may put a cumulative impact on water infrastructure and so may require upgrades.	Employment development will impact water infrastructure, this option may focus development in locations that have limited existing connections and capacity so may require upgrades.	Employment development will impact water infrastructure, focusing development towards existing areas may be able to utilise existing capacity.		
	Minimise the risk of flooding from all sources?	<b>+</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>+</b>	
	This option will still focus development towards the EEAs which are more likely to have existing flood	This option may result in some development being in located in areas that may be at risk from flooding.	This option may result in some development being in located in areas that may be at risk from flooding.	This option may result in some development being in located in areas that may be at risk from flooding.	This option will focus development towards existing economic centres, which are more likely to have		

Stage B - Develop options and appraise effects 4

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
		mitigation if they are impacted by flooding.				existing flood mitigation if they are impacted by flooding.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	++	-	--	-	++	Options A and E have the most opportunities to reuse previously developed land and land of lower agricultural quality. Option C performs the most negatively.
		This option has greater opportunities to potentially reuse previously developed land within or adjacent to EEAs.	This option is more likely to use greenfield land but there be may opportunities to prioritise previously developed land within transport corridors.	Large scale developments are more likely to use greenfield land.	This option is more likely to use greenfield land but there be may opportunities to prioritise previously developed land in sustainable locations.	This option has greater opportunities to potentially reuse previously developed land within existing economic centres.	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	++	-	--	-	++	
		This option has greater opportunities to use land of lower agricultural quality and reuse previously developed land within or adjacent to EEAs.	This option is more likely to use greenfield land, whether this is higher or lower agricultural grade land will depend on the location of specific proposals.	Large scale developments are more likely to use greenfield land, whether this is higher or lower agricultural grade land will depend on the location of specific proposals.	This option is more likely to use greenfield land, whether this is higher or lower agricultural grade land will depend on the location of specific proposals.	This option has greater opportunities to use land of lower agricultural quality and reuse previously developed land within existing economic centres.	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	<b>N</b>	<b>N</b>	<b>+</b>	<b>N</b>	<b>N</b>	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.
		This option has limited relevance to this objective but will be dependent on the location of new employment growth.	This option has limited relevance to this objective but will be dependent on the location of new employment growth.	This option has limited relevance to this objective but locating growth next to within large scale housing growth will likely result in employment being closer to accessible open and natural greenspace.	This option has limited relevance to this objective but will be dependent on the location of new employment growth.	This option has limited relevance to this objective but will be dependent on the location of new employment growth.	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	
		The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
SA6	Protect sites of designated biodiversity or geodiversity significance?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.
		The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	
	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>		
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	<b>+</b>	<b>-</b>	<b>++</b>	<b>+</b>	<b>+</b>	Option C performs the most positively with Options A, D and E also having the potential for reinforcing local character. Option B have more notable challenges in meeting this objective.
		Focusing development within existing EEAs could reinforce their existing character. This will be dependent on the	This option may have a greater impact on the landscape particularly if of a largescale/ strategic scale,	This option could support a mixed community with accessible employment opportunities. It can shape the character	Largescale/ strategic employment development in sustainable locations could create their own	Focusing employment growth in existing economic centres can reinforce their character and support their	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
	Reinforce local distinctiveness and a sense of place?	uses supported within these areas as diversification and over densification could see this character alter.	although this impact could be mitigated through masterplanning.	of new developments and strengthen their sense of place.	sense of place and character. Smaller scale developments may not achieve this as successfully unless extending existing employment areas.	continued use. This will be dependent on the uses supported within these areas as diversification and over densification could see this character alter.	
SA8	Promote actions to reduce contributions to air pollution?  Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	<b>N</b>  This may result in an intensification of existing EEAs which may impact levels of pollution in the local area. This would also be dependent on the employment uses.	<b>-</b>  Pollution levels could be impacted by concentrating new development along major highways, equally development could be impacted by their proximity to the road network and associated pollution.	<b>-</b>  Employment development could result in the potential for increased levels of pollutants depending on the intensity of the land use and the uses within them. This may not harmonise with residential development without appropriate masterplanning.	<b>-</b>  Pollution levels could be impacted by concentrating new development in sustainable locations such as public transport corridors due to their proximity to the road network in order to utilise these routes.	<b>N</b>  This may result in an intensification of existing economic centres which may impact levels of pollution in the local area. This would also be dependent on the employment uses.	All options have the potential to increase levels of pollution, masterplanning and review potential land uses will be crucial to minimise this.



Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N This option does not impact on housing delivery.	N This option does not impact on housing delivery.	+	N This option does not impact on housing delivery.	+	Only Options C and E are directly relevant to this objective, both score positively.
SA10	Support and enhance the more deprived areas of the district?	+	--	N	++	++	Options D and E score very positively and have the greatest potential in supporting and enhancing more deprived areas, whereas Option B scores significantly negatively against this objective.

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
		unlikely to significantly benefit rural deprivation.			by creating additional demand and investment.	beneficial although it would not contribute to addressing rural deprivation.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	<b>N</b>	<b>-</b>	<b>+</b>	<b>++</b>	<b>++</b>	
		This option will reinforce existing access and provision but is unlikely to enhance it.	This option would provide very limited opportunities for access to existing social and community facilities as few are focused on the strategic highway network although may contribute to demand for existing provision in nearby villages.	Combining employment growth with large scale new housing may lead to short term pressure on existing services and facilities nearby but would collectively increase demand for their provision in the locality.	This option would focus employment growth in sustainably accessible locations where social and community facilities and services are already likely to be provided or would form sustainable locations for future provision.	This option would focus employment growth in existing centres where social and community facilities and services are already likely to be provided or would form sustainable locations for future provision.	
SA11	Contribute to regeneration activities?	<b>++</b>	<b>-</b>	<b>-</b>	<b>+</b>	<b>++</b>	Options D and E score positively against both questions.
		This option would support the enhancement of established employment areas throughout the	This would provide little scope to align employment growth with regeneration opportunities other than on a limited	Combining employment with large scale housing growth would provide little scope for contributing to	Current locations accessible by public transport and active travel are typically focused on our towns and	Current economic centres include areas which would benefit from regeneration; this option would focus	

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
		district including those in need of regeneration.	range of potential previously developed sites.	regeneration activities other than on a limited range of potential previously developed sites.	larger villages so this option may contribute towards regeneration within them.	growth within them rather than on greenfield opportunities elsewhere.	
	Enhance and diversify economic opportunities with the district?	-	++	++	+	+	
		This option could enhance and diversify the quantity of economic opportunities in the district but would not support diversification of their location.	There are currently limited employment opportunities along major highways so this option would significantly enhance and diversify them.	This option would provide wholly new locations for economic opportunities enhancing and diversifying both their nature and locational choices.	This option would enhance economic opportunities through provision of growth but would support limited diversification of locational choices.	This option would enhance economic opportunities through provision of growth but would support limited diversification of locational choices.	
SA12	Support development in locations with good active travel and public transport links and services or provide	+	N	++	++	++	Options C, D and E score most positively in supporting development in areas with good access to sustainable travel modes.
		Just over half of our current established employment areas are in locations with good active travel and public transport links and services.	The A1 is currently served by public transport but the A14 does not offer this and neither provide good active travel linkages. This option could	This option could support provision of both active travel infrastructure and public transport routes connecting the combined developments.	This option is largely shaped around this objective and would maximise opportunities both	Current public transport and active travel opportunities are largely concentrated within these locations so	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
	opportunities for significant improvements?	Concentrating further growth there could support enhancement of provision which could have wider benefits.	facilitate sufficient demand along the strategic highway network to support some additional provision depending on scale of growth and practicality of delivering connections.		to use existing provision and enhance or supplement this with new services and infrastructure.	this option would maximise their usage and could support enhancements.	
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?  Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?	<b>N</b>  This option would have a mixed impact on this objective as it could support the retention and growth of indigenous companies but would be less likely to improve the resilience of the local economy and attract large scale investment.	<b>++</b>  This option could attract substantial investment and improve the resilience of the local economy by providing opportunities that do not currently exist. However, it also encourages growth in locations which are currently less sustainable.	<b>++</b>  Co-locating employment and housing would create a sustainable location for development to complement the existing business portfolio and offer new opportunities to attract investment and support the local economy.	<b>+</b>  This option suggests employment growth in sustainable locations and new investment in public transport and active travel could facilitate new investment opportunities and diversify the portfolio of land.	<b>++</b>  Focuses growth in current economic centres would provide new employment investors with easy access to the labour force and more diverse job opportunities for residents. Existing	Options B, C and E score most positively in attracting new investment and supporting our economy.

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
	Support retention and growth of indigenous companies?  Encourage sustainable tourism?					companies would be able to grow close to their current locations without disrupting employees and local supply chains.	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	--	--	+	++	Option E score most positively in facilitating modernisation of tour town centres, whereas Options B and C would not.
		Some established employment areas are close to town centres so increased investment nearby and more people working locally could support additional demand and hence investment in the town centres.	Employment growth would be remote from town centres.	Employment growth would be remote from existing town centres.	Employment growth would be largely focused on our existing towns and larger villages which are currently better served by public transport and active travel so could support some modernisation of town centres from increased local demand and available expenditure.	This option would focus growth within our towns and larger villages so a good proportion of the growth would be likely to be relatively close to existing town centres providing support for modernisation through increased local demand and available expenditure.	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
SA15	Strengthen a local sense of place?	+	+	++	+	++	All options perform positively, Options C and E most positively. Masterplanning and the design process will be fundamental in meeting this objective.
	Retain the character of existing settlements?	Focusing development within existing EEAs could reinforce their sense of place as employment centres and as a result retain their character. This will be dependent on the uses supported within these areas as diversification could see this character alter.	Largescale/ strategic employment development along highway corridors could create their own sense of place and character. Smaller scale developments may not achieve this as successfully unless extending existing employment areas.	This option could support a mixed community with accessible employment opportunities. It can shape the character of new developments and strengthen their sense of place.	Largescale/ strategic employment development in sustainable locations could create their own sense of place and character. Smaller scale developments may not achieve this as successfully unless extending existing employment areas.	Focusing employment growth in existing economic centres can reinforce their character and support their continued use.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	N	N	N	N	All options score neutrally as employment growth is unlikely to impact on this objective as interaction between growth and places of archaeological value will depend on specific sites and cannot be predetermined.
		The locational focus for employment growth is unlikely to impact on this objective as interaction between growth and places of archaeological value will depend	The locational focus for employment growth is unlikely to impact on this objective as interaction between growth and places of archaeological value will depend	The locational focus for employment growth is unlikely to impact on this objective as interaction between growth and places of archaeological value will depend	The locational focus for employment growth is unlikely to impact on this objective as interaction between growth and places of archaeological value will depend	The locational focus for employment growth is unlikely to impact on this objective as interaction between growth and places of archaeological value will depend	



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SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:					Commentary
		Option A	Option B	Option C	Option D	Option E	
		on specific sites and cannot be predetermined.	on specific sites and cannot be predetermined.	on specific sites and cannot be predetermined.	on specific sites and cannot be predetermined.	on specific sites and cannot be predetermined.	

## 4 Stage B - Develop options and appraise effects

### 4.17 Next are options relating to Established Employment Areas

#### Option - Established Employment Areas

##### **Should we...**

*(You may pick multiple options)*

**Option A:** Remove the designation of EEA that protects and encourages use class B (general industrial, storage and distribution uses) being located within these areas.

**Option B:** Continue with safeguarding and enhancement of EEA accounting for changes to national policy and regulations.

**Option C:** Continue with safeguarding and enhancement of EEA but review the type of uses that are acceptable within them and the criteria used to assess their suitability.

**Option D:** Create additional and / or extended employment areas by reviewing existing employment sites or allocating new employment sites.

**Option E:** Consider an alternative option. Please let us know.

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	-	+	++	+	Option C performs marginally more positively than Options B and D as it could utilise a criteria based approach to assess the suitability of uses within existing EEAs supporting their continued function and viability.
	Promote enhancements to green infrastructure networks to facilitate	N	N	N	N	

Many of the EEAs are in towns and larger villages, removing the designation may result in people travelling further to access employment opportunities. These journeys may not be possible via sustainable modes of transport and so may encourage private car usage which will not work towards meeting this objective.

This option could help in reducing carbon emissions as retaining EEAs but accounting for changes from a national level in potential uses help to ensure that they thrive and serve to direct growth to these existing areas. As many of the EEAs are in towns and larger villages, this would reduce the need to travel to new locations that may not be well served by sustainable travel modes.

This option could help in reducing carbon emissions as retaining EEAs but accounting for changes in potential uses based on a criteria which could utilise local evidence and need over those from a national level may help to ensure that EEAs thrive and serve to direct growth to these existing areas. As many of the EEAs are in towns and larger villages, this would reduce the need to travel to new locations that may not be well served by sustainable travel modes.

This option could create new employment areas and also extend existing areas. Extending existing areas could help in reducing carbon emissions through supporting those in areas accessible by sustainable modes of transport. New areas may not necessarily be in areas currently accessible via sustainable travel modes or may form part of a strategic new development which could take time to establish these routes.



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	increased absorption and dissipation of nitrogen dioxide and other pollutants?	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The precise mix of uses protected in EEAs will not impact this objective.	The precise mix of uses protected in EEAs will not impact this objective.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	+	++	-	Option C performs most positively with Option B also performing positively. Options A and D perform somewhat negatively against this objective.
		Removing the designation of EEA may result in employment development being located in locations that are not as resilient to the impacts of climate change.	This option will still focus development towards the EEAs but the potential mix of uses may not be compatible with local business need which may result in some business looking to locate in areas that may not be as resilient to the impacts of climate change.	This option will still focus development towards the EEAs and the potential mix of uses may better reflect local business need which may result in fewer businesses looking to locate in areas that may not be as resilient to the impacts of climate change.	This option could create new employment areas and also extend existing areas. New EEAs may be located in parts of the district that are less resilient to the impacts of climate change and extending existing EEAs may exacerbate resilience challenges for these areas if they are already in at risk areas.	
	Support habitats in adjusting to the impacts of the climate emergency?	N	N	N	N	
		The impact will depend on the location of the larger development	The precise mix of uses protected in EEAs will not impact this objective.	The precise mix of uses protected in EEAs will not impact this objective.	The impact will depend on the location of the larger development	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		schemes so their impact cannot be predetermined.			schemes so their impact cannot be predetermined.	
SA3	Maintain and where possible improve the quality and availability of water resources?	<b>N</b>	<b>N</b>	<b>+</b>	<b>N</b>	Overall, Option C performs marginally more positively than the other options in relation to water infrastructure and flooding.
		Employment development will impact water infrastructure however this will depend on the uses, location and scale of development. Removing the protection of some business uses could result in other uses within EEAs that have a greater or lesser water demand.	Employment development will impact water infrastructure, focusing development towards existing areas may result in less water capacity and therefore require upgrades to infrastructure.	Employment development will impact water infrastructure, focusing development towards existing areas may result in less water capacity and therefore require upgrades to infrastructure. Using a local criteria, an assessment of water capacity and water demand by various uses can help shape what could be acceptable in these areas.	Focusing development towards existing areas may be able to utilise existing capacity. Also, depending on the scale of new employment areas/ allocations they may require new infrastructure.	
	Minimise the risk of flooding from all sources?	<b>-</b>	<b>+</b>	<b>++</b>	<b>-</b>	
		Removing the designation of EEA may result in employment development being	This option will still focus development towards the EEAs but the potential mix of uses may not be	This option will still focus development towards the EEAs and the potential mix of uses may better reflect	This option could create new employment areas and also extend existing areas. New EEAs may be	

4 Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		located in locations that are at risk from flooding.	compatible with local business need which may result in some business looking to locate in areas that may be at risk form flooding.	local business need which may result in fewer businesses looking to locate in areas that may not be at risk from flooding.	located in parts of the district that are at greater risk form flooding. Equally, extending existing EEAs may exacerbate flooding challenges for these areas if they are already in at risk areas.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	-	++	++	-	Options B and C perform positively as they have greater potential to focus development towards previously developed land.
		Removing the designation of EEA may result in more greenfield land being used for employment development.	This option has greater opportunities to potential reuse previously developed land by reusing land within existing EEAs.	This option has greater opportunities to potential reuse previously developed land by reusing land within existing EEAs.	Creating new and extending existing EEAs may result in the use of greenfield land over previously developed land.	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	-	++	++	-	
		Removing the designation of EEA may result in land of potentially higher quality agricultural grade being used for employment development.	This option has greater opportunities to potential reuse lower quality land by reusing land within existing EEAs.	This option has greater opportunities to potential reuse lower quality land by reusing land within existing EEAs.	Creating new and extending existing EEAs may result in land of potentially higher quality agricultural grade being used for employment development.	



Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	This option has limited relevance to this objective but will be dependent on the location of new employment growth in relation to current and new EEAs.
	This option has limited relevance to this objective but will be dependent on the location of new employment growth in relation to EEAs.	This option has limited relevance to this objective but will be dependent on the location of new employment growth in relation to EEAs.	This option has limited relevance to this objective but will be dependent on the location of new employment growth in relation to EEAs.	This option has limited relevance to this objective but will be dependent on the location of new employment growth in relation to EEAs.	This option has limited relevance to this objective but will be dependent on the location of new employment growth in relation to current and new EEAs.	
SA5	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.
	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The precise mix of uses protected in EEAs will not directly impact this objective.	The precise mix of uses protected in EEAs will not directly impact this objective.	The precise mix of uses protected in EEAs will not directly impact this objective.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	This is not directly relevant to the option but it will depend on the location and scale of development.
	This is not directly relevant to the option but it will depend on the location and scale of development.	The precise mix of uses protected in EEAs will not directly impact this objective.	The precise mix of uses protected in EEAs will not directly impact this objective.	The precise mix of uses protected in EEAs will not directly impact this objective.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	
		The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	The precise mix of uses protected in EEAs will not directly impact this objective.	The precise mix of uses protected in EEAs will not directly impact this objective.	This is not directly relevant to the option but it will depend on the location and scale of development.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?  Reinforce local distinctiveness and a sense of place?	<b>-</b>	<b>+</b>	<b>++</b>	<b>+</b>	Option C performs the most positively because it provides an opportunity to review existing EEAs and look at a criteria based approach to potentially diversify them making them more attractive places to invest.
		This option will remove the designation of EEA which means that these existing employment areas may have limited protection resulting in development that may alter their character.	Continuing to safeguard and enhance EEAs but will reinforce their character and use. Accounting for changes in national policy and regulations relating to uses may provide some diversification within these areas which may impact their character to some degree.	Continuing to safeguard and enhance EEAs but will reinforce their character and use. Reviewing potentially suitable uses within them may allow some diversification within these areas which may impact their character to some degree but may also make them more attractive places to invest. This review could provide a finer grain analysis of what may be suitable in	Creating new EEAs and/or extending existing areas will protect and enhance their character. New areas have the opportunity to create their own sense of place .	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
				these areas taking into account localised evidence.		
SA8	Promote actions to reduce contributions to air pollution?  Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	-	-	-	-	All options perform similarly against this objective.
		This option may result in increased levels of pollution in localised areas, particularly if they are concentrated along strategic road networks.	This may result in an intensification of existing EEAs which may impact levels of pollution in the local rea. This would also be dependent on the employment uses.	This may result in an intensification of existing EEAs which may impact levels of pollution in the local rea. This would also be dependent on the employment uses.	This option may result in increased levels of pollution in localised areas, particularly if they are concentrated along strategic road networks.	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	N	N	N	The option is not directly relevant to this objective.
		The option is not directly relevant to this objective.	The option is not directly relevant to this objective.	The option is not directly relevant to this objective.	The option is not directly relevant to this objective.	
SA10	Support and enhance the more deprived areas of the district?	--	+	+	++	Option D offers the greatest contribution to achieving this objective through retaining and reinforcing employment opportunities near more deprived urban areas of the district.
		Removing the EEA designation could place many, particularly in towns and on the outskirts of villages, at threat of redevelopment for housing which would	This option would retain and enhance employment opportunities near many of the urban more deprived areas.	This option would retain and enhance employment opportunities near many of the urban more deprived areas.	This option could facilitate additional protection for employment land near more deprived areas that might be at risk of loss . This could then	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		reduce employment opportunities for people in the more deprived areas of the district.			reduce local employment opportunities.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	-	N	N	+	
		Many of the EEAs are in towns and larger villages, removing the designation may reduce the ability of people to access social and community facilities and services near their places of work.	The precise mix of uses protected in EEAs will not impact this objective.	The precise mix of uses protected in EEAs will not impact this objective.	Extending EEAs may reinforce the ability of people to access social and community facilities and services near their places of work.	
SA11	Contribute to regeneration activities?	N	++	++	+	Options B, C and D all offer advantages through potential regeneration and enhancing economic uses.
		This option has a complex relationship with this objective as removing the designation could facilitate regeneration of some EEAs but may reduce employment opportunities near others.	Safeguarding and enhancing EEAs will directly boost their regeneration.	Safeguarding and enhancing EEAs will directly boost their regeneration.	Extending EEAs could contribute to regeneration activities. the contribution of designating additional ones would depend upon their location.	

## Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Enhance and diversify economic opportunities with the district?	+	+	+	++	
		Removing the designation from existing EEAs could facilitate provision of new economic opportunities.	This option would allow for some enhancement and diversification of economic uses within EEAs.	This option would allow for some enhancement and diversification of economic uses within EEAs.	This option would provide positive support for new economic opportunities within the district and could support diversification depending on the mix of uses supported and protected.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	-	+	+	+	Options B, C and D could equally contribute to this objective depending upon the location of each EEA.
		Removing the designation could reduce employment development in locations with good active travel and public transport links and services but may facilitate alternative development on the currently designated sites.	Many of the EEAs are in towns and larger villages which either already have, or have potential to have, good active travel and public transport links and services.	Many of the EEAs are in towns and larger villages which either already have, or have potential to have, good active travel and public transport links and services.	Extended EEAs may have potential to access existing active travel and public transport links and services; the ability of additional ones to contribute to this objective will depend upon their location although if large enough they may help to support additional provision.	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>	<b>N</b>	<b>+</b>	<b>+</b>	<b>++</b>	Option D would both protect existing EEAs and the companies within them from threat of redevelopment for alternative uses and provide additional options to diversify the choice of employment land across the district.
		The outcome of this option could be very varied in terms of contributing to this objective as the option could facilitate investment and established of new sites across the district but it could also put the retention and growth of existing companies at risk if any EEA was placed at threat of redevelopment for alternative uses.	This option provides certainty over the existence of existing EEAs which could encourage investment in them supporting this objective.	This option provides certainty over the existence of existing EEAs which could encourage investment in them supporting this objective.	This option would both protect existing EEAs to the benefit of indigenous companies and provide investment opportunities to support the local economy and add to the portfolio of employment land.	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	<b>-</b>	<b>+</b>	<b>+</b>	<b>+</b>	Options B, C and D could all make minor contributions to achieving this objective through retention or enhancement of spending power in or near town centres.
		The impact of this option on town centres is unclear depending on their future uses of any former EEA.	Some established employment areas are close to town centres so increased investment nearby and more people working locally could support	Some established employment areas are close to town centres so increased investment nearby and more people working locally could support	Some established employment areas are close to town centres so increased investment nearby and more people working locally could support	



## Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
			additional demand and hence investment in the town centres.	additional demand and hence investment in the town centres.	additional demand and hence investment in the town centres.	
SA15	Strengthen a local sense of place?  Retain the character of existing settlements?	-	+	+	++	Option D performs marginally more positively over Options B and C with Option A performing the most negatively against this objective.
		This option will remove the designation of EEA which means that these existing employment areas may have limited protection resulting in their character and sense of place diminishing over time.	Continuing to safeguard and enhance EEAs but will reinforce their employment character and use. Changes of uses within them may impact their function and as a result their character to some degree.	Continuing to safeguard and enhance EEAs but will reinforce their employment character and use. Changes of uses within them may impact their function and as a result their character to some degree.	Creating new EEAs could be masterplanned so that a strong sense of place can be integrated as they develop. Extending existing areas could also protect and enhance their character.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	N	N	N	There is little connection between EEAs and achievement of this objective.
		The option is not directly relevant to this objective.	The option is not directly relevant to this objective.	The option is not directly relevant to this objective.	The option could support exploration and identification of unknown assets of archaeological value but also could put them at risk.	

## 4 Stage B - Develop options and appraise effects

### Housing Figures and Requirement

#### Option - Housing Requirement

##### Should we....

*(Please pick one option.)*

**Option A - Plan for the standard method number** (approved current methodology = 874 new homes a year and draft proposed methodology =1,203 new homes a year)

**Option B - A 5% uplift** on the standard method number to allow a small amount of flexibility in case some sites do not deliver as expected (approved current methodology = 918 new homes a year and draft proposed methodology =1,263 new homes a year)

**Option C - A 10% uplift** on the standard method number to allow a some flexibility in case some sites do not deliver as expected or affordability ratios worsen (approved current methodology = 961 new homes a year and draft proposed methodology =1,323 new homes a year)

**Option D - Consider an alternative option.** Please let us know.

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	-	--	Option A performs more positively in regard to potentially lowering carbon emissions as it would support slightly less built development. Option C performs most positively in regard to supporting green space that could absorb pollutants.
		Housing growth will have a carbon impact, this impact is likely to reduce further into the Plan period as technologies and renewable energy advance. It also means it may be more likely that development could be placed in locations better served by sustainable modes of transport.	Slightly more housing will increase the potential carbon impact of new development if not build to high energy efficiency standards. It be slightly more challenging to locate all development in locations better served by sustainable modes of transport.	Even further housing will increase the potential carbon impact of new development if not build to high energy efficiency standards. It be more challenging to locate all development in locations better served by sustainable modes of transport.	
SA1	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	+	++	
		Housing growth at this scale will have the potential to enhance green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants.	Slightly more housing could provide additional habitats and green infrastructure that could increase the absorption and dissipation of nitrogen dioxide and other pollutants.	Even further housing could provide additional habitats and green infrastructure that could increase the absorption and dissipation of nitrogen dioxide and other pollutants.	
SA2	Concentrate new development in locations that maximise	+	-	--	Provision of additional housing increases the potential likely development of land that may be



4 Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	Land will be required to accommodate new housing growth, this land could be reduced if densities are increased.	A 5% uplift may require additional land if densities are not increased. This land may be in locations that are at risk from the impacts of climate change.	A 10% uplift will likely require additional land if densities are not increased substantially. This land may be in locations that are at risk from the impacts of climate change.	less resilient to the impacts of flooding. Option C provides the potential to support habitats further alongside additional growth.
	Support habitats in adjusting to the impacts of the climate emergency?	+	+	++	
SA3	Maintain and where possible improve the quality and availability of water resources?	+	-	--	Option A performs most positively as it Plans for the fewest homes, more homes could put additional strain on water resources and without increasing densities could mean more development in vulnerable locations.
		Enhanced water infrastructure will be required to facilitate growth at this scale across the Plan period.	More housing will likely put additional strain on existing water infrastructure.	Even further housing will put additional strain on existing water infrastructure.	
	Minimise the risk of flooding from all sources?	+	-	--	
		Land will be required to accommodate new housing growth, the	A 5% uplift may require additional land if densities are not increased. This	A 10% uplift will likely require additional land if densities are not increased	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		amount of land could be reduced if densities are increased. This could assist in placing development in locations not at risk from flooding.	land may be in locations that are at risk from flooding.	substantially. This land may be in locations that are at risk from flooding.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	+	-	--	Provision of additional housing increases the potential likely development of greenfield land and potentially land of higher agricultural value.
		Huntingdonshire is a largely rural district with minimal previously developed land available that could be used to meet development targets, while previously developed land can be prioritised, greenfield land will still likely be required.	A 5% uplift could require development on more greenfield land to meet this target if densities are not marginally increased.	A 10% uplift is more likely to require additional greenfield land in order to meet this target if densities are not marginally increased.	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	-	--	
		Huntingdonshire is a largely rural district with a large proportion of it being grade 3 or higher. The majority of development could likely be focused on land grade 3 or lower.	A 5% uplift could require additional land to meet this target which could be of higher agricultural value if densities are not marginally increased.	A 10% uplift could require even more additional land to meet this target which could be of higher agricultural value if densities are not increased.	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	+	-	Provision of additional housing increases the potential impact on green infrastructure networks but equally can also provide more opportunities for their improvement and potential expansion.
	Lower levels could ensure it is easier to locate growth where it would be accessible to open and natural greenspace.	Medium levels could be slightly more difficult to locate growth where it would be accessible to open and natural greenspace.	Higher levels of growth could be more difficult to locate growth where it would be accessible to open and natural greenspace.		
SA5	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	+	+	
	New development could provide opportunities for linkages to existing green infrastructure networks, it could also increase pressure on these networks without appropriate masterplanning and design.	A 5% uplift could require additional land which may put some additional pressure on existing green infrastructure networks, equally it could provide future extensions.	A 10% uplift could require additional land which may put some additional pressure on existing green infrastructure networks, equally it could provide future extensions.		
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	-	--	Provision of additional housing increases the potential impact on designated nature sites but equally can also provide more opportunities for their recovery and enhanced connectivity.
	Development could have an impact on designated nature conservation sites without the appropriate mitigation measures.	A 5% uplift could have an additional impact on designated nature conservation sites without the appropriate mitigation measures.	A 10% uplift could have an even greater impact on designated nature conservation sites without the appropriate mitigation measures.		



Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	+	+	
		New development could provide opportunities for linkages to and between designated nature conservation sites, it could also increase pressure on these networks without appropriate masterplanning and design.	A 5% uplift could enable additional opportunities for linkages to and between designated nature conservation sites, it could also increase pressure on these networks without appropriate masterplanning and design.	A 10% uplift could enable even further opportunities for linkages to and between designated nature conservation sites, it could also increase pressure on these networks without appropriate masterplanning and design.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?  Reinforce local distinctiveness and a sense of place?	+	-	-	All options perform similarly any new development will provide opportunities to enhance local character and all can equally adversely impact character without high quality design. Option C with the highest growth could result in greater risk to the retention of existing settlement character.
		New housing growth across the district provides opportunities to protect and enhance landscape and townscape features through high quality design and potentially some regeneration opportunities.	Slightly more housing offers further opportunity to provide high quality design sensitive to local character, however this additional growth may also adversely character depending on the scale, concentration and density of this additional housing.	Further housing offers further opportunities to provide high quality design sensitive to local character, however this additional growth may also adversely character depending on the scale, concentration and growth of this additional housing.	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA8	Promote actions to reduce contributions to air pollution?  Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	<b>N</b>	<b>-</b>	<b>--</b>	The risk of increasing pollution and development being impacted by pollution increases as the housing requirement figure increases.
		New development could increase levels of pollution and be impacted by pollution depending on the location and scale of new housing.	Slightly more housing may raise the risk of increasing levels of pollution marginally.	Further housing may raise the risk of increasing levels of pollution.	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	<b>+</b>	<b>++</b>	<b>++</b>	Provision of additional housing through higher growth options allows greater potential for meeting the community's needs but may place challenges in the sustainability of locational choices.
		Providing the required number of homes to meet identified needs would facilitate their provision in sustainable locations meeting the community's needs.	Providing slightly more than the required number of homes could facilitate provision of homes in more diverse locations providing additional housing choices for the community.	Providing more than the required number of homes would facilitate additional housing choices meeting needs of wider sections of the community.	
SA10	Support and enhance the more deprived areas of the district?	<b>+</b>	<b>++</b>	<b>++</b>	Provision of additional housing through higher growth options allows greater potential to maximise new housing and employment opportunities for residents of more deprived areas.
		Meeting housing needs will help provide additional housing for residents of more deprived areas and potentially provide employment and training opportunities too.	Providing slightly more homes provides additional housing opportunities for residents of more deprived areas and potentially provide employment and training opportunities too.	This option maximises opportunities for housing provision to support the housing needs of residents of more deprived areas and potentially provide employment and training opportunities too.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	+	++	++	
		This option allows for a higher proportion of new homes to be located close to existing social and community facilities and services	This option allows for a blend of providing new homes near existing social and community facilities and services and supporting additional provision of them	This option allows for a blend of providing new homes near existing social and community facilities and services and supporting additional provision of them	
SA11	Contribute to regeneration activities?	+	++	++	Provision of additional housing through higher growth options maximises its economic contribution.
		Housing construction can help contribute to regeneration both through use of land and creation of local wealth.	Slightly more housing construction could help contribute to regeneration both through use of more previously developed land if it is available and creation of local wealth.	Further housing construction could help contribute to regeneration both through use of more previously developed land if it is available and creation of local wealth.	
	Enhance and diversify economic opportunities with the district?	+	++	++	
		Physical construction of housing will provide economic opportunities and new homes will potentially provide additional workforce for businesses.	Physical construction of slightly housing will provide economic opportunities and new homes will potentially provide additional workforce for businesses.	Physical construction of more housing will provide economic opportunities and new homes will potentially provide additional workforce for businesses.	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	++	++	Provision of additional housing through higher growth options makes concentrating provision near existing routes and infrastructure more challenging but provides more opportunities for provision of improvements.
		Additional homes in this option can be primarily focused in locations where good active travel and public transport links and services already exist.	This option allows for a blend of providing new homes in locations where good active travel and public transport links and services already exist and supporting provision of additional infrastructure and services.	This option allows for a blend of providing new homes in locations where good active travel and public transport links and services already exist and supporting provision of additional infrastructure and services.	
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>	+	+	+	All options but may help support some local investment.
		Housing provision makes a limited contribution to this objective but may help support some local investment assisting with retention and growth of indigenous companies.	Housing provision makes a limited contribution to this objective but may help support some local investment assisting with retention and growth of indigenous companies.	Housing provision makes a limited contribution to this objective but may help support some local investment assisting with retention and growth of indigenous companies.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	+	+	All options may make a limited contribution to town centre modernisation depending on the location of schemes.
		Housing provision makes a limited contribution to this objective but some may be included within town centre redevelopment schemes.	Housing provision makes a limited contribution to this objective but some may be included within town centre redevelopment schemes.	Housing provision makes a limited contribution to this objective but some may be included within town centre redevelopment schemes.	
SA15	Strengthen a local sense of place?  Retain the character of existing settlements?	+	-	-	All options perform similarly any new development will require sensitive design to achieve successful integration but Option C with the highest level of growth could result in greater risk to the retention of existing settlement character.
		New housing growth across the district provides opportunities to protect and enhance landscape and townscape features through high quality design.	Slightly more housing offers further opportunity to integrate development that retains existing settlement character, however this additional growth may also adversely character depending on the scale and concentration of this additional housing.	Further housing offers further opportunities to integrate development that retains existing character, however this additional growth may also adversely character depending on the scale and concentration of this additional housing.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	+	+	All options are equally likely to contribute to this objective depending on the specific location of development sites.
		Housing development can contribute to identification of sites, features and area of archaeological value but places them at risk of reduction of their historical	Housing development can contribute to identification of sites, features and area of archaeological value but places them at risk of reduction of their historical	Housing development can contribute to identification of sites, features and area of archaeological value but places them at risk of reduction of their historical	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		context unless conservation measures are put in place.	context unless conservation measures are put in place.	context unless conservation measures are put in place.	



## Growth Strategy Options

### Option - Approach to Strategic Growth

#### **Should we....**

*(You may pick a combination of options or parts of options)*

**Option A - Continue with the existing growth strategy** set out in our current Local Plan (Policy LP2 Strategy for Development). This currently focusses on 75% growth in Spatial Planning Areas and 25% elsewhere e.g. Key Service Centres and Small Settlements.

**Option B** - Focus on **strategic expansions to existing towns**

**Option C** - Focus growth on **public transport corridors**. This corridors would be located around the A428/A421, the guided bus route and future ambitions to provide East West Rail, the proposal to reroute the A141, a a public transport corridor from Cambridge to Alconbury Weald and a possible railway station at Alconbury Weald.

**Option D** - Concentrate development around the **strategic road network** i.e. The A1, A14, A428

**Option E** - Distribute growth across many settlements in Huntingdonshire and limit growth in our towns creating **dispersed growth**.

**Option F** - Provide 1 **one or more new community/ies plus some dispersed growth**.

**Option G** - Consider an alternative option. Please let us know.

4 Stage B - Develop options and appraise effects

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SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	++	+	-	-	+	Overall, Option B and C perform the most positively. Other options also perform positively which could support a hybrid growth option to maximise efforts to work towards net zero carbon targets.
	The existing strategy for development focuses 75% of its housing requirement to spatial planning areas due to their more comprehensive range of services and facilities and access to public and sustainable travel modes which helps to reduce carbon emissions. This approach would not take into account changes to the sustainability of some settlements and	Strategic expansions to existing towns would focus development towards the more sustainable settlements in the district. This scale of development will also support new services and facilities to meet the needs of development. This option therefore provides greater opportunities to reduce the need to travel to meet day to day needs and enhance the opportunities for active travel by	Focusing growth along public transport corridors could incentivise take up of public transport and support their continuation and potential expansion aiding a wider modal shift in travel behaviours which would reduce emissions outputs.	Concentrating growth along the strategic road network may incentivise car usage which would not reduce emissions outputs at least in the short term. While these routes can also support public transport development needs to create a critical mass of patronage and distances between concentrations of potential customers may be lengthy.	This option would spread development across the district including potentially to places that are not currently well served by sustainable modes of transport. This could incentivise car usage and make carbon reduction targets more challenging to achieve.	Comprehensive masterplanning of new communities would enable public transport and active travel infrastructure to be designed into the settlement to make these attractive and feasible travel options along with the provision of day to day local services reducing both the need to travel and enhancing use of low carbon emission transport options. Dispersed growth may result in some development in		

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SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
		may direct growth to settlements that are no longer as sustainable or miss directing growth to others where sustainability has increased.	reducing journey lengths reducing emissions outputs.				locations that would rely primarily on private car usage but a lower level of need for dispersed growth would facilitate selection of more sustainable locations.	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	+	+	+	-	+	
		This option can support enhancements to green infrastructure in and around the current SPAs and larger settlements which can help to increase absorption	This option can support enhancements to green infrastructure in and around the towns which can help to increase absorption and dissipation of	This option has most potential to support and enhance green infrastructure more widely across the district (apart from the western part of the district) which can help to increase absorption and dissipation of	This option has potential to support and enhance green infrastructure to increase absorption and dissipation of nitrogen dioxide and other pollutants more widely across the district apart from the north east of the district.	Distributed growth is unlikely to compromise existing green infrastructure but is also of a scale where connections or enhancements are made to them alongside the development to substantially increase the rates	New communities are developed at a scale where new green infrastructure can be provided within the development and as such increase the absorption and dissipation of nitrogen dioxide and other	



## 4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
		and dissipation of nitrogen dioxide and other pollutants but will have limited impact on the remaining parts of the district.	nitrogen dioxide and other pollutants but will have limited impact on the remaining parts of the district.	nitrogen dioxide and other pollutants.		of absorption and dissipation of nitrogen dioxide and other pollutants.	pollutants. Dispersed growth would have more limited opportunities to achieve this.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	-	+	+	++	++	Overall, several options perform positively. Option F performs the most positively. This could lend it self to a hybrid option whereby elements of several options are combined in the final preferred growth strategy option.
		Focusing development in line with the existing growth strategy may not focus development in locations most resilient to the impacts of climate change in particular due to enhanced flood risk depending on the nature of the specific locations selected.	Focusing development towards the towns may not focus development in locations most resilient to the impacts of climate change in particular due to enhanced flood risk depending on the nature of the specific locations selected.	Development along public transport could focus development to areas that may more resilient to the impacts of climate change.	Development along strategic highway corridors could focus development to areas that may more resilient to the impacts of climate change through avoidance of river corridors.	Dispersed growth provides opportunities to spread development across the district into areas that may be more resilient to the impacts of climate change in particular those at lowest risk of flooding.	It will depend on which new community(ies) is pursued but in principle sites of this scale are more capable of providing infrastructure and mitigation to build in resilience against the impacts of climate change. Dispersed growth can also compliment this and spread smaller	

Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
							scale developments across the district in resilient areas.	
	Support habitats in adjusting to the impacts of the climate emergency?	+	+	+	+	+	++	
		This option could support habitats within and around the existing SPAs and larger villages but not necessarily more widely across the district.	This option could support habitats within and around our towns three of which include the Ouse Valley green infrastructure corridor, however, it would not necessarily support adjustments of habitats more widely across the district.	This option will support habitats along public transport routes and within nearby settlements. The only part of the district this option would not greatly support is the western part of Huntingdonshire.	This option could support habitats along strategic road networks and within nearby settlements.	This option could support habitats at a localised scale.	This could support habitats at a strategic level through establishment of new habitats within new communities and their linkages to existing habitat networks along with supporting habitats at a localised level associated with dispersed growth.	
SA3	Maintain and where possible improve the quality and	-	--	+	+	++	--	Option E performs the most positively but Options C and D also perform positively
		The cumulative impact of development on water	The cumulative impact of development and particularly of	Development within public transport corridors may be able to	Development within the strategic highways corridors may be	Dispersed growth is more likely to provide development of a	A new community will likely require substantial upgrades and/or	

## 4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
	availability of water resources?	infrastructure will be greater in certain locations and as such require upgrades to ensure sufficient capacity.	strategic expansions on water infrastructure will be greater in the towns and as such require upgrades to ensure sufficient capacity.	utilise existing capacity in some areas depending on the scale and concentration of potential development and proximity to existing settlements.	able to utilise existing capacity in some areas depending on the scale and concentration of potential development and proximity to existing settlements.	propionate scale across the district putting less cumulative pressure on infrastructure.	new infrastructure to meet water demands of the development. Dispersed growth is more likely to utilise existing capacity.	depending on the location and concertation of development within these corridors.
	Minimise the risk of flooding from all sources?	-	-	+	+	++	++	
		All of the SPA areas within the existing growth strategy have flood risk issues and so continuing to focus development towards these areas may make them less resilient to flooding depending on the specific locations chosen for development.	All of our towns experience some issues with flooding so focusing development towards these areas may make them less resilient to flooding overall depending on the specific locations chosen for development.	Development along public transport can focus development to areas within these corridors that are at lower risk of flooding.	Development along strategic highway corridors can focus development to areas within these corridors that are at lower risk of flooding.	Dispersed growth provides opportunities to spread development across the district and in areas that may be less at risk from flooding.	It will depend on which new community(ies) is pursued but in principle sites of this scale are more capable of providing flood mitigation if there are elements of the site at risk. Dispersed growth can complement this and spread smaller scale	



Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
							developments across the district in at low flood risk areas.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	+	++	+	+	--	-	Option B most positively supports this objective, with Options A, C and D also performing positively. Option F performs the most negatively with the greatest potential for the use of greenfield of higher agricultural quality . Option G is also somewhat negative.
		This option may result in some opportunities for previously developed land regeneration within towns and larger villages. It may also reduce the need for greenfield land especially as it could facilitate more dense development.	This option may result in some opportunities for previously developed land regeneration within towns and may also reduce the need for greenfield land especially as it could facilitate more dense development.	This option may result in some opportunities for previously developed land regeneration within settlements along these corridors and provide opportunities for various densities which may also reduce the need for greenfield land.	This option may result in some opportunities for previously developed land regeneration within towns and larger villages along strategic road networks therefore reduce the need for greenfield land especially as it could facilitate more dense development in larger settlements.	Dispersed growth could utilise previously developed land across the district but this is likely to be minimal in more rural areas. Also densities in these areas are likely to be much lower which could increase the use of greenfield land.	A new community(ies) will require a large amount of land, much is likely to be greenfield land. Various densities can be achieved in these sites which would reduce the pressure on using greenfield and in other locations less. Dispersed growth could utilise previously developed land across the district but this is likely to be minimal in more rural areas.	

## 4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	++	+	+	--	+	
		This option may be able to facilitate more medium and high density development which could minimise the use of higher grade agricultural land.	This option may be able to facilitate more dense development which could minimise the use of higher grade agricultural land.	This option may be able to facilitate various densities in settlements along these corridors which could minimise the use of higher grade agricultural land.	This option may be able to facilitate more medium and high density development which could minimise the use of higher grade agricultural land. It would also focus development in locations where there is minimal grade 1 agricultural land.	There is increased potential for agricultural land of higher quality being used for development.	Depending on the location of the new community(ies) a mixture of previously developed and agricultural land may be available with the opportunity to select sites in areas of grade 3. A range of densities could be incorporated to reduce the overall land take.	
SA5	Focus development in areas which are either well served by publicly accessible open and	+	++	N	N	-	+	Option B offers the greatest scope for supporting development in proximity to some established publicly accessible open and natural green
		Focusing development in line with existing strategy means developments are more likely to	This option is more likely to see development located in good proximity to accessible open	There may be opportunities to provide development with good accessibility to existing open and	There may be opportunities to provide development with good accessibility to existing open and	Distributed growth may result in some developments in particularly more rural areas not being well served	New communities can be masterplanned to include accessible and natural greenspace within	

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SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
	natural green space or have the capacity to provide additional such space?	be located in good proximity to accessible open and natural greenspace.	and natural greenspace or be of a scale to provide new accessible open and natural greenspace.	natural greenspace and provide additional space depending on the scale of proposals within this corridor.	natural greenspace and provide additional space depending on the scale of proposals within this corridor.	by existing accessible open and natural greenspace and also of a scale where they do not necessarily provide alongside the development.	them. Dispersed growth may be located in settlements with access to such areas but there may be some where it is not readily accessible.	spaces combined with creation of new assets. However, it has limitations regarding extensions and wider provision across the district.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	<b>N</b>	<b>-</b>	<b>+</b>	<b>+</b>	<b>N</b>	<b>N</b>	
		This option can support and enhance connectivity to existing green infrastructure areas located within and nearby to the SPAs and larger settlements but may not support those in other parts of the district.	This option can support and enhance connectivity to existing green infrastructure areas located within or nearby to towns but may not support those in other parts of the district.	This option has most potential to support and enhance strategic green infrastructure across the district such as the Great Ouse Valley and Great Fen green infrastructure priority areas. Green infrastructure across the rest of	This option has potential to support and enhance strategic green infrastructure such as the Great Ouse Valley and Nene Valley green infrastructure priority area. Green infrastructure across the rest of the district may not be directly impacted.	Distributed growth is unlikely to compromise existing green infrastructure but is also of a scale where connections or enhancements are made to them alongside the development.	New communities can be masterplanned to include new green infrastructure and also be of a scale to link to existing areas. this is dependent on the location of the new community. Dispersed growth is unlikely to significantly impact on strategic green infrastructure.	



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SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
				the district may not be directly impacted.				
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	-	+	+	+	+	Overall, many of the options perform similarly. Options A and B have the potential to result in more negative impacts in terms of protecting sites designated for nature conservation.
		Focusing development in line with the existing strategy may result in adverse impact on sites such as Portholme Meadow and other protected sites within or nearby to these settlements.	Focusing development to the towns may give rise to more concentrated adverse impact on sites such as Portholme Meadow and other protected sites.	Development along these corridors are likely to only impact those sites within these routes.	Development along these corridors are likely to only impact those sites within these routes.	Distributed growth is unlikely to have a significant adverse impact on such sites but this would be dependent on specific site proposals.	New community proposals could have a greater impact on nature sites if they are in close proximity to them, they are also of a scale that could provide greater mitigation. Distributed growth is unlikely to result in significant opportunities to enhance connectivity beyond at a localised scale.	
	Promote opportunities for the	N	+	+	+	N	+	

Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
	recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	This option could cumulatively adversely impact designated nature sites but through development could also enhance them and connectivity between them.	This option could cumulatively adversely impact designated nature sites in and around towns such as Portholme Meadow and Hinchingsbrooke Park but through development could also enhance them and connectivity between them.	Development along these corridors have the potential to enhance connectivity of nature sites only located along these routes.	Development along these corridors have the potential to enhance connectivity of nature sites only located along these routes.	Distributed growth is unlikely to result in significant opportunities to enhance connectivity beyond at a localised scale but this would be dependent on specific site proposals.	New community proposals could provide new nature sites within them which could connect to designated sites. Distributed growth is unlikely to result in significant opportunities to enhance connectivity beyond at a localised scale.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	-	--	+	+	+	+	Options A and B perform the most negatively against this objective.
		This option could have a cumulative impact on the character of SPAs and larger settlements, the impact will be dependent on the scale of	This option could have a cumulative adverse impact on the character of our towns. Directing growth only in these areas is likely to adversely impact	Development along the public transport corridors could have an adverse impact on the landscape and townscape setting and character of the existing	Development along the strategic highways network could have an adverse impact on the landscape and townscape setting and character of	This option has the opportunity to spread development of a proportionate scale across the district supporting the vitality of settlements. There	New communities can be masterplanned and designed such that a distinct identity and sense of place can be formed and shaped, this could	

## 4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
	Reinforce local distinctiveness and a sense of place?	development directed to each settlement but focusing development in these areas is likely to adversely impact their character and landscape setting.	their character and landscape setting as development may likely be in the form of peripheral edge of settlement development.	settlements along these routes without appropriate masterplanning. The impact will depend on the concentration and location of specific sites.	the existing settlements along these routes without appropriate masterplanning. The impact will depend on the concentration and location of specific sites.	is some risk to local character if developments are of a scale or type that does not harmonise with their context.	utilise local landscape characteristics, historic features of the site or nearby settlements as inspiration. This can take many years to develop. Dispersed growth can also be of a scale proportionate to settlements that can harmonise with their context.	
SA8	Promote actions to reduce contributions to air pollution?  Facilitate the minimisation of light, noise and odour	-  The existing strategy for development focuses the majority of development to the most sustainable locations meaning there may be	-  Focusing development within and around our existing towns could have a cumulative impact on raising pollution levels or be impacted by	-  Development could be adversely impacted by pollution arising from its proximity to the road network and equally focusing development along	--  Development could be adversely impacted pollution arising from its proximity to the road network and equally focusing development along these corridors may raise pollution	+  A dispersed approach is unlikely to increase pollution levels substantially but this is dependent on location, scale and use of proposals.	+  A new community is of a scale to mitigate any sources of pollution and dispersed growth is unlikely to be of a scale to substantial increase levels of	Options F and G score more positively than the other options against this objective.



Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
	pollution, in particular on the rural environment	increased risk from pollution by virtue of cumulative development.	pollution if in close proximity to the strategic road network.	these corridors may raise pollution levels.	levels particularly if congestion increases as a result.		pollution but this is dependent on location, scale and use of proposals.	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	<p style="text-align: center;"><b>+</b></p> <p>This option would continue to focus most housing growth in and around the district's main towns which provide sustainable locations. However, there is the risk that peripherally located development sites will be at a significant distance from central facilities.</p>	<p style="text-align: center;"><b>++</b></p> <p>This option would focus most housing growth around the district's main towns which provide sustainable locations. However, there is the risk that strategic scale expansion locations would be peripherally located and so will be at a significant</p>	<p style="text-align: center;"><b>+</b></p> <p>Locations on public transport corridors would be sustainable from a transport perspective but may not meet other community needs so well.</p>	<p style="text-align: center;"><b>--</b></p> <p>Locations on the strategic network would allow some sections of the community to meet their needs through car travel but would not support those without personal transport, particularly young, old or economically disadvantaged members of the community.</p>	<p style="text-align: center;"><b>+</b></p> <p>This option may support growth in some sustainable settlements with local service provision to meet needs with the growth potentially helping to support and maintain service levels. However, dispersal to small villages without any local services would not support sustainable development as</p>	<p style="text-align: center;"><b>++</b></p> <p>This option offers the opportunity to provide new communities with integral services and facilities to meet the needs of residents alongside some housing growth in more sustainably located villages which can benefit from and support existing services.</p>	Options B and F would contribute best towards achieving this objective as they blend use of existing sustainable locations with provision of new ones.

## 4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
			distance from central facilities although due to their scale some facilities would be expected to be provided within the sites.			travel would be required to meet many needs.		
SA10	Support and enhance the more deprived areas of the district?	<b>N</b>	<b>N</b>	<b>N</b>	<b>--</b>	<b>+</b>	<b>+</b>	Option D performs particularly poorly against this objective with Options A and B offering most potential for linkages to existing social and community facilities and services.
		This option would support growth in the towns where most of the more deprived urban areas are located but offers limited support for growth in areas of rural deprivation.	This option would support growth in the towns where most of the more deprived urban areas are located but offers limited support for growth in areas of rural deprivation.	The main public transport corridors serve some more deprived areas but not all so this option would have a mixed impact on this objective.	The strategic road network is remote from most of the more deprived areas of the district so focusing growth there would not help achieve this objective.	This option could support growth across more deprived areas in more rural areas and to a lesser extent within towns depending on specific development sites brought forward.	New communities are unlikely to support or enhance more deprived areas although they could contribute to assisting with areas of rural deprivation as could the dispersed growth element.	
	Maximise opportunities for access to	<b>++</b>	<b>++</b>	<b>-</b>	<b>--</b>	<b>N</b>	<b>+</b>	

Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
	existing or proposed social and community facilities and services?	This option continues to maximise growth in and around settlements with existing social and community facilities and services.	This option would focus most housing growth around the district's main towns which currently provide the best offer for social and community facilities and services. Additional services and facilities could be included within the strategic expansion locations.	Some developments would be in reasonable proximity to existing social and community facilities and services but others could be remote and dependent on additional provision.	Most developments would be remote from existing social and community facilities and services leading to reduced accessibility and the need for substantial additional provision.	A high proportion of our villages have some form of social and community facilities and services but these are limited in most smaller villages reducing the overall range of services and facilities that could be accessed.	New communities would be expected to provide social and community facilities and services within them but the range of provision is likely to be limited compared to long established larger villages and towns. Provision for the dispersed element of growth would depend on specific settlements where growth was focused.	
SA11	Contribute to regeneration activities?	++	-	N	-	-	N	All options have potential to contribute towards this objective in term sof enhancing economic
		This option could contribute towards regeneration activities in our	Focusing growth on the outskirts of our towns is unlikely to support regeneration	The contribution of this option to delivery of the objective cannot be predetermined	This option is primarily expected to involve greenfield sites given the nature of	Although dispersed sites in villages could include some previously	The impact of this option will depend on the nature of the new community sites	



## 4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
		towns and larger villages where they exist.	activities as this would primarily involve greenfield sites.	as it would depend on the availability of sites in the public transport corridors and whether individually they would or would not contribute to regeneration.	land along our strategic road network although there is some scope for individual sites to support regeneration activities.	developed land this option is unlikely to significantly contribute towards regeneration activities.	selected and whether they comprise previously developed land in need of regeneration.	opportunities due to the scale of potential growth with Option A seeing growth best located to support regeneration activities.
	Enhance and diversify economic opportunities with the district?	+	++	++	++	+	++	
		Focusing most growth primarily in and around the main towns would provide continuity for investors and support enhancement of existing economic opportunities; scope for diversification may be limited by the more consistent nature of the land	This option allows for both large scale growth which could support enhanced and diversified economic opportunities with the benefit of proximity to concentrated labour forces and supply chain businesses.	Access to public transport corridors could help to enhance and diversify economic opportunities by providing a wide range site location types.	The strategic road network has not been a primary focus for economic opportunities in Huntingdonshire so this option could significantly diversify economic opportunities.	Dispersed growth may diversify economic opportunities but the scale may be limited within village environments.	New communities would be designed to include substantial areas for economic development to provide balanced communities and reduce the need to travel to work. Such locations would enhance and diversify economic opportunities.	

Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
		offer. It would have the benefit of proximity to concentrated labour forces and supply chain businesses.					Combined with some dispersed growth this option would provide a wide choice of economic development site types.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++ This option allows for maximisation of the usage of existing infrastructure and services supporting their provision and has the potential to support additional provision in locations that could also serve the wider community.	++ This option allows for maximisation of the usage of existing infrastructure and services supporting their provision and has the potential to support additional provision in locations that could also serve the wider community.	++ This option strongly aligns with delivery of this objective and would both support existing provision and support additional services and infrastructure.	N The strategic road network supports little public transport although some bus services use these routes to connect between existing settlements so this option could support and enhance these services.	- The potential locations for dispersed growth would have a variety of active travel and public transport services with some having none. Sufficient growth would need to be concentrated in particular locations to support additional provision.	+ New communities would be expected to fully integrate active travel and public transport infrastructure within their designs. However, public transport services would need sufficient connectivity to major centres to be viable in the long term. Dispersed growth elements would be	Both the town based options and the public transport corridor focused one would contribute towards this objective through supporting and potentially enhancing infrastructure and service provision.

## 4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
							able to make a variable contribution to this objective.	
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p>	<p>+</p> <p>Focusing most growth primarily in and around the main towns would provide continuity for investors and support resilience of the local economy. Sites would have limited diversity although there would be some mix of town and village based opportunities.</p>	<p>++</p> <p>Strategic expansions could support large scale investment opportunities through a greater diversity of sites being available around existing towns. This could improve the resilience of the local economy and</p>	<p>+</p> <p>Access to public transport corridors could help to enhance and diversify investment opportunities and provide longer term resilience for the local economy and indigenous companies through proximity of</p>	<p>++</p> <p>The strategic road network has not been a primary focus for economic investment in Huntingdonshire so this option could attract significant new investment supporting resilience and diversification of</p>	<p>-</p> <p>Dispersed growth may diversify economic opportunities but the scale and economic attractiveness of less sustainably located village sites may fail to attract much new investment. this option could</p>	<p>++</p> <p>New communities would be designed to include substantial areas for economic development which would provide substantial opportunities for new investment and contribute to the portfolio of available sites.</p>	Options B, D and F all offer scope for strategic scale growth and investment opportunities to contribute to the local economy.



Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
	Support retention and growth of indigenous companies?  Encourage sustainable tourism?		promote growth opportunities for local companies without the need for significant relocation.	sustainable means of travel to work for employees.	the local economy through expanding the range of sites available.	benefit retention and growth of indigenous companies by facilitating growth in or near their current sites.	The contribution of the dispersed element of the option could partially assist with supporting the retention and growth of indigenous companies.	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	++	++	+	--	-	-	Options A and B offer most scope to support this objective through concentration of increased catchment populations and spending power close to existing town centres.
		Continuing to focus most growth in and around the main towns would provide enhanced local spending power and expanded catchment populations to support town centre uses enhancing their attractiveness for investment.	Focus most growth around the main towns would provide enhanced local spending power and expanded catchment populations to support town centre uses enhancing their attractiveness for investment.	Public transport corridors typically connect between larger centres and enhanced growth along them could expand the accessible catchment population but in a less direct manner than town based growth options.	Focusing growth on the strategic road network would discourage use of our town centres by enhancing ease of access to larger city and town centres.	This option would contribute little to achieving this objective although there would be some enhanced local spending power and expanded catchment populations around all our towns they may not be sufficiently	New communities would be expected to include sufficient town centre uses to meet the day to day needs of residents to promote sustainable forms of development which would reduce their impact on providing support for modernisation of	

## 4 Stage B - Develop options and appraise effects

SA Obj.	Decision aiding questions: Will approach/ option help to....	Likely Impact of:						Commentary
		Option A	Option B	Option C	Option D	Option E	Option F	
						concentrated to facilitate significant modernisation.	town centres as would the dispersal of other growth. The location of growth would impact on whether potential residents were more likely to be attracted to our existing towns or to centres in the surrounding area.	
SA15	Strengthen a local sense of place?  Retain the character of existing settlements?	-  This option could have a cumulative impact on the character of SPAs and larger settlements.	-  This option could have a cumulative adverse impact on the character of our towns particularly strategic expansions which are likely to be peripheral edge of settlement proposals. These	+  Development along the public transport corridors could have an adverse impact on existing settlements but could also be of a scale that can be successfully integrated. The impact will depend	+  Development along the strategic highways network could have an adverse impact on existing settlements but could also be of a scale that can be successfully integrated. The impact will depend	++  This option has the opportunity to spread development of a proportionate scale across the district supporting the vitality of settlements.	+  New communities can be masterplanned and designed such that a distinct identity and sense of place can be formed and shaped, however this can take many years to fully develop.	Overall Options C, D, E and F perform positively depending on the scale and concentration of site specific proposals. Of these Option E performs marginally more positively as it may enable more opportunities





## 4 Stage B - Develop options and appraise effects

## Green and Blue Infrastructure

## Option - Green and Blue Infrastructure

**Should we...***(You may pick multiple options)***Option A - Retain the existing four Green Infrastructure Priority Areas****Option B - Retain the existing Green Infrastructure Priority Areas and also designate additional areas** identified within the Interim Huntingdonshire Nature Recovery Network**Option C - Allocate sites for new green and blue infrastructure** and/or additional land for existing green and blue infrastructure to expand**Option D - Consider an alternative option.** Please let us know.

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	++	++	All options perform positively in relation to this objective. Options B and C perform more strongly as they seek to designate/ allocate additional areas for green and blue infrastructure which could increase carbon sequestration
		Retaining the existing four green infrastructure priority areas will help in the achievement of this objective but not maximise opportunities as it does not designate further areas.	Retaining the existing four green infrastructure priority areas and also designating additional areas will maximise opportunities to	Allocating sites for green and blue infrastructure including land for existing areas to expand will provide opportunities to	

## Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
			reduce green as emissions through greater opportunities to sequester carbon through the natural environment.	reduce green as emissions through greater opportunities to sequester carbon through the natural environment.	through the natural environment and assist in reducing carbon emissions.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	++	++	
		This option would retain the existing four green infrastructure priority areas only.	This option would retain the existing four green infrastructure areas and also designate additional areas so there will be greater opportunities to enhance green infrastructure and as a result absorption and dissipation of pollutants.	Allocating new sites for green and blue infrastructure including land for existing areas to expand will facilitate the enhancement of green infrastructure and as a result absorption and dissipation of pollutants.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	++	++	All options perform positively in relation to this objective. Options B and C perform more strongly as they seek to designate/ allocate additional areas for green and blue infrastructure.
		Safeguarding large areas of green and blue infrastructure supports the conservation and enhancement at a strategic scale of these areas which improves adaptability and resilience to the impacts of the climate emergency supports this objective.	Safeguarding current and also additional large areas of green and blue infrastructure as well as corridors that connect them further supports the conservation and enhancement at a strategic scale of these areas which improves adaptability	Allocating additional land for green and blue infrastructure as well as land where they could extend supports the conservation and enhancement at a strategic scale of these areas which improves adaptability and resilience to the	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
			and resilience to the impacts of the climate emergency supports this objective.	impacts of the climate emergency supports this objective.	
	Support habitats in adjusting to the impacts of the climate emergency?	+	++	++	
		This option will support the attainment of this objective for sites currently designated as their designation will be retained.	This option will support the attainment of this objective for sites currently designated and for additional sites and areas which will cover more habitats.	This option will support the attainment of this objective for additional sites and support the expansion of current sites and cover additional habitats.	
SA3	Maintain and where possible improve the quality and availability of water resources?	<b>N</b>	+	+	All options perform positively in relation to this objective. Options B and C perform more strongly as they seek to designate/ allocate additional areas for green and blue infrastructure which could have water bodies in them that could be conserved and enhanced. Additionally, these options increase the amount of land that could be used for flood mitigation.
		Retaining the existing priority areas would continue to safeguard these areas and enhance the quality of water bodies present within them.	Designating more sites for green infrastructure and particularly those identified within the NRN could enhance the quality of water bodies present within them.	Allocating additional land for green and blue infrastructure could conserve and enhance the quality of water bodies within these areas.	
	Minimise the risk of flooding from all sources?	+	++	++	
		Areas of green and blue infrastructure can be used as flood mitigation. For example the existing Great	Designating more sites which could safeguard land that could be used for flood mitigation would support this objective.	Allocating additional land for green and blue infrastructure could provide additional land that can be used to mitigate flooding.	



Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		Ouse Valley Green Infrastructure Priority area includes flood meadows.			
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	<b>N</b>	<b>+</b>	<b>+</b>	Options B and C have greater potential to positively contribute towards protecting more greenfield land. All objectives are neutral in terms of conserving high quality agricultural land as it depends on which areas are considered and also the uses within the green and blue infrastructure areas.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	<b>N</b>	<b>N</b>	<b>N</b>	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	<b>+</b>	<b>+</b>	<b>++</b>	All options perform positively, however Option C performs the most positively as it could allocate further areas and locations for existing green and blue infrastructure sites to expand therefore retaining

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		current and future leisure opportunities in these locations.		allocating land for new and existing areas to expand into as needed over time provides a longer view to address potential increases in use and diversification of uses.	and supporting existing natural open spaces people enjoy and support the strategic green infrastructure network.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	+	++	++	
		This option will support the attainment of this objective but only for sites currently designated.	This option includes the retention of existing priority areas as well as the designation of additional sites for green and blue infrastructure.	This option includes the allocation of further sites for green and blue infrastructure, these could be new sites or land that could extend existing or future green infrastructure priority areas.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	<b>N</b>	+	<b>N</b>	Option B performs the most positively as it includes the designation of additional areas in line with those identified in the NRN. The other options could perform positively if designated nature sites were located within these areas.
		This option will retain existing sites for green and blue infrastructure which may support this objective where there are designated sites included within those areas.	This option includes the retention of existing priority areas as well as the designation of additional sites for green and blue infrastructure in line with the NRN supporting habitat connectivity which may include designated sites.	Allocating further sites for green and blue infrastructure may support this objective where there are designated sites included within those areas.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	<b>N</b>	<b>+</b>	<b>N</b>	
		This option will retain existing sites for green and blue infrastructure which may support this objective where there are designated sites included within those areas.	This option includes provision to designate further green infrastructure areas in line with the NRN. This provides opportunities for habitat connectivity between green and blue infrastructure areas but also between designated and non-designated sites of biodiversity value.	Allocating further sites for green and blue infrastructure may support this objective where there are designated sites included within those areas.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?  Reinforce local distinctiveness and a sense of place?	<b>+</b>	<b>++</b>	<b>++</b>	Option B performs the most positively as it includes the designation of further sites which could be of landscape and townscape value.
		This would protect and enhance key areas of strategic landscape value. It also reinforces their importance for local distinctiveness as these areas also fundamentally shapes the character of several of the district towns and villages, for example the Great Ouse Valley runs	This would protect and enhance key areas of strategic landscape value and designate further areas. This approach reinforces their importance for local distinctiveness as these areas also fundamentally shapes the character of several of the district towns and villages. Designating further	This would protect and enhance key areas of strategic landscape value and allocate further areas. This approach reinforces their importance for local distinctiveness as these areas also fundamentally shapes the character of several of the district towns and villages. Allocating more land for such	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		through three of our towns. This option does not seek to identify further areas which could have further contributed to the attainment of this objective.	areas will further support the attainment of this objective over option A.	uses will further support the attainment of this objective over option A.	
SA8	Promote actions to reduce contributions to air pollution?	+	+	+	All options have the potential to perform positively against this objective.
	Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	Land developed for green and blue infrastructure is less likely to result in pollution so less likely to impact the natural environment.	Land developed for green and blue infrastructure is less likely to result in pollution so less likely to impact the natural environment.	Land developed for green and blue infrastructure is less likely to result in pollution so less likely to impact the natural environment.	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	<b>N</b>	<b>N</b>	<b>N</b>	Objective not relevant to option.
		Objective not relevant to option.	Objective not relevant to option.	Objective not relevant to option.	
SA10	Support and enhance the more deprived areas of the district?	<b>N</b>	<b>N</b>	<b>N</b>	Objective not relevant to option.
		Objective not relevant to option.	Objective not relevant to option.	Objective not relevant to option.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	+	++	++	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		Sites and areas used for green and blue infrastructure provides open space for people to socialise in.	Additional sites and areas used for green and blue infrastructure will provide further open space for people to socialise in.	Additional sites and areas used for green and blue infrastructure will provide further open space for people to socialise in.	
SA11	Contribute to regeneration activities?	<b>N</b>	<b>N</b>	<b>N</b>	All options have the potential to provide additional opportunities to support small and local businesses particularly in more rural areas of the district.
		Objective not relevant to option.	Objective not relevant to option.	Objective not relevant to option.	
SA11	Enhance and diversify economic opportunities with the district?	<b>+</b>	<b>++</b>	<b>++</b>	
		Green and blue infrastructure can support small businesses through the provision of shops, cafes and community centres within these sites. This contributes towards the local economy and jobs particularly in more rural areas.	Further areas for green and blue infrastructure will provide more opportunity for local and small businesses through the provision of shops, cafes and community centres within these sites.	Further areas for green and blue infrastructure will provide more opportunity for local and small businesses through the provision of shops, cafes and community centres within these sites.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	<b>+</b>	<b>+</b>	<b>+</b>	All options perform positively, however levels of accessibility via sustainable travel modes vary depending on the location of green infrastructure sites.
		Some existing green infrastructure priority areas are located within or adjoining settlements within sustainable travel routes making them more	Designating further areas will provide greater opportunities for people to access these sites and more likely that areas of strategic scale green and	Allocating further areas will provide greater opportunities for people to access these sites and more likely that areas of strategic scale green and	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		accessible. Some however are located within the countryside where accessibility via public transport is very limited. There may be public rights of way that link the sites but route length and their accessibility to all users will vary.	blue infrastructure is within sustainable travel routes for more communities. Some may still be within the countryside where access is difficult.	blue infrastructure is within sustainable travel routes for more communities. Some may still be within the countryside where access is difficult.	
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>	<p style="text-align: center;"><b>+</b></p> <p>The existing green infrastructure priority areas support various scales of tourism, continuing their designation would continue to support tourism, small local businesses and investment.</p>	<p style="text-align: center;"><b>++</b></p> <p>Retaining the existing priority areas and also designating additional priority areas will support the attainment of this objective by providing further opportunities for local and small business to set up within these areas as well as tourism.</p>	<p style="text-align: center;"><b>++</b></p> <p>Allocating land for additional priority areas and or land for existing priority areas to expand to will support the attainment of this objective by providing further opportunities for local and small business to set up within these areas as well as tourism.</p>	All options have the potential to positively contribute towards localised tourism activities and leisure activities, options B and C more so as more land will be designated/allocated for green and blue infrastructure.
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	<p style="text-align: center;"><b>N</b></p> <p>Objective not relevant to option.</p>	<p style="text-align: center;"><b>N</b></p> <p>Objective not relevant to option.</p>	<p style="text-align: center;"><b>N</b></p> <p>Objective not relevant to option.</p>	Objective not relevant to option.



Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA15	Strengthen a local sense of place?  Retain the character of existing settlements?	<b>+</b>	<b>++</b>	<b>++</b>	Accessible strategic and localised scale green and blue infrastructure supports healthy and resilient communities, all options perform positively but Options B and C perform more positively as they will allocate additional areas of land for green and blue infrastructure.
		Areas of accessible strategic and localised scale green and blue infrastructure supports healthy and resilient communities. It can also provide important landscape settings to settlements and shape the identity of communities. Retaining the existing areas would support this objective.	Retaining existing priority areas would support this objective, designating further areas would further support the objective.	Allocating new sites for green and blue infrastructure will give greater importance to areas of localised and strategic scale importance to communities and support their retention. Also allocating land for existing areas to expand onto will do this.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	<b>N</b>	<b>N</b>	<b>N</b>	The impact will depend on the location of green and blue infrastructure so it cannot be predetermined at this stage.
		The impact will depend on the location of green and blue infrastructure so it cannot be predetermined at this stage.	The impact will depend on the location of green and blue infrastructure so it cannot be predetermined at this stage.	The impact will depend on the location of green and blue infrastructure so it cannot be predetermined at this stage.	

## 4 Stage B - Develop options and appraise effects

### The Approach to Climate Change

4.18 Our first set of options relate to decarbonisation scenarios

#### Option - Decarbonisation Scenarios

**Should we....**

*(Please pick one option.)*

**Option A - Business as usual** with electric vehicle uptake reflecting recent trends

**Option B - Maximise reductions by 2040** using current technologies

**Option C** - Follow the national **Climate Change Commission's 'Balanced pathway'** approach

4.19 The first three SA objectives are directly relevant, the remaining SA objectives have been removed as a result.

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	--	++	+	Option B is the most ambitious carbon reduction option by maximising reductions as far as possible up to 2040 ahead of national targets. Option C also
		This option will largely continue existing trends and would only reduce carbon emissions by 28% by 2050.	This option is a more ambitious option which aims to maximise carbon emissions by as much as	This option broadly align with CCC's balanced pathway for decarbonisation. This option	

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		This will leave the district substantially short of national targets of being at zero by 2050.	possible by 2040 ahead of national targets. With current technologies available carbon reductions could be about 53% by 2040 and will be higher by 2050.	sees emissions reduce by 76% with a net zero by 2050 only be achieved through carbon capture/ removal technologies.	performs positively but looks forward to 2050 instead and identifies a pathway for achieving net zero.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	--	++	++	
		This option would likely have a limited impact on facilitating enhancements to green infrastructure to assist in meeting this ambition decarbonisation scenario.	This option could facilitate enhancements to green infrastructure to assist in meeting this ambition decarbonisation scenario.	In order to achieve net zero by 2050 carbon removal and capture technologies will be required. Green infrastructure will play an important role in achieving this. Therefore this option would require enhancements to existing and new networks of strategic green infrastructure to meet required carbon removal targets.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	+	+	Options B and C perform most positively against this objective.
		To maximise opportunities to reduce emissions development would have to be placed in sustainable locations that could utilise	To maximise opportunities to reduce emissions development would have to be placed in sustainable locations that could utilise	To maximise opportunities to reduce emissions development would have to be placed in sustainable locations that could utilise	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		sustainable modes of transport and be resilient to the impacts of climate change.	sustainable modes of transport and be resilient to the impacts of climate change.	sustainable modes of transport and be resilient to the impacts of climate change.	
	Support habitats in adjusting to the impacts of the climate emergency?	--	++	++	
		Reducing emissions can have a positive impact on supporting habitats and minimising climate impacts on them, however, this option will have a limited impact.	Reducing emissions can have a positive impact on supporting habitats and minimising climate impacts on them.	Supporting carbon removal and capture through the natural environment would also help to support habitats in adjusting to the impacts of the climate emergency.	
SA3	Maintain and where possible improve the quality and availability of water resources?	N	N	N	Overall Options B and C perform positively with Option B more so.
		This is not directly relevant to decarbonisation scenarios however minimising the carbon impact of infrastructure will also be important in transitioning to a net zero future.	This is not directly relevant to decarbonisation scenarios however minimising the carbon impact of infrastructure will also be important in transitioning to a net zero future.	This is not directly relevant to decarbonisation scenarios however minimising the carbon impact of infrastructure will also be important in transitioning to a net zero future.	
	Minimise the risk of flooding from all sources?	--	++	+	
		Reducing emissions will help to reduce the impact of climate change including the risk of flooding,	Reducing emissions will help to reduce the impact of climate change including the risk of flooding. This	Reducing emissions will help to reduce the impact of climate change including the risk of flooding. This	

## Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		however, this option will have a limited impact as emissions may only reduce by 28% meaning that the impacts of climate change including flooding would continue and may worsen.	option provides an accelerated approach to maximising net zero by 2040 which would have an impact on minimising potential climate change associated flooding.	option provides an approach demonstrating that net zero can be achieved by 2050 which would have an impact on minimising potential climate change associated flooding.	

## 4 Stage B - Develop options and appraise effects

4.20 The second set of options relate to renewable energy

### Option - Renewable Energy

**Should we....**

*(Please pick one option.)*

**Option A** - Business as usual with renewable and low carbon energy meeting 39% of expected demand by 2046 and 41% by 2050

**Option B** - Ambitious approach meeting national targets with renewable and low carbon energy meeting 79% of expected demand by 2046 and 80% by 2050

4.21 Only the most directly relevant SA objectives have been included below, the remaining SA objectives have been removed as a result.

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	++	Option B performs more positively as it is more ambitious in meeting more of our energy demand from renewable sources and therefore supporting to reduce emissions.
		A business as usual option will move the district towards increasing our update of renewables, however only 41% of our energy demand would be met by renewable sources of energy.	An ambitious option would move the district substantially closer towards meeting the majority of our demand through renewable energy, up to about 80% by 2050.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	N	
		Renewable energy generation will have a limited impact on this promoting enhancements to green infrastructure.	Renewable energy generation will have a limited impact on this promoting enhancements to green infrastructure.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	N	N	Overall, both options perform similarly against this objective.
		Renewable energy installations will be required to be located in places where they are sustainable and resilient to ensure that energy generation is also resilient.	Renewable energy installations will be required to be located in places where they are sustainable and resilient to ensure that energy generation is also resilient. More renewable energy installations may result in more development in less resilient locations.	
	Support habitats in adjusting to the impacts of the climate emergency?	+	++	
		Renewable energy places an important role in reducing our carbon emissions. Reducing emissions can have a positive impact on supporting habitats and minimising climate impacts on them.	Renewable energy places an important role in reducing our carbon emissions. Reducing emissions can have a positive impact on supporting habitats and minimising climate impacts on them. This option is an ambitious one so would help to maximise these opportunities up to 2050.	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA3	Maintain and where possible improve the quality and availability of water resources?	<b>N</b>	<b>N</b>	Overall, Option B being the more ambitious option performs more positively as it increases the uptake of renewable energy in meeting energy demand and therefore places a more significant role in reducing emissions and climate change related impacts such as flooding.
		This is not directly relevant to this option.	This is not directly relevant to this option.	
Minimise the risk of flooding from all sources?	<b>+</b>	<b>++</b>		
	Renewable energy places an important role in reducing carbon emissions. Reducing emissions will help to reduce the impact of climate change including the risk of flooding.	Renewable energy places an important role in reducing carbon emissions. Reducing emissions will help to reduce the impact of climate change including the risk of flooding. This option is an ambitious one so would help to minimise the risk form climate change related flooding.		
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	<b>-</b>	<b>-</b>	Both options perform similarly, Option A is marginally more positive as it may result in less land being developed for renewable energy than Option B.
		There may be opportunities across the district to utilise some previously developed land or on existing buildings for renewable energy but it is likely that greenfield land will also be required. However, the amount of land required could vary significantly depending on the technologies adopted with some such as rooftop solar being an integral part of other development.	Increasing the quantity of renewable energy installations to facilitate this increase in usage would likely require more greenfield land to do this but opportunities on previously developed land can still be utilised. However, the amount of land required could vary significantly depending on the technologies adopted with some	

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
			such as rooftop solar being an integral part of other development.	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	++	++	
		There may be opportunities across the district to utilise land of the lowest agricultural quality in order to meet the land requirements of this option.	In the developable potential, grade 1 and 2 land have been discounted conserving the highest quality land to minimise the impact of renewable energy installations on higher grade agricultural land.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	N	N	Both options perform similarly, Option A is marginally more positive as it may result in less adverse impact on strategic green and blue infrastructure improvements.
		This is not directly relevant to this option.	This is not directly relevant to this option.	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	+	+	
		Designated green infrastructure areas were considered as one of the constraints before calculating the potential capacity for renewable energy generation technologies and sufficient areas identified to deliver this option without compromising networks subject to appropriate site selection.	Designated green infrastructure areas were considered as one of the constraints before calculating the potential capacity for renewable energy generation technologies and sufficient areas identified to deliver this option without compromising networks subject to appropriate site selection.	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA6	Protect sites of designated biodiversity or geodiversity significance?	<b>+</b>	<b>+</b>	Both options perform similarly against this objective as nature conservation sites were taken into account when calculating capacity but achieving it is dependent on the specific sites selected.
		Designated nature conservation assets were considered as one of the constraints before calculating the potential capacity for renewable energy generation technologies and sufficient areas identified to deliver this option without compromising protected sites subject to appropriate site selection.	Designated nature conservation assets were considered as one of the constraints before calculating the potential capacity for renewable energy generation technologies and sufficient areas identified to deliver this option without compromising protected sites subject to appropriate site selection.	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	<b>N</b>	<b>N</b>	
		Renewable energy generation will have a limited impact on this promoting enhancements to designated nature sites.	Renewable energy generation will have a limited impact on this promoting enhancements to designated nature sites.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?	<b>N</b>	<b>N</b>	The impact of both options depend on the location and scale of renewable energy proposals.
	Reinforce local distinctiveness and a sense of place?	The impact will depend on location of development schemes and cannot be predetermined. Minor scale renewable energy proposals are less likely to detrimentally impact upon local character, however this may be more acute where there are designated heritage assets. Larger scale proposals may result	The impact will depend on location of development schemes and cannot be predetermined. Minor scale renewable energy proposals are less likely to detrimentally impact upon local character, however this may be more acute where there are designated heritage assets. Larger scale proposals may result	

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		in greater landscape impact which will require assessment and mitigation. Ultimately, this impact should be considered in balance with the impacts arising from climate change.	in greater landscape impact which will require assessment and mitigation. Ultimately, this impact should be considered in balance with the impacts arising from climate change.	
SA8	Promote actions to reduce contributions to air pollution?  Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	+	++	Option B offers the greatest potential to contribute towards this objective by maximising our contribution towards reducing the burning of fossil fuels.
SA15	Strengthen a local sense of place?  Retain the character of existing settlements?	N	N	The impact will depend on location of development schemes and cannot be predetermined.
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	+	Whilst designated heritage assets were taken into account the potential remains for previously unknown archaeological assets to be impacted on any potential site.



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		deliver this option without compromising protected sites subject to appropriate site selection.	deliver this option without compromising protected sites subject to appropriate site selection.	

## Tackling Flooding and Water

4.22 We have set out several options relating to flooding and water. The first two sets of options relate to Integrated Flood and Water Management. Only a limited number of the sustainability appraisal objectives are relevant to these issues so all others have been deleted.

### Option - Integrated Flood and Water Management 1

#### **Should we....**

*(You may pick multiple options)*

**Option A - Meet national requirements only.**

**Option B - Require natural flood management techniques as part of an integrated approach** to flood risk management and impact on water quality **on all developments** (excluding extensions).

**Option C - Require natural flood management techniques as part of an integrated approach** to flood risk management and water quality **on all developments in high and medium risk areas** (excluding extensions).

**Option D - Consider an alternative option.** Please let us know.

4.23 The first three SA objectives are directly relevant, the remaining SA objectives have been removed as a result.

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	++	+	Option B would provide the most diverse approaches to integrated flood and water management, including enhancements and additions to green infrastructure networks, which would assist with carbon sequestration. Options A and C would both make a positive contribution towards the objective.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	++	+	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	N	++	+	Option B would provide most opportunities to adapt and enhance resilience to impacts of climate change through being applied across the
		This option would not contribute towards this objective at any enhanced	This option would facilitate the greatest long term resilience above and	This option would contribute towards this objective by supporting approaches that would minimise risk in	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		level or speed above national requirements and would be subject to national changes in priorities.	beyond current modelling levels of potential climate change impact levels.	areas known to be of higher and medium vulnerability to unavoidable impacts of climate change.	whole district allowing for more longer term resilience and promoting multifunctional benefits for habitats.
	Support habitats in adjusting to the impacts of the climate emergency?	+	++	+	
		National guidance does not require but suggests that it is possible to integrate natural flood management techniques with any proposed sustainable drainage systems and green infrastructure provision to maximise multifunctional benefits which should contribute to supporting habitats and meeting this objective.	Requiring natural flood management techniques within all developments schemes, potentially alongside sustainable drainage systems and green infrastructure provision would maximise multifunctional benefits contributing to supporting habitats and meeting this objective across the district.	Requiring natural flood management techniques within all developments schemes, potentially alongside sustainable drainage systems and green infrastructure provision would maximise multifunctional benefits contributing to supporting habitats and meeting this objective in high and medium risk locations.	
SA3	Maintain and where possible improve the quality and availability of water resources?	+	++	+	Option B again provides the greatest opportunities to achieve this objective through working towards integrated flooding and water management across the whole district rather than only in specific locations and by using the greatest range of potential techniques.
		Applying national guidance would support delivery of this objective in terms of maintaining water resources but may not achieve improvements to quality that could arise from wider introduction of natural flood management techniques.	Requiring natural flood management techniques within all developments schemes could assist in improving the quality and availability of water resources throughout the district.	Requiring natural flood management techniques within all developments schemes could assist in improving the quality and availability of water resources in high and medium risk locations.	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	Minimise the risk of flooding from all sources?	+	++	+	
		Applying national guidance would support delivery of this objective but may not bring other co-benefits such as green infrastructure.	This option would provide the greatest diversity of approaches to minimising flood risk and require this throughout the district.	This option would provide the greatest diversity of approaches to minimising flood risk but only require it in specific locations.	

**Option - Integrated Flood and Water Management 2**

**Should we...**

*(You may pick multiple options)*

**Option A - Ask that developments do not increase flood risk elsewhere**

**Option B - Ask that all developments seek a betterment of existing flood risk both within the site and in surrounding areas.**

**Option C - Ask that developments (excluding minor extensions) in high or medium risk areas seek betterment of existing flood risk both within the site and in surrounding areas.**

**Option D - Require developments to provide surface water management plans where applicable, addressing run off rates.**

**Option E - Consider an alternative option.** Please let us know.

4.24 Two SA objectives are directly relevant, the remaining SA objectives have been removed as a result.

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA2	Concentrate new development in locations that maximise	N	N	N	N	Option B through seeking betterment throughout the district would make the

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	The option does not impact where development is located so does not contribute towards this objective.	The option does not impact where development is located so does not contribute towards this objective but would promote resilience to unavoidable flooding impacts throughout the district.	The option does not impact where development is located so does not contribute towards this objective but would promote resilience to unavoidable flooding impacts in areas known to be at higher flood risk.	The option does not impact where development is located so does not contribute towards this objective.	greatest contribution towards supporting habitats in adjusting to the impacts of the climate emergency. Although the options do not impact where development is located options B and C would promote resilience to unavoidable flooding impacts of the climate emergency.
	Support habitats in adjusting to the impacts of the climate emergency?	+	++	+	+	
		Requiring developments to avoid flooding elsewhere would support those habitats in responding to the impacts of the climate emergency.	Seeking betterment on and around sites throughout the district would maximise the area of habitats supported in adjusting to the impacts of the climate emergency.	Seeking betterment on and around sites in areas of high and medium risk would provide support for some habitats in adjusting to the impacts of the climate emergency.	Surface water management plans where applicable would help to manage impacted habitats in adjusting.	
SA3	Maintain and where possible improve the quality and availability of water resources?	N	++	+	+	Option B would make the greatest contribution towards achieving this objective as it seeks to
		This option would offer very limited scope towards achieving this	Seeking betterment in all sites and the area around them would	Seeking betterment for sites and the area around them within	This option would contribute towards maintenance and	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		objective but may assist in maintaining quality and availability of water resources through limited reduction of flooding.	maximise the opportunities to improve water quality by avoidance of contamination and availability of water through ensuring management of water flows from new developments.	high and medium flood risk areas would maximise their opportunities to improve water quality by minimisation of contamination and availability of water through ensuring management of water flows from new developments.	improvement of water quality through minimisation of contamination of surface water flows.	provide betterment throughout the whole of the district.
	Minimise the risk of flooding from all sources?	+	++	+	N	
		This approach would offer a limited contribution to minimising flooding by avoiding its impacts beyond the site.	This option would seek minimisation of flooding within the site and the surrounding area and betterment of any current flood risk throughout the district.	This option would seek minimisation of flooding within the site and the surrounding area and betterment of any current flood risk within parts of the district at high and medium risk of flooding.	This option would concentrate on minimising the risk of surface water flooding only and not address all sources.	



## 4 Stage B - Develop options and appraise effects

- 4.25 The next two sets of options relate to water efficiency, the first is water efficiency in residential developments and the second is water efficiency in non-household development.

### Option - Water Efficiency in Residential Development

#### **Should we...**

*(You may pick multiple options)*

**Option A** - Have no policy, meaning that **all development would meet existing and future Building Regulations Standards of 125 litres per person per day** (possible future equivalent of 105 l/p/d) for residential buildings.

**Option B** - Ask that **all residential developments meet Building Regulations optional standards or future equivalent and require 110 l/p/d** (possible future equivalent of 100 l/p/d) as in the current Local Plan.

**Option C** - Ask that **all residential developments go above current/future Building Regulations standards and require up to 80 l/p/d** if practicable, investigating opportunities for efficient fixtures and fittings, rainwater harvesting and greywater recycling <sup>(36)</sup>

**Option D** - **Consider an alternative option.** Please let us know.

- 4.26 Two SA objectives are directly relevant, the remaining SA objectives have been removed as a result.

36 Government published [guidance in March 2024](#) noted that water reuse systems can typically lower drinking water consumption from 144 down to 80 litres per person per day, a significant reduction below that of the current Building Regulations requirements.

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	<b>N</b>	<b>N</b>	<b>N</b>	Option C would best contribute to this option by minimising the additional demands on water supply of new homes adapting to increased likelihood of seasonal droughts and supporting habitats by making lower water demands on them.
	While accepting that all new development will increase the demands on water supply which is challenged as a result of the climate emergency, this option does not impact where development is located so does not contribute towards this objective.	While accepting that all new development will increase the demands on water supply which is challenged as a result of the climate emergency, this option does not impact where development is located so does not contribute towards this objective but would promote resilience to unavoidable impacts of the climate emergency in terms of reduced water availability.	While accepting that all new development will increase the demands on water supply which is challenged as a result of the climate emergency, this option does not impact where development is located so does not contribute towards this objective but would promote resilience to unavoidable impacts of the climate emergency in terms of reduced water availability.		
SA2	Support habitats in adjusting to the impacts of the climate emergency?	<b>-</b>	<b>+</b>	<b>++</b>	
	This would introduce a higher water allowance per person per day in new homes than the adopted Local Plan policy and place additional stress on water habitats and supplies.	This option would build on the current approach to water consumption that would reduce proportionate demand from new homes slightly contributing towards this objective.	Substantially reducing the water demands of new properties should help support habitats in adjusting to the impacts of the climate emergency by making lower water demands on them.		
SA3	Maintain and where possible improve the quality and availability of water resources?	<b>--</b>	<b>+</b>	<b>++</b>	Option C again would make the best contribution towards achieving this objective by

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		Huntingdonshire is within an area of severe water stress; this option would enable new homes to take a higher water allowance per person per day than the adopted Local Plan policy and place additional stress on quality and availability of water resources	Huntingdonshire is within an area of severe water stress; this option would build on the current approach to water consumption that would reduce proportionate demand from new homes contributing towards maintain of quality and availability of water resources.	Substantially reducing the water demands of new homes would contribute towards maintaining and potentially improving the quality and availability of water resources in the longer term.	making the least additional demands on the availability of water resources allowing the greatest potential for maintenance of water quality.
	Minimise the risk of flooding from all sources?	<b>N</b>	<b>N</b>	<b>N</b>	
		The amount of water allowed in new homes per person per day would not impact on flood risk minimisation.	The amount of water allowed in new homes per person per day would not impact on flood risk minimisation.	The amount of water allowed in new homes per person per day would not impact on flood risk minimisation.	

**Option - Water Efficiency in Non-Household Development**

**Should we....**

*(You may pick multiple options)*

**Option A - Have no policy.**

**Option B - Ask that all 'non-household' development be required to achieve 'outstanding' for category Wat 01 of BREEAM unless demonstrated impracticable**

**Option C - Ask that all 'non-household' development be required to achieve 'excellent' for category Wat 01 of BREEAM unless demonstrated impracticable**

**Option D - For larger employment developments, ask that all 'non-household' developments achieve 'excellent' or 'very good' for WAT 03 on water leak detection and prevention unless demonstrated impracticable.**

**Option E - Consider an alternative option.** Please let us know.

4.27 Two SA objectives are directly relevant, the remaining SA objectives have been removed as a result.

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA2	Concentrate new development in locations that maximise	N	N	N	N	Option B would best contribute to this option by minimising the



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	While accepting that all new development will increase the demands on water supply which is challenged as a result of the climate emergency, this option does not impact where development is located so does not contribute towards this objective.	While accepting that all new development will increase the demands on water supply which is challenged as a result of the climate emergency, this option does not impact where development is located so does not contribute towards this objective but would maximise promotion of resilience to unavoidable impacts of the climate emergency in terms of reduced water availability.	While accepting that all new development will increase the demands on water supply which is challenged as a result of the climate emergency, this option does not impact where development is located so does not contribute towards this objective but would enhance resilience to unavoidable impacts of the climate emergency in terms of reduced water availability.	While accepting that all new development will increase the demands on water supply which is challenged as a result of the climate emergency, this option would further support resilient to water stress.	additional demands on water supply of new non-household properties adapting to increased likelihood of seasonal droughts and supporting habitats by making lower water demands on them. Option D, if applied in conjunction with Option B would reinforce these benefits.
	Support habitats in adjusting to the impacts of the climate emergency?	-	++	+	+	
		This would introduce a higher water allowance than the adopted Local Plan policy and place additional stress on water habitats and supplies.	This option would set the most ambitious target for reducing water usage minimising the additional stress on water habitats and supplies.	This option would set more ambitious targets for reducing water usage minimising the additional stress on water habitats and supplies than the current policy.	This option would further reduce demands on water that is released in an uncontrolled fashion reducing potential stress to habitats from unexpected water.	

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA3	Maintain and where possible improve the quality and availability of water resources?	--	++	+	++	Option B again would make the best contribution towards achieving this objective by making the least additional demands on the availability of water resources allowing the greatest potential for maintenance of water quality. Option D would reinforce the availability of water resources by avoiding wastage.
	Huntingdonshire is within an area of severe water stress; this option would enable new non-household properties to take a higher water allowance than the adopted Local Plan policy and place additional stress on quality and availability of water resources	Substantially reducing the additional water demands of new non-household properties would contribute towards maintaining and potentially improving the quality and availability of water resources in the longer term.	This option would build on the current approach to water consumption for non-household properties that would reduce additional demand contributing towards maintain of quality and availability of water resources.	This option would reduce wastage of water resources substantially contributing to this objective.		
SA3	Minimise the risk of flooding from all sources?	N	N	N	N	
	The amount of water allowed in new non-household properties would not impact on flood risk minimisation.	The amount of water allowed in new non-household properties would not impact on flood risk minimisation.	The amount of water allowed in new non-household properties would not impact on flood risk minimisation.	The amount of water allowed in new non-household properties would not impact on flood risk minimisation.		

## 4 Stage B - Develop options and appraise effects

### Housing Tenures and Housing Mix

4.28 We have explored several sets of options covering various housing types and tenures. The first relates to affordable housing proportion.

#### Option - Affordable Housing Proportion

##### **Should we...**

*(You may pick multiple options)*

**Option A - Try to maximise the proportion of affordable housing within each site of 10 or more new homes**

**Option B - Ask for the same proportion of affordable housing in all schemes for 10 or more new homes**

**Option C - Ask for a lower proportion of affordable housing in very large schemes which need to provide substantial infrastructure** such as a new bridge or major road improvements

**Option D - Ask for for a lower percentage than we do now in all schemes, accepting that this may mean we have to build more homes overall** to meet the level of need for affordable housing

**Option E - Consider an alternative option.** Please let us know.

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	N	N	N	N	Housing tenure in itself has little impact on SA1 with minor potential benefits from options allowing for lower density or more growth through their potential for enhanced green infrastructure networks.
		Housing tenure will not impact on this objective although it may be impacted by the overall scale of growth.	Housing tenure will not impact on this objective although it may be impacted by the overall scale of growth.	Housing tenure will not impact on this objective although it may be impacted by the overall scale of growth.	Housing tenure will not impact on this objective although it may be impacted by the overall scale of growth.	
SA1	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	-	N	+	+	
		May minimise the amount of development land required and increase overall density limiting the potential for provision and enhancement of green infrastructure networks.	Tenure of housing would not give rise to variation in provision of green infrastructure between schemes.	May improve the viability of larger schemes increasing their potential to support and enhance green infrastructure networks.	May lead to additional development with increased prospects for provision and enhancement of green infrastructure networks,	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	N	N	-	Option A performs marginally better but this is only due to the potentially reduced scale of development and so the ability to concentrate this in more resilient locations.
		May minimise the amount of development land required and maximise opportunities to concentrate that in more resilient locations.	Tenure of housing would not give rise to variation in ability to maximise opportunities to focus in more resilient locations.	The impact will depend on whether or not larger schemes requiring infrastructure are in locations which have potential to adapt and be more resilient but this cannot be predetermined as it is	May lead to additional development which could reduce the opportunities for that to be concentrated in more resilient locations	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
				dependent on development sites selected.		
	Support habitats in adjusting to the impacts of the climate emergency?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	
		Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	
SA3	Maintain and where possible improve the quality and availability of water resources?	<b>-</b>	<b>N</b>	<b>N</b>	<b>-</b>	Options C and D perform slightly better due to the potentially lower density of development although this is predicated on affordable homes typically being built to a higher density than market homes.
		The potentially increased density of homes in a limited range of locations may generate increased pressure on water infrastructure.	All development schemes would have the same proportion of affordable housing so there would be no impact on the demand for water.	The impact will depend on the location of the larger development schemes so their impact cannot be predetermined.	May lead to additional development increasing the level of demand for water and placing quality and availability at more risk.	
	Minimise the risk of flooding from all sources?	<b>-</b>	<b>N</b>	<b>+</b>	<b>+</b>	
		The potentially increased density of homes in a limited range of locations may generate increased pressure on surface water flooding through a higher proportion of impermeable surfaces.	All development schemes would have the same proportion of affordable housing so there would be no distinction in the level of flood risk created.	The potential for lower overall density of development could reduce surface water flood risk in development schemes and allow more scope for nature based solutions.	The potential for lower overall density of development could reduce surface water flood risk in development schemes and allow more scope for nature based solutions.	

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	++	+	N	-	Option A performs best again based on the expectation that affordable homes are typically built to a higher density and thus require less overall land allowing for preference to be given to previously developed sites.
	Affordable homes are typically built at a higher density than market homes making a more efficient use of land. Maximising the proportion of affordable housing may reduce the overall amount of land required for development.		All development schemes would have the same proportion of affordable housing so there would be no impact on the proportion of land required.	The impact will depend on whether or not larger schemes requiring infrastructure are on previously developed land or not which cannot be predetermined.	May lead to additional land requirements overall increasing the risk of lack of availability of previously developed land for development.	
SA4	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	N	-	-	
	Affordable homes are typically built at a higher density than market homes making a more efficient use of land. Maximising the proportion of affordable housing may reduce the overall amount of land required for development.		Treating all schemes equally will give rise to no impact on the grade of land used for development.	May lead to additional land requirements overall increasing the risk of higher grade land being required for development.	May lead to additional land requirements overall increasing the risk of higher grade land being required for development.	
SA5	Focus development in areas which are either well served by publicly	N	N	+	+	The tenure of housing has little impact on this objective but Options C

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	accessible open and natural green space or have the capacity to provide additional such space?	Provision of potentially more dense development overall whilst it could be located in areas which are currently well served by accessible greenspace would be restricted in their ability to provide additional such space.	Treating all schemes equally will give rise to no impact on their accessibility to greenspace or ability to provide more.	Lower affordable housing provision will not impact on the larger schemes' ability to be focused in locations which are well served by accessible greenspace but it may improve their viability increasing their potential to provide additional such space.	Lower affordable housing provision overall will not impact on scheme's ability to be focused in locations which are well served by accessible greenspace but it may improve their viability increasing their potential to provide additional such space.	and D may have margin benefits due to enhanced viability allowing for support to provide additional publicly accessible open and natural green space.
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	
	The impact will depend on location of development schemes and cannot be predetermined	The impact will depend on location of development schemes and cannot be predetermined	The impact will depend on location of development schemes and cannot be predetermined	The impact will depend on location of development schemes and cannot be predetermined	The impact will depend on location of development schemes and cannot be predetermined	
SA6	Protect sites of designated biodiversity or geodiversity significance?	<b>+</b>	<b>N</b>	<b>N</b>	<b>-</b>	The impact of the tenure of housing on designated biodiversity or geodiversity sites is more dependent on the amount of land required resulting
	May minimise the amount of development land required to meet affordable housing	Treating all schemes equally will give rise to no distinction in their ability to protect sites of	The impact will depend on whether or not larger schemes requiring infrastructure are in close proximity to sites of biodiversity	May lead to additional land requirements overall increasing the risk of development in close proximity to sites of biodiversity or geodiversity value.		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		need reducing the risk of development in close proximity to sites of biodiversity or geodiversity value.	designated biodiversity or geodiversity significance.	or geodiversity value cannot be predetermined		from the option than the tenure of the homes once occupied. Sites with a lower proportion of affordable homes have the potential benefit of improved viability and hence more scope for supporting the recovery or enhancing the connectivity of designated sites.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	-	N	++	++	
		Provision of potentially more dense development overall would reduce opportunities for recovery or additional provision of biodiversity sites to promote connectivity	Treating all schemes equally will give rise to no distinction in their ability to promote recovery or enhanced connectivity.	May improve the viability of larger schemes increasing their potential to support and enhance biodiversity and the connectivity of sites.	Lower density and potentially additional land provision for development could enhance opportunities for connectivity of sites of biodiversity value	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?  Reinforce local distinctiveness and a sense of place?	--	N	++	+	Option C presents clear advantages for this objective as it would facilitate greater flexibility in the density of development layout.
		Maximising the proportion of affordable housing in all developments would generate higher density schemes more frequently that would be more challenging to protect and enhance local characteristics and distinctiveness.	Treating all schemes equally will give rise to no distinction in their ability to protect and enhance local characteristics and distinctiveness.	Large scale schemes with infrastructure demands will need to be carefully designed to protect valued characteristics and generate a sense of place within the scheme. Allowing for a lower proportion of affordable housing may	May lead to additional land requirements overall increasing the risk of development impacting on valued landscapes and local distinctiveness. However, the potential to allow a lower proportion of affordable housing may facilitate	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
				facilitate more flexibility in density and reduce the net developable area required to support a viable development scheme.	more flexibility in density and allow for site specific design reflecting local characteristics and reinforcing a sense of place.	
SA8	Promote actions to reduce contributions to air pollution?  Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	<b>N</b>  The impact will depend on location and scale of development schemes and cannot be predetermined	<b>N</b>  The impact will depend on location and scale of development schemes and cannot be predetermined	<b>N</b>  The impact will depend on location and scale of development schemes and cannot be predetermined	<b>N</b>  The impact will depend on location and scale of development schemes and cannot be predetermined	No option displays an advantage on this objective.
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	<b>-</b>  Maximising the proportion of affordable housing in each scheme will conversely reduce the proportion of housing available to the wider community and potentially limit growth in less sustainable locations detrimentally impacting	<b>+</b>  Treating all schemes equally will enable some to meet the community's needs in sustainable locations.	<b>++</b>  Large scale schemes requiring infrastructure provision may create sustainable locations in themselves and affordable housing would be a key element in creating a balanced sustainable community meeting the needs of all. The absolute level	<b>+</b>  May lead to overall increased housing provision creating additional housing supply to meet the community's needs. Although some may be less sustainably located this can still meet the needs of some sectors of the community.	Option C performs marginally better on this objective than B and D with all contributing to meeting the needs of the community in sustainable locations.

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		on people who need or choose to meet their housing requirements in such locations.		of affordable housing provided will influence the success of this.		
SA10	Support and enhance the more deprived areas of the district?	-	+	+	+	Option A has a complex relationship with this objective as affordable homes may contribute limited support to deprived areas in terms of long term spending power in the locality but being the most concentrated option for development offers the best opportunities for homes to have access to existing or proposed services and facilities. All other options would contribute somewhat to meeting the objective.
		May focus additional affordable housing within more deprived areas but may also provide less choice and lower spending power in areas of deprivation.	Treating all schemes equally will spread the benefits of balanced affordable housing and spending power across all development sites wherever they are located such that those in more deprived areas may provide some local economic enhancement.	The impact will depend on location and scale of development schemes and cannot be predetermined; schemes which are located in or near more deprived areas may provide some local economic enhancement through increased spending power and investment in a higher proportion of market homes.	May lead to overall increased housing growth although the impact will depend on the location and scale of development schemes relative to more deprived areas. Additional development may enhance employment and skills training opportunities for residents in all areas of the district included more deprived ones.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	+	+	+	
		Denser, more concentrated development may be delivered under this option allowing for	Treating all schemes equally will allow for consideration of access to existing community services and facilities	The impact will depend on the nature of the infrastructure provision to be supported by the scheme which could	The need for additional overall growth will impact on the accessibility and capacity of existing	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		schemes to be concentrated near existing community facilities and services through use of the settlement hierarchy to influence where most growth is located.	as shaped by the settlement hierarchy and the level of growth allowed in different types of locations according to the sustainability of their service levels.	involve proposed community facilities and services the viability of which could be improved by this option.	community facilities and services to absorb more demand. Use of the settlement hierarchy will be key in influencing the level of growth in different types of locations according to the sustainability of their service levels.	
SA11	Contribute to regeneration activities?	+	+	+	++	Option D performs best against this objective due to the enhanced scale of growth and increased economic opportunities.
		Housing tenure will not impact on this objective although the ability to concentrate growth in a more limited number of sites/ amount of land could allow for prioritisation of growth in regeneration areas.	Housing tenure will not impact on this objective and the balanced scale of growth could allow for some support of regeneration activities.	Housing tenure will not impact on this objective although provision of additional infrastructure may give rise to limited regeneration enhancements.	Housing tenure will not impact on this objective although the overall increased scale of growth as a result of the option may give rise to regeneration opportunities through use of a greater number of sites/ amount of land.	
	Enhance and diversify economic opportunities within the district?	-	+	+	++	
		Housing tenure will not impact on this objective although the ability to	Housing tenure will not impact on this objective and the balanced scale	Housing tenure will not impact on this objective although provision of	Housing tenure will not impact on this objective although the overall	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		concentrate growth in a more limited number of sites/ amount of land could limit the diversification of economic opportunities in the district.	of growth could allow for some enhancement and diversification of economic opportunities within the district.	additional infrastructure may give rise to enhancement and diversification of economic opportunities in the district.	increased scale of growth as a result of the option may give rise to enhanced and diversified economic opportunities in the district.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	+	N	N	Option A offers the greatest potential for denser growth concentrated in existing settlements maximising opportunities for use of existing active travel infrastructure and public transport services.
		Housing tenure will not impact on this objective although the ability to concentrate growth in a more limited number of sites/ amount of land could facilitate concentration of growth in locations with good active travel and public transport provision and support the critical mass of demand for improvements.	Housing tenure will not impact on this objective and the balanced scale of growth could allow for some concentration of growth in locations with good active travel and public transport links and services.	Housing tenure will not impact on this objective and the scope to support additional infrastructure may or may not improve accessibility of active travel and public transport.	Housing tenure will not impact on this objective and it is not possible to predetermine the accessibility of locations involved in the overall increased scale of growth.	
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?	N	N	N	N	Housing tenure will not impact on this objective.
		Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	<p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>					
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	Housing tenure will not impact on this objective.
		Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	Housing tenure will not impact on this objective.	
SA15	<p>Strengthen a local sense of place?</p> <p>Retain the character of existing settlements?</p>	<b>--</b>	<b>N</b>	<b>+</b>	<b>+</b>	Option A could detrimentally impact on this object through encouraging denser development in locations where this does not typify the existing character. Options C and D could allow more scope for
		Maximising the proportion of affordable housing in all developments would generate higher density schemes more frequently that would	Treating all schemes equally will give rise to no distinction in their ability to retain the character of existing settlements.	Large scale schemes with infrastructure demands will need to be carefully designed to retain the character of existing settlements. Allowing for a lower proportion of affordable	May lead to additional land requirements overall increasing the risk of development impacting on the character of existing settlements depending on the scale and	

Stage B - Develop options and appraise effects 4

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		be more challenging to retain the character of existing settlements.		housing may facilitate more flexibility in density.	location of new growth. However, the potential to allow a lower proportion of affordable housing may facilitate more flexibility in density and allow for site specific design reflecting local character.	reflecting existing densities or encouraging masterplanned developments creating their own identity.
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	<b>N</b> The impact will depend on location of development schemes and cannot be predetermined.	<b>N</b> The impact will depend on location of development schemes and cannot be predetermined.	<b>N</b> The impact will depend on location of development schemes and cannot be predetermined. Lower density schemes may allow for more open space to protect archaeological assets but this will depend on scheme design.	<b>N</b> The impact will depend on location of development schemes and cannot be predetermined. Lower density schemes may allow for more open space to protect archaeological assets but this will depend on scheme design.	There is no distinct relationship between the tenure of housing and this objective.

## 4 Stage B - Develop options and appraise effects

4.29 The next set of options explores affordable housing location.

### Option - Affordable Housing Location

**Should we...**

*(Please pick one option)*

**Option A - Only allow affordable housing to be built in towns and villages with existing services**, such as a shop, primary school or village hall, as appropriate to the likely needs of expected occupiers

**Option B - Allow affordable housing to be built in all towns and villages** to support existing communities

**Option C - Consider an alternative option.** Please let us know.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	-	Option A would support this objective more by concentrating affordable housing in more sustainable locations with good access to services which reduces the need to travel via less sustainable modes of transport. Additionally, there are greater opportunities for development to enhance green infrastructure network.
		Provision of affordable housing in locations with good accessibility to services and needs of expected occupiers reduces the need to travel by less sustainable modes. This reduces the carbon impact of development.	Provision of affordable housing in all towns and villages would result in some housing being located in areas that do not have good accessibility to key services. This would increase the need to travel via less sustainable modes of transport particularly in more rural areas where public transport	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
			is less frequent. This would not support objectives to reduce carbon emissions.	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	++	+	
		Proposals within towns and villages have greater opportunities to enhance green infrastructure networks.	Has the potential to support green infrastructure networks, development within more rural locations may be less likely to achieve this by virtue of the potentially smaller scale of development and location in relation to existing green infrastructure networks.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	+	Option B performs slightly more positively as it has the potential to support habitats across the district rather than those in and around towns and villages with existing services.
	Support habitats in adjusting to the impacts of the climate emergency?	+	++	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		Provision of affordable housing in only towns and villages with existing services would only support habitats in certain parts of the district.	Provision of affordable housing in all towns and villages increases the potential to support habitats across the district.	
SA3	Maintain and where possible improve the quality and availability of water resources?	-	N	Option B performs slightly more positively than Option A as it looks to spread affordable housing development across the district rather than concentrating it in certain locations.
		New development in general may result in increased pressure on water infrastructure due to additional demand particularly if concentrated in certain parts of the district. Affordable housing tenure may impact this if built to a higher density.	New development in general may result in increased pressure on water infrastructure due to additional demand but this impact would be more spread across the district. Affordable housing tenure may impact this if built to a higher density.	
	Minimise the risk of flooding from all sources?	-	N	
		New development in certain locations could increase the risk of flooding, affordable housing being typically higher density than market housing may increase this risk further, particularly from surface water flooding.	New development spread across the district rather than being concentrated in certain locations may minimise risk from flooding in general. Affordable housing tenure may impact this if built to a higher density.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	N	N	The impact will depend on location and scale of development schemes and cannot be predetermined.

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	<b>N</b>	<b>N</b>	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	<b>++</b>	<b>+</b>	Option A performs slightly better as focusing development in locations with good accessibility to services and needs of expected occupiers is more likely to focus development that are well served publicly accessible open space.
		Provision of affordable housing in locations with good accessibility to services and needs of expected occupiers is more likely to focus development that are well served publicly accessible open space.	Provision of affordable housing in all towns and villages may result in some housing not being well served publicly accessible open space.	
		<b>N</b>	<b>N</b>	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	<b>N</b>	<b>N</b>	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	<b>N</b>	<b>N</b>	Option B performs slightly better as focusing development in all towns and villages increases the

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	potential or the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance across the district rather than in specific locations.
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	++	
		Provision of affordable housing in only towns and villages with existing services reduces the potential for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance across the district.	Provision of affordable housing in all towns and villages increases the potential or the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance across the district.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?  Reinforce local distinctiveness and a sense of place?	-	N	Option B performs more positively for this objective as it has the potential to spread affordable housing provision across the district meaning that settlements are less likely to become overwhelmed by built development and that settlement character and a sense of place can be reinforced.
		Focusing affordable housing provision only in more sustainable towns and villages could have a greater impact on local landscape and townscape character of these settlements. Affordable housing tenure may impact this if built to a higher density that is less characteristic of surrounding development.	Focusing affordable housing provision across all towns and villages may result in lesser adverse impacts on landscape and townscape character as settlements may not be so overwhelmed by development and therefore enabling developing of a scale that could be integrated and reinforce local character. Affordable housing tenure may impact this if built to a higher density that is less characteristic of surrounding development.	

## Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA8	Promote actions to reduce contributions to air pollution?  Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	<b>N</b>	<b>N</b>	The impact will depend on location and scale of development schemes and cannot be predetermined.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	<b>++</b>	<b>+</b>	Option A would support this objective better by concentrating affordable housing in more sustainable locations.
		Provision of affordable housing in locations with services appropriate to the needs of the types of intended occupiers will promote sustainable access to services and support the housing needs of specific groups within the community.	Provision of affordable housing in all towns and villages would support the existing sustainability levels of those communities but would generate additional homes in locations with no services reducing opportunities for sustainable access to services for future residents.	
SA10	Support and enhance the more deprived areas of the district?	<b>+</b>	<b>++</b>	Both options have some advantages in contributing to this objective.
		Provision of affordable housing only in areas with existing services would help meet needs in areas of urban deprivation but would not support smaller rural communities with no services.	Provision of affordable housing in all communities would help address housing need in all locations, including those which are more deprived. Areas with no existing services may experience forms of deprivation.	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	+	
		This option would maximise opportunities for access to existing social and community facilities for residents of new affordable homes.	Although many new affordable homes would be provided in locations with access to services and community facilities some could be in locations without any services.	
SA11	Contribute to regeneration activities?	+	+	Option A may make a marginally greater contribution towards meeting this objective due to the greater concentration of potential development.
		Contribution of affordable housing to regeneration may occur whenever it is located nearby	Contribution of affordable housing to regeneration may occur whenever it is located nearby	
	Enhance and diversify economic opportunities with the district?	++	+	
		Concentration of affordable housing in settlements with existing services and facilities could assist with supporting these businesses and the wider economy as most sizeable businesses are located within this group of settlements.	Dispersal of affordable housing across all settlements could boost opportunities across the rural economy too but may contribute slightly less to those in towns and villages with existing services.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	+	Option A would meet this objective better due to the clear focus on locating affordable housing in towns and villages with existing services including public transport although
		Concentrating affordable housing in places with existing services and facilities includes those with public transport links and services	Dispersing affordable housing across all settlements means some will be in locations with active travel and public transport	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		directly contributing to this objective. Active travel such as public rights of way may be accessible from all types of settlement.	links and contribute to this objective but others may be in locations without any services. Active travel such as public rights of way may be accessible from all types of settlement.	there is less distinction over active travel for which opportunities may arise in all settlement types.
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?  Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?  Support retention and growth of indigenous companies?  Encourage sustainable tourism?	<b>N</b>	<b>N</b>	The location of affordable housing will not contribute significantly to this objective.
		The location of affordable housing will not contribute significantly to this objective.	The location of affordable housing will not contribute significantly to this objective.	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	<b>N</b>	<b>N</b>	The location of affordable housing will not contribute significantly to this objective.
		The location of affordable housing will not contribute significantly to this objective.	The location of affordable housing will not contribute significantly to this objective.	
SA15	Strengthen a local sense of place?  Retain the character of existing settlements?	-	-	Both options have the potential to not contribute towards this objective subject to the density of affordable housing proposals.

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		Affordable housing tenure may impact this if built to a higher density that is less characteristic of surrounding development.	Affordable housing tenure may impact this if built to a higher density that is less characteristic of surrounding development.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	<b>N</b>	<b>N</b>	The location of affordable housing will not contribute significantly to this objective.
		The concentration of affordable housing will not contribute significantly to this objective.	The dispersal of affordable housing will not contribute significantly to this objective.	

4.30 Next are options relating to the size and type of housing.

### Option - Size and Type of Housing

#### **Should we...**

*(Please pick one option)*

**Option A - Allow the market to entirely decide what size and type of housing to build** reflecting what there is most demand for at the time

**Option B - Allow a flexible approach as long as the site promoter can show how the mix of homes they want to build will contribute towards a mixed and inclusive local community**

**Option C - Specify percentage ranges for each number of bedrooms that a mix might comprise on any scheme to allow limited flexibility**, accepting the mix might date as new evidence comes forward

**Option D - Require all schemes of 10 or more homes to show how they will widen the range of housing types and sizes available** reflecting our latest evidence on housing need and demand supplemented by any local assessments of need and demand

**Option E - Consider an alternative option.** Please let us know.



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	The size and type of housing will not impact on SA1 directly although it may be impacted by the overall scale of growth.
		The size and type of housing will not impact on this objective although it may be impacted by the overall scale of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale of growth.	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	
		The size and type of housing will not impact on this objective although it may be impacted by the overall scale of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale of growth.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	The objective is not directly relevant to these options.
		Size and type of housing would not give rise to variation in ability to maximise opportunities to focus development in more resilient locations.	Size and type of housing would not give rise to variation in ability	Size and type of housing would not give rise to variation in ability	Size and type of housing would not give rise to variation in ability to maximise	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	the unavoidable impacts of the climate emergency?		to maximise opportunities to focus development in more resilient locations.	to maximise opportunities to focus development in more resilient locations.	opportunities to focus development in more resilient locations.	
	Support habitats in adjusting to the impacts of the climate emergency?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	
		The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	
SA3	Maintain and where possible improve the quality and availability of water resources?	-	<b>N</b>	<b>N</b>	<b>N</b>	The options performances against this objective is dependent on the need, location and scale of overall growth.
		The size and types of housing will impact the density of schemes. Leaving it to market demand may result in less dense schemes but also more larger homes which may have a greater water demand.	The size and types of housing will impact the density of schemes. Having a greater mix of housing types and sizes may impact water infrastructure but this would be dependent on the location and scale of overall growth.	The size and types of housing will impact the density of schemes. Having a greater mix of housing types and sizes may impact water infrastructure but this would be dependent on the location and scale of overall growth.	The size and types of housing will impact the density of schemes. Having a greater mix of housing types and sizes may impact water infrastructure but this would be dependent on the location and scale of overall growth.	
	Minimise the risk of flooding from all sources?	<b>+</b>	<b>N</b>	<b>N</b>	<b>N</b>	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		Less dense schemes may have more land available within them to be used for sustainable drainage and less land covered in impermeable services.	The size and types of housing will impact the density of schemes, slightly more dense schemes to meet need may result in more impermeable surfaces and less land to mitigate flood risk if this is required. This would be dependent on the need, location and scale of overall growth.	The size and types of housing will impact the density of schemes, slightly more dense schemes to meet need may result in more impermeable surfaces and less land to mitigate flood risk if this is required. This would be dependent on the need, location and scale of overall growth.	The size and types of housing will impact the density of schemes, slightly more dense schemes to meet need may result in more impermeable surfaces and less land to mitigate flood risk if this is required. This would be dependent on the need, location and scale of overall growth.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	-	N	N	N	Option A performs negatively against this objective, the others are neutral at this stage as their impact is dependent on the need, location and scale of growth.
		Letting the market decide may result in schemes with more larger homes which as a result may mean land being used less efficiently and more greenfield land being used.	The size and types of housing will impact the density of schemes and how much land they take up. This would be dependent on the need, location and scale of overall growth.	The size and types of housing will impact the density of schemes and how much land they take up. This would be dependent on the need, location and scale of overall growth.	The size and types of housing will impact the density of schemes and how much land they take up. This would be dependent on the need, location and scale of overall growth.	
	Promote development in locations that	-	N	N	N	

Stage B - Develop options and appraise effects 4

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	May lead to additional land requirements overall increasing the risk of higher grade land being required for development.	This would be dependent on the location and scale of overall growth.	This would be dependent on the location and scale of overall growth.	This would be dependent on the location and scale of overall growth.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	The size and type of housing will not impact on SA5 directly although it may be impacted by the overall scale of growth.
		The size and type of housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	The size and type of housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	
	Ensure current strategic blue and green	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	The objective cannot be applied at this stage as it depends on the location and scale of development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA7	Promote opportunities to protect and	-	++	+	+	Option B performs most positively by providing the most flexibility in the

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	<p>enhance valued landscape and townscape characteristics?</p> <p>Reinforce local distinctiveness and a sense of place?</p>	<p>Letting the market decide may result in schemes across the district being very similar in design and composition which will give rise to no distinction in their ability to protect and enhance local characteristics and distinctiveness.</p>	<p>This approach would enable a mix of homes to be achieved while also recognising that a flexible approach can be necessary to enable development to respond to its context.</p>	<p>This approach would enable a mix of homes to be achieved while also recognising that limited flexibility (within a defined range) can be necessary to enable development to respond to its context.</p>	<p>The mix of sizes and types of housing within major schemes would be specifically required to respond to evidence on the local needs of the community which may result in some conflict with retaining local character although this would not apply to minor schemes.</p>	<p>approach to housing size and type in responding to local context.</p>
SA8	<p>Promote actions to reduce contributions to air pollution?</p> <p>Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</p>	<p><b>N</b></p> <p>The impact will depend on location and scale of development schemes and cannot be predetermined.</p>	<p><b>N</b></p> <p>The impact will depend on location and scale of development schemes and cannot be predetermined.</p>	<p><b>N</b></p> <p>The impact will depend on location and scale of development schemes and cannot be predetermined.</p>	<p><b>N</b></p> <p>The impact will depend on location and scale of development schemes and cannot be predetermined.</p>	<p>The objective cannot be applied at this stage as it depends on the location and scale of development.</p>

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	+	++	+	+	Option B provides the greatest flexibility for housing sizes and mix to respond to the specific local needs of the community in which the homes are to be built.
		The mix of types and sizes of housing may meet part of the community's needs but will be market driven and so may not address the particular needs of some sections.	The mix of types and sizes of housing should have some flexibility to support the community's needs.	Limited flexibility would arise from this option but would not be responsive to the specific nature of individual locations.	The mix of sizes and types of housing would be specifically required to respond to evidence on the local needs of the community that would not be proportionate in preparation of a Local Plan and would rely on surveys prior to development or through Neighbourhood Plans.	
SA10	Support and enhance the more deprived areas of the district?	--	++	N	+	Option B provides the greatest flexibility for housing sizes and mix to respond to the specific local needs of any more deprived area in which the homes are to be built.
		An entirely market driven approach to housing mix would not focus on supporting and enhancing the more deprived areas of the district.	Requiring a mix that contributes to a mixed and inclusive local community would contribute to supporting more deprived areas by diversifying the housing stock.	The needs of more deprived areas will all vary so a specific mix applied to all would not be the best response to local circumstances.	The mix of sizes and types of housing would be specifically required to respond to evidence on the local needs of each of the more deprived areas of the district that would not be proportionate in preparation of a Local Plan and would rely on	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
					surveys prior to development or through Neighbourhood Plans.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	N	N	N	N	
		The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	
SA11	Contribute to regeneration activities?	N	+	N	N	The size and type of housing will rarely impact on this objective but has some potential to contribute to regeneration where this forms part of the consideration of supporting a mixed and inclusive local community.
		This option could support regeneration depending on the mix of homes provided on any site which cannot be predetermined.	This option could facilitate a direct response to regeneration activities supporting their delivery where they are located such that they form part of the local community to be considered.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	
	Enhance and diversify economic opportunities with the district?	N	N	N	N	
		The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	The size and type of housing will not impact on this objective.
		The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?  Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?	<b>+</b>	<b>++</b>	<b>-</b>	<b>+</b>	Option B provides the greatest flexibility for the new housing supply to respond positively to this objective by supporting diversity of housing stock.
		Allowing the market to entirely determine the mix of new homes provided may support additional investment in the local economy.	Allowing a flexible mix to support the local community could contribute to resilience and assist indigenous companies in attracting and retaining labour.	This option could place limitations on the attractiveness of the district for growth.	This option could support new growth and investment to meet local needs.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Support retention and growth of indigenous companies?  Encourage sustainable tourism?					
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	The size and type of housing will not impact on this objective.
		The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	The size and type of housing will not impact on this objective.	
SA15	Strengthen a local sense of place?  Retain the character of existing settlements?	<b>-</b>	<b>++</b>	<b>+</b>	<b>+</b>	Option B performs most positively by providing the most flexibility in the approach to housing size and type in responding to local context.
		Letting the market decide reflecting what there is most demand for at the time of the development may result in in the size and types of housing not reflecting local character.	This option allows most flexibility to respond to local context while also responding to local needs.	This approach would enable some flexibility to what types and sizes of homes are provided while also responding to local needs.	Major schemes will be required to meet the needs of the local community in terms of housing size and types which may result in some additional challenges in responding to local	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
					character. Minor schemes would have greater flexibility.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	<b>N</b> The impact will depend on location and scale of development schemes and cannot be predetermined.	<b>N</b> The impact will depend on location and scale of development schemes and cannot be predetermined.	<b>N</b> The impact will depend on location and scale of development schemes and cannot be predetermined.	<b>N</b> The impact will depend on location and scale of development schemes and cannot be predetermined.	The objective cannot be applied at this stage as it depends on the location and scale of development.

4.31 Then we have options for supported and specialist housing.

**Option - Supported and Specialist Housing**

**Should we...**

*(You may pick multiple options)*

**Option A - Only allow self-contained supported and specialist housing to be built in towns and villages with existing services**, such as a shop, village hall, and regular public transport services as appropriate to the expected occupiers

**Option B - Support provision of one or more larger scale integrated retirement communities** to include purpose designed homes supported by a range of communal facilities and support services

**Option C - Allow schemes for up to 20 self-contained retirement homes to be built in any town and village**

**Option D - Consider an alternative option.** Please let us know.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	+	-	Options A and B perform the most positively against this objective. Option C could result in supported and specialist housing being located in areas poorly
		The type of housing will not significantly impact this, however, locating housing in locations with good accessibility to services	One or more larger integrated retirement communities supported by a range of communal facilities and services could	The type of housing will not significantly impact this, however, locating housing in all towns and villages may result in some	



4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		reduces the need to travel by less sustainable travel modes. This reduces the carbon impact of the development.	largely meet the needs of residents without the need to travel. This would help to support reducing greenhouse emissions. Depending on their location and proximity to other settlements, there may still be need to access other services not provided as part of the retirement community.	development being located in areas that have limited accessibility to services. As such residents will be required to travel further to access key services. These services may not be accessible via sustainable modes of transport or be located in areas not served by public transport. This may incentivise travel via less sustainable travel modes. This reduces the carbon impact of the development.	located on the public transport network which could incentivise private car usage.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	<b>+</b>	<b>+</b>	<b>N</b>	
		The type of housing will not significantly impact this, however, proposals within towns and villages have greater opportunities to enhance green infrastructure networks and connect to existing networks.	The type of housing will not significantly impact this, however, a proposal for a largescale retirement community offers greater potential to enhance green infrastructure networks and connect to existing networks.	The type of housing will not significantly impact this, however, proposals in all towns and villages have some opportunities to enhance green infrastructure networks and connect to existing networks across the district, however this may not be significantly as development will be up to 20 homes.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	N	-	All options perform similarly against this objective.
		Provision of supported and specialist housing in areas with good accessibility to existing services may result in certain locations within the district becoming more pressurised for development and as a result less resilient to impacts of climate change.	This would be dependent on the location and scale of the potential larger scale retirement community(ies) and so cannot be predetermined.	Provision of supported and specialist housing in all towns and villages would spread development across the district but it could still place development in more vulnerable locations.	
	Support habitats in adjusting to the impacts of the climate emergency?	+	+	+	
		Provision of supported and specialist housing in areas with good accessibility to existing services would only support habitats in certain parts of the district.	Provision of a larger scale retirement community(ies) could provide enhanced green infrastructure which could support habitats.	Provision of supported and specialist housing in all towns and villages could support habitats across the district but the likely smaller scale of development may limit these impacts.	
SA3	Maintain and where possible improve the quality and availability of water resources?	-	-	+	All options perform similarly against this objective.
		New development in general may result in increased pressure on water infrastructure due to additional demand	The scale and location of the larger scale retirement community(ies) could put additional pressure on water infrastructure and	New development in general may result in increased pressure on water infrastructure due to additional demand, this demand would be more	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		particularly if concentrated in certain parts of the district with good accessibility to services. Supported and specialist housing may have an increased water demand depending on their density.	may require upgrades to it in order to serve the development.	spread across the district though. Supported and specialist housing may have an increased water demand depending on their density.	
	Minimise the risk of flooding from all sources?	-	+	-	
		New development in certain locations could increase the risk of flooding, supported and specialist housing may increase the risk from surface water flooding where there are increased amounts of impermeable surfaces.	New development in certain locations could increase the risk of flooding, the strategic scale of this option offers more opportunity to provide integrated sustainable drainage to mitigate any increase of flooding.	New development could increase the risk of flooding, supported and specialist housing may increase the risk from surface water flooding where there are increased amounts of impermeable surfaces.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	<b>N</b>	<b>N</b>	<b>N</b>	The objective cannot be applied at this stage as it depends on the location and scale of development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Promote development in locations that are grade 3 agricultural land or lower	<b>N</b>	<b>N</b>	<b>N</b>	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	(including urban and non-agricultural land) in preference to higher grades?	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	++	-	Options A and B perform positively as they could provide or be more likely to be located near to publicly accessible open and natural green space.
		Provision of supported and specialist housing in locations with good accessibility to services and needs of expected occupiers is more likely to focus development that are well served publicly accessible open space.	A larger scale integrated retirement community could provide publicly accessible open and natural green space within the development.	Provision of supported and specialist housing in all towns and village no matter what level of services they have may result in some housing not being well served by publicly accessible open space.	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	N	N	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	N	N	All options perform positively, with Option C being the most positive as it would result in some development in all towns and villages.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	+	++	
		Provision of supported and specialist housing in only areas with existing services reduces the potential for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance across the district.	A larger scale integrated retirement community could provide greater opportunities to establish new habitats and corridors to connect designated nature conservation sites in particular locations.	Provision of supported and specialist housing in all towns and villages increases the potential for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance across the district.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?  Reinforce local distinctiveness and a sense of place?	-	+	-	Option B performs marginally better than the other options as by virtue of its scale could largely be self contained and masterplanned to integrate with existing settlement(s) and reinforce either its own character or local character depending on its proximity to other settlements.
		Focusing supported and specialist housing in more sustainable locations with good access to services could cumulatively have a greater impact on local landscape and townscape character of these settlements.	A larger scale integrated retirement community or communities could largely create their own character and sense of place particularly if delivered alongside a range of communal facilities and support services. This new community(ies) could also be integrated or closely related to a settlement which could also influence their design.	Allowing schemes for up to 20 self-contained retirement homes in any town and village could adversely impact the local landscape and townscape character of some settlements, this does allow some flexibility to provide fewer than 20 homes if this would be more appropriate.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA8	Promote actions to reduce contributions to air pollution?  Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	<b>N</b>	<b>N</b>	<b>N</b>	The objective cannot be applied at this stage as it depends on the location and scale of development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	<b>++</b>	<b>N</b>	<b>+</b>	Option A would focus supported and specialist housing development in our existing sustainable locations and diversify their housing stock contributing to meeting the needs of residents.
		Focusing supported and specialist housing in towns and villages with existing services would directly assist with delivery of this objective and meet the needs of the intended residents.	This option would concentrate a lot of supported and specialist housing in limited locations; the sustainability would depend on the specific site(s) chosen and the level of on-site service provision.	Providing smaller scale supported and specialist housing provision within any town or village could boost social sustainability through enabling people to remain in their existing communities whilst living in housing that better needs their changing needs. However, it could encourage provision of such housing in villages with no wider service provision that future residents might need access to.	
SA10	Support and enhance the more deprived areas of the district?	<b>+</b>	<b>-</b>	<b>+</b>	The options would play a limited role in contributing to enhancing the more deprived

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		This option has potential to locate supported and specialist housing within or close to both urban and rural more deprived areas depending on the specific sites brought forward.	There is limited scope for this option to contribute to supporting or enhancing more deprived areas depending on the specific site(s) brought forward	This option has potential to locate supported and specialist housing within or close to both urban and rural more deprived areas depending on the specific sites brought forward but they are likely to be more dispersed.	areas of the district, either urban or rural. Option A would support accessibility of existing social and community facilities and services whilst Option B would require dedicated new provision although may also provide access to existing ones depending on location.
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	++	+	
		Focusing such growth only in towns and villages with existing services would maximise the scope for future residents to access existing social and community facilities and services	The scale of an integrated retirement community would facilitate provision of social and community facilities and services within the development even if existing ones were less accessible.	While some schemes would be built within towns and villages with existing services there would be scope for others to be located where there are none.	
SA11	Contribute to regeneration activities?	+	-	N	Supported and specialist housing would make a limited contribution towards these objectives.
		Concentrating developments within towns and typically larger villages offers some potential to support regeneration activities through re-use of previously developed land.	There is limited scope for this option to contribute to regeneration activities depending on the specific site(s) brought forward	Dispersing developments across a wider range of settlements reduces the likelihood of previously developed sites being available or other regeneration activities being located nearby that the development might support.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	Enhance and diversify economic opportunities with the district?	N	+	N	
		The location of general schemes for supported and specialist housing would not contribute to achieving this objective.	This option would concentrate a lot of supported and specialist housing in limited locations which could provide small clusters of economic opportunity in servicing and supporting the properties and their residents.	The location of general schemes for supported and specialist housing would not contribute to achieving this objective.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	N	N	Option A would focus growth in locations with existing public transport services that might be supported by future residents.
		Concentrating developments within towns and villages with existing public transport services would contribute to their viability.	The impact will depend on location and scale of development schemes and cannot be predetermined.	Dispersing supported and specialist housing across all towns and villages would mean that while some would have access to active travel infrastructure and public transport opportunities others would not.	
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?	N	+	N	Option B could attract a level of investment in collective services and facilities.
		Provision of supported and specialist housing will not significantly contribute to this objective.	The concentration of such homes into limited locations could support additional investment in service provision for residents.	Provision of supported and specialist housing will not significantly contribute to this objective.	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	<p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>				
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	<b>N</b>	<b>N</b>	<b>N</b>	Provision of supported and specialist housing will not significantly contribute to this objective.
		Provision of supported and specialist housing will not significantly contribute to this objective.	Provision of supported and specialist housing will not significantly contribute to this objective.	Provision of supported and specialist housing will not significantly contribute to this objective.	
SA15	Strengthen a local sense of place?	<b>+</b>	<b>+</b>	<b>+</b>	Options A and C offer scope to strengthen local communities by diversifying the housing stock and enabling people to retain their social connections. Option B could largely be self contained and masterplanned to potentially integrate with existing settlement(s).
	Retain the character of existing settlements?	Supported and specialist housing may contribute to a sense of place through inclusion of the wider community. However, it could impact on character if built to a higher density that is less characteristic of surrounding development.	A larger scale integrated retirement community could largely create its own character and sense of place particularly if delivered alongside a range of communal facilities and support services. This new community could also be integrated or closely related to a settlement.	Up to 20 self-contained retirement homes provides flexibility to develop fewer if this would be a more appropriate scale to for the character of the settlement. For others, this scale could easily be accommodated.	

## Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	<b>N</b>	<b>N</b>	<b>N</b>	The objective cannot be applied at this stage as it depends on the location and scale of development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	

## 4 Stage B - Develop options and appraise effects

4.32 The next set of options relate to residential care and nursing homes.

### Option - Residential Care and Nursing Homes

**Should we...**

*(Please pick one option)*

**Option A- Expect that all residential care and nursing homes be built in towns and villages with regular public transport services** to provide access to the wider community for residents able to travel with or without support, and to make sure people working in the homes have a choice or means of transport

**Option B - Allow residential care and nursing homes to be built in all towns and villages, and in countryside locations where this would benefit the specific care needs of intended residents**

**Option C - Consider an alternative option.** Please let us know.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	--	Overall, Option A performs more positively in responding to climate change as it expects that residential care and nursing homes to be built in locations with regular public transport and access to services rather than in potentially more remote locations.
		The type of housing will not significantly impact this, however, locating residential care and nursing homes in locations with good accessibility to services and public transport will reduce the	The type of housing will not significantly impact this, however, allowing residential care and nursing homes in all towns, villages and countryside locations may result in such development being poorly located in terms of	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		carbon impact of the development and support lowering greenhouse gas emissions.	access to services and public transport which would likely incentivise car usage and not contribute to meeting this objective.	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	+	
		The type of housing will not significantly impact this, however, locating residential care and nursing homes within towns and villages have greater opportunities to enhance green infrastructure networks to support this objective.	The type of housing will not significantly impact this, however, locating residential care and nursing homes across Huntingdonshire may provide opportunities to enhance green infrastructure across the district.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	-	Both options perform similarly against this objective.
		Provision of residential care and nursing homes in areas with good accessibility to existing services may result in certain locations within the district becoming more pressurised for development and as a result less resilient to impacts of climate change.	Provision of residential care and nursing homes across the district would spread development across the district but it could still place development in more vulnerable locations.	
	Support habitats in adjusting to the impacts of the climate emergency?	+	+	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		Provision of residential care and nursing homes in areas with good accessibility to existing services would only support habitats in certain parts of the district.	Provision of residential care and nursing homes across the district could support habitats across the district.	
SA3	Maintain and where possible improve the quality and availability of water resources?	-	-	All options perform similarly against this objective.
		New development in certain locations could increase the demand on water infrastructure in certain locations.	New development across the district could spread the impact on water infrastructure across the district, however it could also result in development being placed in locations where there is limited existing capacity.	
	Minimise the risk of flooding from all sources?	-	-	
		New development in certain locations could increase the risk of flooding, this risk may be more likely to increase due to the cumulative impact of focusing development in locations with good access to services and public transport.	New development across the district could while not concentrating development within limited locations could still result in surface water flooding from impermeable surfaces.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	<b>N</b>	<b>N</b>	The objective cannot be applied at this stage as it depends on the location and scale of development.

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	<b>N</b>	<b>N</b>	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	<b>++</b>	<b>-</b>	Option A performs more positively as it is more likely to locate development near to publicly accessible open and natural green space.
		Provision of such housing in locations with good accessibility to services and public transport is more likely to focus development that are well served publicly accessible open space.	Provision of such housing across the district may result in some schemes not being well served by publicly accessible open space.	
		<b>N</b>	<b>N</b>	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	<b>N</b>	<b>N</b>	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	<b>N</b>	<b>N</b>	Both options perform positively, with Option B being the most positive as it would result in some development in all towns and villages.

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	++	
		Provision of such residential development in areas that are more sustainable reduces the potential for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance across the district.	Provision of such residential development across the district increases the potential for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance across the district.	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?  Reinforce local distinctiveness and a sense of place?	<b>N</b>	<b>--</b>	Option A performs more positively than option B as even though it would focus development in more sustainable locations which could cumulatively have a greater impact on local character, development would not be located within the countryside.
		Focusing residential care and nursing homes in more sustainable locations could cumulatively have a greater impact on local landscape and townscape character of these settlements, however these settlements may also be of a scale whereby they can accommodate such development without adverse impact.	Allowing development across the district even in small village and countryside locations could have a much greater adverse impact landscape character.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA8	Promote actions to reduce contributions to air pollution?  Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	<b>N</b>	<b>N</b>	The objective cannot be applied at this stage as it depends on the location and scale of development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	<b>++</b>	<b>-</b>	Option A performs better as it focuses development in locations with access to sustainable transport choices.
		Focusing development in locations served by regular public transport will support accessibility for staff and those residents able to access transport services.	Allowing development to be dispersed to all settlements and countryside locations in limited circumstances would reduce accessibility by public transport for both staff and residents.	
SA10	Support and enhance the more deprived areas of the district?	<b>+</b>	<b>-</b>	Option a would be more likely to see developments in towns where social and community facilities and services are concentrated as are most of the more deprived areas of the district although it would not support areas of rural deprivation.
		This option would support more likelihood to development being focused in towns where most of the more deprived areas are focused but may limit contributions to more rural deprived area.	This option would disperse development more widely reducing the ability to focus on more deprived areas.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	<b>++</b>	<b>-</b>	
		Town and villages served by regular public transport typically have greater concentrations of social and community facilities	Dispersing developments to locations without regular public transport would increase developments in villages less	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		and services in to provide easier access and the public transport services would assist residents with reaching facilities and services elsewhere.	likely to offer social and community facilities and services and not enable easy access to them for residents.	
SA11	Contribute to regeneration activities?	+	-	Both options would make a limited contribution to economic opportunities through provision of some employment with Option A potentially allowing this to be aligned with larger regeneration activities.
		Focusing on towns and better served villages would align more with wider regeneration activities which are primarily town based and with the availability of previously developed land.	Dispensing developments more widely would be likely less to align with primarily town based wider regeneration activities.	
	Enhance and diversify economic opportunities with the district?	+	+	
		Provision of residential and care homes would provide some employment opportunities with a diversity of medical, care and facilities roles typically available.	Provision of residential and care homes would provide some employment opportunities with a diversity of medical, care and facilities roles typically available.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	-	Option A is directly focused on achieving this objective and would minimise developments that did not contribute to it.
		This option is specifically intended to support provision of residential and care homes in locations with regular public transport services to promote accessibility for staff and residents.	Some development within this option would be in locations with public transport links but it would also facilitate provision of residential and care homes in locations without this.	

## Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>	<b>N</b>	<b>N</b>	Neither option contributes significantly to this although some investment would arise from construction and ongoing running of the homes.
		Provision of residential and care homes would generate some investment but this is not the focus of the option.	Provision of residential and care homes would generate some investment but this is not the focus of the option.	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	<b>N</b>	<b>N</b>	Neither option contributes significantly to this objective.
		Where there is some scope for residential and care homes to be built in town centres they are unlikely to make a significant contribution towards their modernisation.	Where there is some scope for residential and care homes to be built in town centres they are unlikely to make a significant contribution towards their modernisation.	
SA15	<p>Strengthen a local sense of place?</p> <p>Retain the character of existing settlements?</p>	<b>+</b>	<b>--</b>	Option A performs much more positively than Option B by virtue of where development would be focused as residential care and nursing home schemes could be masterplanned to integrate with existing settlement(s) while having
		Focusing residential care and nursing homes in more sustainable locations is likely to place development within settlements that could	Allowing development across the district even in small village and countryside locations could have	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		accommodate such development more sustainably whereby through sensitive design and masterplanning also be integrated with the existing place and community.	a much greater adverse impact on the character of existing settlements, development within the countryside s also much less likely to successfully develop its own sense of place.	less impact on towns and the larger villages that typically benefit from regular public transport.
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	<b>N</b>	<b>N</b>	The objective cannot be applied at this stage as it depends on the location and scale of development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	

4.33 Next are options for self and custom build housing.

### Option - Self and Custom Build Homes

#### **Should we...**

*(You may pick multiple options)*

**Option A - Allocate small sites for groups of less than 10 self and custom build homes within and on the edges of towns and villages**

**Option B - Expect all developments for 50 or more homes to include 5% of plots for self and custom build at a fair market price** with a mechanism included to allow any plots which no self or custom builder is interested in buying after at least one year of marketing to revert to being built by a housebuilder

**Option C - Treat proposals for self and custom build homes exactly the same as we would any other housing proposal in the same type of location**

**Option D - Support community led group self and custom build projects in locations where other housing might not be supported** provided that there is clear evidence of community support for the scheme

**Option E - Consider an alternative option.** Please let us know.



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	<b>+</b>	<b>N</b>	<b>N</b>	<b>-</b>	Option A performs the most positively against this objective over Option D as it will direct development towards existing towns and villages. Options B and C do not directly relate to the objective.
		Allocating sites for self and custom build housing on the edge of towns and villages may help in meeting this objective depending on the sustainability of those settlements. For example more sustainable settlements are more likely to have more services and public transport options available reducing the need to travel via less sustainable modes and therefore reducing the carbon impact of development.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	This may enable housing in more rural and countryside locations that are not as well served with services and public transport. As such it may incentivise car usage which does not align with this objective.	
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	<b>+</b>	<b>N</b>	<b>N</b>	<b>+</b>	
		The potential scale of these allocations will likely result in minor	Whether a site is for self and custom build housing will not	Whether a site is for self and custom build housing will not impact on this objective although it may be	The contribution of such proposals are less likely to provide significant enhancements to green infrastructure put they	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		scale development proposals which are less likely to provide significant enhancements to green infrastructure put they may provide some modest enhancements at a local scale.	impact on this objective although it may be impacted by the overall scale and location of growth.	impacted by the overall scale and location of growth.	may provide some modest enhancements at a local scale.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	N	N	-	Options A and D perform similarly against this objective. Options B and C do not directly relate to the objective.
		Provision of self and custom build housing in towns and villages would spread development across the district but it could still place development in more vulnerable locations.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	This may place development within more vulnerable locations.	
	Support habitats in adjusting to the impacts of the climate emergency?	N	N	N	N	
		Whether a site is for self and custom build housing will not impact on this objective although it may be	Whether a site is for self and custom build housing will not impact on this objective although it may be	Whether a site is for self and custom build housing will not impact on this objective although it may be	Whether a site is for self and custom build housing will not impact on this objective although it may be	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		impacted by the overall scale and location of growth.	impacted by the overall scale and location of growth.	impacted by the overall scale and location of growth.	impacted by the overall scale and location of growth.	
SA3	Maintain and where possible improve the quality and availability of water resources?	++	N	N	N	Only Option A has a direct impact on this objective. Self and custom build housing will not have a direct impact itself on this objective but instead the location and scale of proposals for such housing would.
	Developments of up to 10 homes on the edge of settlements is more likely to be able to utilise existing water capacity and unlikely to result in significant water demand.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.		
	Minimise the risk of flooding from all sources?	-	N	N	N	The impact will depend on location and scale of development schemes and cannot be predetermined.
	Provision of self and custom build housing in towns and villages would spread development across the district but it could still place development in more vulnerable locations.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.		
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	-	N	N	N	Option A performs somewhat negatively against this objective

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		Developments of up to 10 homes on the edge of settlements is may result in developments of lower density in order to reflect local character partivuarly in more rural parts of the district.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	whereas the remaining options cannot be applied at this stage as it depends on the location and scale of development.
	Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	
		The impact will depend on location and scale of development schemes.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	<b>+</b>	<b>N</b>	<b>N</b>	<b>-</b>	Option A performs marginally more positively than Option D here as there may be greater opportunities to access open and natural greenspace.
		Sites allocated within or on the edge of existing towns and villages are more likely to be accessible to open and natural greenspace.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	Whether a site is for self and custom build housing will not impact on this objective although it may be impacted by the overall scale and location of growth.	Sites allocated within or on the edge of villages in locations where housing may not typically be approved are less likely to be accessible to open and natural greenspace.	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	Options A and D perform similarly as both could potentially provide some localised benefit in the connectivity and recovery of nature conservation designated but this is likely to be limited considering the scale of potential development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	<b>+</b>	<b>N</b>	<b>N</b>	<b>+</b>	
		The potential scale of these allocations will likely result in minor scale development proposals which are less likely to provide significant connectivity and recovery opportunities for designated nature conservation sites but may provide some benefit.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The contribution of such proposals are less likely to provide significant enhancements to provide significant connectivity and recovery opportunities for designated nature conservation sites but may provide some benefit.	

## Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?  Reinforce local distinctiveness and a sense of place?	<b>++</b>	<b>+</b>	<b>N</b>	<b>+</b>	Option A performs the most positively while Options B and D also perform positively.
		Some self and custom build housing within and or on the edge of existing towns and villages are likely to be of a minor scale that could provide infill and rounding off opportunities that could be sensitively designed so that they reinforce local character and potentially enhance it.	A proportion of housing for self and custom build housing as part of a larger proposals will require masterplanning to ensure they harmonise with the proposal and the wider context in general. It would provide potentially more variation in design which could add to the character of the area.	Treating self and custom build housing the same as any other housing proposal would still require design and masterplanning to ensure effective integration and harmonisation with local character and creating a sense of place.	Supporting community led custom and self build housing where development may not normally be supported could give rise to additional challenges in reinforcing local landscape and townscape character and mitigating adverse impacts. Masterplanning and communitiy engagement could likely overcome these.	
SA8	Promote actions to reduce contributions to air pollution?  Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	Providing homes as self and custom build housing rather than being constructed by housebuilders would not impact on this objective.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	<b>+</b>	<b>+</b>	<b>+</b>	<b>+</b>	All options could equally assist in making a contribution towards delivery of this objective.
		Provision of sites specifically for self and custom build housing in a variety of location types would help meet the needs of members of the community who are looking to achieve this type of housing.	This option would allow enhanced choice of housing types and other policies would support schemes of this scale to be in more sustainable locations.	The majority of housing would be expected to be in sustainable locations for the Local Plan's policies to align with national aspirations for sustainable development so providing a proportion of these as self and custom build housing would not change the approach to achieving this objective.	This option may support construction of some self and custom build housing in locations that are less	
SA10	Support and enhance the more deprived areas of the district?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	Whether homes are built as self and custom build housing or by housebuilders would not affect the achievement of this objective.
		Whether homes are built as self and custom build housing or by housebuilders would not affect the achievement of this objective.	Whether homes are built as self and custom build housing or by housebuilders would not affect the achievement of this objective.	Whether homes are built as self and custom build housing or by housebuilders would not affect the achievement of this objective.	Whether homes are built as self and custom build housing or by housebuilders would not affect the achievement of this objective.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	N	+	N	-	
		This option would support provision of self and custom build housing across a range of settlements with varied levels of social and community facilities and services.	Developments of 50 or more homes would be expected under other policies to be supported in more sustainable locations which would have an increased likelihood of having at least some social and community facilities and services.	This option would support provision of self and custom build housing across a range of settlements as with any other form of housing.	This option may support provision of self and custom build housing in less sustainable villages depending on demand where the provision of social and community facilities and services is typically lower.	
SA11	Contribute to regeneration activities?	+	+	+	-	Options A, B and C could all make a minor contribution towards achieving this objective depending on the location of development schemes.
		Small sites may make a minor contribution to this objective in towns through diversifying housing provision and may contribute towards reuse of previously developed sites in villages.	If schemes of this scale are located on previously developed sites introducing an element of self and custom build housing would assist in diversifying the housing stock.	Self and custom build homes have the same potential to contribute towards regeneration activities as other housing types and would contribute additional diversity to the housing stock in such areas if included.	Regeneration activities where housing would be permitted would not be assisted by this option.	
	Enhance and diversify economic opportunities with the district?	+	+	+	++	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		Provision of self and custom build housing plots would assist with enhancing skills of some future occupiers who directly work on the construction and fitting out of their homes.	Provision of self and custom build housing plots would assist with enhancing skills of some future occupiers who directly work on the construction and fitting out of their homes.	Provision of self and custom build housing plots would assist with enhancing skills of some future occupiers who directly work on the construction and fitting out of their homes.	Community group led self and custom build schemes typically contain a high proportion of residents actually working on the construction and fitting out of their homes. These people could then bring enhanced skills to the local economy.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	++	+	-	Option B is most likely to contribute to this objective as schemes of 50 or more homes are more likely to be located in towns and villages with good active travel and public transport.
		A good proportion of self and custom build housing plots would be allocated in towns and villages with active travel and public transport services.	Developments of 50 or more homes would be expected under other policies to be supported in more sustainable locations which would have an increased likelihood of having public transport services.	As with all housing development a proportion of self and custom build housing plots would be expected to be in towns and villages with active travel and public transport services.	By facilitating homes in locations where other housing might not be supported this option is more likely to encourage housing in places away from public transport and active travel infrastructure.	

## Stage B - Develop options and appraise effects

4

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA13	<p>Attract new investment and provide opportunities to improve the resilience of the local economy?</p> <p>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</p> <p>Support retention and growth of indigenous companies?</p> <p>Encourage sustainable tourism?</p>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	Self and custom build housing schemes would not contribute to employment land or attraction of investment.
		Self and custom build housing schemes would not contribute to employment land or attraction of investment.	Self and custom build housing schemes would not contribute to employment land or attraction of investment.	Self and custom build housing schemes would not contribute to employment land or attraction of investment.	Self and custom build housing schemes would not contribute to employment land or attraction of investment.	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	Self and custom build housing schemes would not contribute directly to this objective.
		Self and custom build housing schemes would not contribute directly to this objective.	Self and custom build housing schemes would not contribute directly to this objective.	Self and custom build housing schemes would not contribute directly to this objective.	Self and custom build housing schemes would not contribute directly to this objective.	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA15	Strengthen a local sense of place?  Retain the character of existing settlements?	<b>++</b>	<b>+</b>	<b>N</b>	<b>+</b>	Option A performs the most positively while Options B and D also perform positively.
		Some self and custom build housing within and or on the edge of existing towns and villages are more likely to integrate successfully and designed so that they reinforce local character and potentially enhance it.	A proportion of housing for self and custom build housing as part of a larger proposals will require masterplanning to ensure they harmonise with the proposal and the wider context in general.	Treating self and custom build housing the same as any other housing proposal would still require design and masterplanning to ensure effective integration and harmonisation with local character and creating a sense of place.	Supporting community led custom and self build housing where development may not normally be supported could give rise to additional challenges mitigating adverse impacts. Masterplanning and communtiy engagement could likely overcome these.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	The objective cannot be applied at this stage as it depends on the location and scale of development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	

- 4.34 Then we have options for meeting the need for gypsy and traveller accommodation.

### Option - Gypsy and Traveller Accommodation Needs

#### **Should we...**

*(You may pick multiple options)*

**Option A - Look for additional sites to allocate to meet needs** for private and/ or social rented pitches

**Option B - Allow for extensions to existing sites which already have permanent planning permission**

**Option C - Allow existing temporarily permitted sites to remain permanently** subject to adequate flood management

**Option D - Continue to rely on a criteria-based policy approach** specifying elements such as proximity to primary schools and GP surgeries to indicate what land may be suitable

**Option E - Consider an alternative option.** Please let us know.

- 4.35 Only the most directly relevant SA objectives have been included below, the remaining SA objectives have been removed as a result.



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA7	<p>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</p> <p>Reinforce local distinctiveness and a sense of place?</p>	<b>+</b>	<b>+</b>	<b>N</b>	<b>-</b>	<p>Most options perform positively against this objective, their impact will largely be dependent on the scale and location of new pitches.</p>
		<p>Allocating sites potentially across the district for gypsy and traveller pitches depending on their scale and location could reinforce and possibly enhance the character of their immediate context. It could also create a sense of place and community.</p>	<p>Expanding existing sites which already have permanent planning permission could reinforce their character and sense of place. Suitable expansions will require masterplanning and it would also be dependent on the scale and location of these pitches though.</p>	<p>Allowing existing temporary pitches to become permanent may result in longer term impact on local landscape and townscape character.</p>	<p>Criteria based approach may result in certain locations meeting the majority of need which may not retain the character of the existing settlement or nearby settlement(s).</p>	
SA8	<p>Promote actions to reduce contributions to air pollution?</p> <p>Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</p>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<p>No option displays an advantage on this objective.</p>
		<p>The impact will depend on location and scale of development schemes and cannot be predetermined.</p>	<p>The impact will depend on location and scale of development schemes and cannot be predetermined.</p>	<p>The impact will depend on location and scale of development schemes and cannot be predetermined.</p>	<p>The impact will depend on location and scale of development schemes and cannot be predetermined.</p>	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	++	+	++	All options could contribute to achieving delivery of additional pitches in sustainable locations to meet the needs of the Gypsy and Traveller community although Option C may have environmental sustainability disadvantages over the others.
		Selecting appropriate sites to allocate would meet identified needs and provide certainty over provision in sustainable locations.	Sites which already have permanent planning permission are already likely to be connected into existing communities, service networks and at lower risk of flooding so extending these would help to meet the communities needs in known locations of choice that may particularly help with delivering sites for growing family groups in locations which offer family and community support networks.	Sites are often granted temporary planning permission when they are at flood risk but no clear alternative sites are available. Although this option may have social sustainability benefits for the residents it would leave people at ongoing potential flood risk which is not ideal in sustainability terms.	This option allows for continuation of criteria which direct new provision to sustainable locations particularly in terms of access to services and facilities to ensure that the basic needs of future residents such as access to healthcare and education are within easy physical reach.	
SA10	Support and enhance the more deprived areas of the district?	++	++	++	+	All options would significantly help in achieving this objective although Options A and B provide more certainty than the others.
		Although not as locationally specific as some of the more deprived areas of the district, overall the	Although not as locationally specific as some of the more deprived areas of the district, overall the	Although not as locationally specific as some of the more deprived areas of the district, overall the	Although not as locationally specific as some of the more deprived areas of the district, overall the	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		Gypsy and Traveller community area amongst our most deprived residents particularly in terms of access to sites on which to live in a culturally appropriate manner along with access to healthcare and education services. Allocating specific sites would contribute to this provision.	Gypsy and Traveller community area amongst our most deprived residents particularly in terms of access to sites on which to live in a culturally appropriate manner along with access to healthcare and education services. Allowing extensions to existing permanent sites would contribute to this provision.	Gypsy and Traveller community area amongst our most deprived residents particularly in terms of access to sites on which to live in a culturally appropriate manner along with access to healthcare and education services. Allowing sites with current temporary permission to become permanent sites would particularly benefit those residents who currently have insecure accommodation options.	Gypsy and Traveller community area amongst our most deprived residents particularly in terms of access to sites on which to live in a culturally appropriate manner along with access to healthcare and education services. Supporting provision of additional accommodation through a criteria based policy could help meet these needs but provides less certainty of availability than other options.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	++	+	++	
		Selecting appropriate sites to allocate would meet identified	Sites which already have permanent planning permission	Sites which already have temporary planning permission	This option allows for continuation of criteria which direct new provision to locations	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
		needs and provide certainty over provision in locations where access would be available to social and community facilities and services.	are already likely to be connected into existing communities with many having access to social and community facilities and services.	may already be connected into existing communities with some having access to social and community facilities and services.	which have access to social and community facilities and services.	
SA11	Contribute to regeneration activities?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	The options provide very limited opportunities to contribute towards delivery of this objective.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	Extensions to existing sites may marginally contribute towards their regeneration or enhancement where business activities form part of the site's uses.	Allowing permanent use of temporary sites may marginally contribute towards their regeneration or enhancement where business activities form part of the site's uses.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA11	Enhance and diversify economic opportunities with the district?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	
		The option is not relevant to this objective.	The option is not relevant to this objective.	The option is not relevant to this objective.	The option is not relevant to this objective.	
SA12	Support development in locations with good active travel and public transport links	<b>+</b>	<b>N</b>	<b>N</b>	<b>+</b>	Options A and D offer some scope to help deliver this objective as it could form part of the decision making in choosing new sites.



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	and services or provide opportunities for significant improvements?	Accessibility to public transport and active travel routes would be a factor considered in selecting appropriate sites to allocate.	Delivery of this objective would depend on accessibility to active travel and public transport of existing sites; support for extensions could be prioritised for those with better accessibility.	Delivery of this objective would depend on accessibility to active travel and public transport of existing sites; support for extensions could be prioritised for those with better accessibility.	Accessibility to public transport and active travel routes could be a factor considered in the criteria.	
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?  Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?  Support retention and growth of indigenous companies?	<b>N</b>  The option is not relevant to this objective.	<b>N</b>  The option is not relevant to this objective.	<b>N</b>  The option is not relevant to this objective.	<b>N</b>  The option is not relevant to this objective.	The option is not relevant to this objective.

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	Encourage sustainable tourism?					
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	The option is not relevant to this objective.
		The option is not relevant to this objective.	The option is not relevant to this objective.	The option is not relevant to this objective.	The option is not relevant to this objective.	
SA15	Strengthen a local sense of place?  Retain the character of existing settlements?	<b>+</b>	<b>+</b>	<b>-</b>	<b>+</b>	Overall, Options A, B and C are most positive subject to the scale and location of pitches. Design and masterplanning are key elements to ensure effective integration and harmonisation with the surrounding context and uses.
		Allocating sites potentially across the district for gypsy and traveller pitches may strengthen a sense of place and diversify housing types and retain the character of the existing area. This would be dependent on the scale and location of these pitches though.	Expanding existing sites which already have permanent planning permission could reinforce their sense of place and their character. This would be dependent on the scale and location of these pitches though.	Criteria based approach may result in certain locations meeting the majority of need which may not retain the character of the existing settlement or nearby settlement(s).	This could assist in delivering mixed communities, design and masterplanning will be required to ensure that new pitches within wider development sites are designed in sensitively meeting the needs of gypsies and travellers.	
SA16	Conserve and where possible enhance sites, features and	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	The objective cannot be applied at this stage as it depends on the location and scale of development.

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:				Commentary
		Option A	Option B	Option C	Option D	
	area of archaeological value throughout the district?	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	

4.36 Finally, we have options relating to boat dweller accommodation.

**Option - Boat Dwellers Accommodation**

**Should we...**

*(You may pick multiple options)*

**Option A - Look for sites to allocate for new permanent residential moorings with access to basic facilities** including water provision, waste disposal and electric hook-ups as well as being close to a safe walking or cycling route to local shops and services

**Option B - Allow a proportion of moorings within existing leisure marinas to be used as permanent residential moorings**

**Option C - Work with partners to ensure access to basic facilities for boat dwellers** who prefer to continuously cruise

**Option D - Consider an alternative option.** Please let us know.

4.37 Only the most directly relevant SA objectives have been included below, the remaining SA objectives have been removed as a result.

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA2	Concentrate new development in locations that	-	+	-	Option B performs more positively as it seeks a proportion of moorings within



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	Allocating additional sites across the district outside of established leisure marinas may result in some moorings being located in areas that are less resilient.	Allowing some moorings within existing leisure marinas to be used for permanent residential use may intensify their use all year round which may make them more vulnerable to the impacts of climate change particularly flooding without appropriate mitigation. However, by doing so means that moorings are not placed in other locations that are less resilient.	Facilities for boat dwellers may be located in areas at greater risk from the impacts of climate change by virtue of them more likely to be located in areas at greater risk form flooding. Appropriate design and mitigation will be required to ensure they are resilient.	established leisure marinas which will have existing facilities and mitigation in place to be used as permanent moorings.
	Support habitats in adjusting to the impacts of the climate emergency?	<b>N</b>	<b>N</b>	<b>N</b>	
		Individual moorings are unlikely to significantly impact on this objective unless a several are proposed in a certain location.	Individual moorings are unlikely to significantly impact on this objective unless a several are proposed in a certain location.	Individual moorings are unlikely to significantly impact on this objective unless a several are proposed in a certain location.	
SA3	Maintain and where possible improve the quality and availability of water resources?	<b>++</b>	<b>++</b>	<b>++</b>	All options performs similarly against this objective. Appropriate design and mitigation will be required to ensure they minimise the risk of flooding and impact on water quality.
		Ensuring sites for additional moorings have access to facilities would ensure	Potentially intensifying existing leisure marinas would provide additional residential moorings in locations where there should already be access to facilities	This option would support provision of facilities including waste water disposal and water supplies for continuous cruisers for whom access to such services can be challenging.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
		adequate opportunities for discharge of waste water and access to safe water supplies.	for discharge of waste water and access to safe water supplies.		
	Minimise the risk of flooding from all sources?	-	N	-	
		Moorings are likely to be located in places at greater risk of flooding.	Existing marinas may already have appropriate flood protection for services and access reducing risk.	Establishing new servicing facilities would require consideration of flood risk in selection of the location.	
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	N	N	N	Option C offers a slight advantage in delivering this objective through the potential to reduce pollution risk to the strategic green infrastructure network.
		Whether a site is for moorings will not impact on this objective although it may be impacted by the overall scale and location of growth.	Whether a site is for moorings will not impact on this objective although it may be impacted by the overall scale and location of growth.	Whether a site is for moorings will not impact on this objective although it may be impacted by the overall scale and location of growth.	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	N	+	
		Introduction of additional permanent moorings would need to be in carefully agreed locations to ensure that they do not impact on river flows within the blue infrastructure network.	Amending the use of moorings in existing marinas from leisure to residential would not impact on this objective.	Providing additional facilities for continuous cruisers could assist with enhancing the quality of the strategic blue infrastructure network through reduction of pollution risk.	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?  Reinforce local distinctiveness and a sense of place?	<b>+</b>	<b>+</b>	<b>+</b>	All options have the potential to perform positively against this objective depending on the scale and location of boats and associated infrastructure.
		Allocating additional moorings in countryside locations may have a greater impact on the local landscape and townscapes depending on how many are allocated or for what type of boats. Some allocations could also enhance the character of the area and appearance of some waterways.	Making some existing moorings within leisure marinas permanent residential moorings is unlikely to significantly impact the character of the marina, unless it shifts the emphasis from leisure uses.	Additional facilities to support boat dwellers could support opportunities to enhance the enjoyment of local landscapes and townscapes.	
SA8	Promote actions to reduce contributions to air pollution?  Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	<b>N</b>	<b>N</b>	<b>N</b>	The objective cannot be applied at this stage as it depends on the location and scale of development.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA9	Facilitate the delivery of the district's housing needs in	<b>+</b>	<b>+</b>	<b>+</b>	Provision of facilities within marinas or by areas of moorings would assist with meeting at

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	sustainable locations that meet the community's needs?	This option could deliver additional housing meeting the needs of specific sectors of the community with provision of services within the site promoting a level of sustainability.	This option could deliver additional housing meeting the needs of specific sectors of the community with provision of services within the site promoting sustainability depending on the location of the existing marina.	Adding basic facilities would assist in promoting a level of sustainability which may be beneficial for short term stays.	least basic sustainability but overall this would be determined by the location of the moorings relative to settlements with higher levels of service provision.
SA10	Support and enhance the more deprived areas of the district?	<b>+</b>	<b>+</b>	<b>+</b>	All options could contribute positively to this at a small scale.
		Boat dwellers and moorings are frequently found on the outskirts of settlements or in more isolated locations across Huntingdonshire which can contribute to reduced accessibility to services and facilities. Provision of additional moorings with facilities could provide benefits to residents.	Boat dwellers and moorings are frequently found on the outskirts of settlements or in more isolated locations across Huntingdonshire which can contribute to reduced accessibility to services and facilities. Increasing the proportion of permanent residential moorings within leisure locations may assist in increasing demand for services improving viability of provision.	Continuous cruising boats may have reduced accessibility to services and facilities depriving residents of easy access to basic facilities; additional provision would provide benefits to continuously cruising boat users.	
	Maximise opportunities for access to existing or	<b>N</b>	<b>N</b>	<b>N</b>	
		The ability of the option to achieve his objective will depend on the location of the individual scheme.	The ability of the option to achieve his objective will depend on the location of the individual scheme.	The ability of the option to achieve his objective will depend on the location of the individual scheme.	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:			Commentary
		Option A	Option B	Option C	
	proposed social and community facilities and services?				
SA15	Strengthen a local sense of place?  Retain the character of existing settlements?	<b>+</b>  Allocating sites potentially across the district for moorings could strengthen a sense of place and diversify housing types and retain the character of the existing area. This would be dependent on the scale and location of these moorings though.	<b>+</b>  Making existing moorings permanent resident ones within existing leisure marinas will compliment existing uses providing that this would not over densify the marina or significantly detract from the leisure offer within the marina.	<b>+</b>  Providing facilities will support boat dwellers, these may be located in the countryside or within or nearby to existing settlements. Providing facilities to support moorings could strengthen the sense of place and character of the area where these are commonly found.	All options perform similarly positively against this objective. Their impact will also depend on the location and scale of development.
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	<b>N</b>  The impact will depend on location and scale of development schemes and cannot be predetermined.	<b>N</b>  The impact will depend on location and scale of development schemes and cannot be predetermined.	<b>N</b>  The impact will depend on location and scale of development schemes and cannot be predetermined.	The objective cannot be applied at this stage as it depends on the location and scale of development.

Transport and Connectivity

4.38 For this issue we have two sets of options, the first relates to the approach to individual developments.

**Option - Approach to Individual Developments**

**Option A - Change transport provision within new developments to focus on high quality and plentiful infrastructure for active travel and public transport rather than prioritising road users.** To help deliver this, a high proportion of developer contributions to transport and travel issues would be spent on active travel and public transport infrastructure.

**Option B - Continue with the current approach of encouraging active travel and public transport through some provision of infrastructure within new developments but carry on trying to limit the impact of cars and lorries from them by building roads and upgrading junctions.** To help deliver this, a high proportion of developer contributions to transport and travel issues would be spent on road and junction upgrades.

**Option C - Consider an alternative option.** Please let us know

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA1	Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	-	Option A performs more positively in reducing carbon emissions and

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		Increasing the emphasis on public transport and active travel within developments will help to encourage a modal shift from private car usage within them. Connections between these sites and existing settlements will also be critical in maximising a reduction in carbon emissions.	Encouraging active travel and public transport provision as part of new developments will have some positive impact. However, retaining the current approach of focusing on building roads and upgrading junctions will continue existing travel patterns and not maximise opportunities to reduce carbon emissions.	working towards the district's carbon reduction targets.
	Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	N	
		These public transport and active travel corridors could also be wildlife corridors or linkages between areas of green infrastructure.	This option will have a limited impact in achieving this objective and will dependent on specific proposals.	
SA2	Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	N	N	The impact will mainly depend on location and scale of development schemes and cannot be predetermined but Option A offers potential for some contribution towards achieving this objective.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Support habitats in adjusting to the impacts of the climate emergency?	+	N	

Stage B - Develop options and appraise effects

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SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		Focusing on provision of active travel and public transport routes will help to reduce greenhouse gas emissions slowing the anticipated impacts of climate change which will support habitats by providing more time for adaptation.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA3	Maintain and where possible improve the quality and availability of water resources?	<b>N</b>	<b>N</b>	Option A performs more positively in having some greater potential to incorporate travel corridors that are not constructed from impermeable services.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Minimise the risk of flooding from all sources?	<b>+</b>	<b>-</b>	
		Additional travel corridors may result in increased impermeable services which may result in increased surface water runoff. Active travel corridors which could be paved with more natural materials may allow for increased infiltration.	Retaining the current approach of focusing on building roads and upgrading junctions will result in more impermeable services within developments which may increase levels of surface water runoff.	
SA4	Enable the use of land that has previously been developed in preference to greenfield land?	<b>N</b>	<b>N</b>	The impact will depend on location and scale of development schemes and cannot be predetermined.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Promote development in locations that are grade 3 agricultural land or lower (including urban and	<b>N</b>	<b>N</b>	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
	non-agricultural land) in preference to higher grades?			
SA5	Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	N	N	The impact will depend on location and scale of development schemes and cannot be predetermined.
		This is not directly relevant to the option but the impact will depend on location and scale of development schemes and cannot be predetermined.	This is not directly relevant to the option but the impact will depend on location and scale of development schemes and cannot be predetermined.	
	Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	N	N	
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
SA6	Protect sites of designated biodiversity or geodiversity significance?	N	N	Both options perform similarly against this objective, Option A performs more positively in terms of having greater potential to link nature
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	
	Promote opportunities for the recovery and enhanced connectivity	+	N	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
	of sites of biodiversity or geodiversity significance?	These public transport and active travel corridors could also be wildlife corridors or linkages between areas of green infrastructure.	This option will have a limited impact in achieving this objective and will dependent on specific proposals.	conservation sites through active travel routes.
SA7	Promote opportunities to protect and enhance valued landscape and townscape characteristics?  Reinforce local distinctiveness and a sense of place?	++	-	Option A performs more positively due to the potential to create distinctive, high quality and sustainable places.
		More active travel and public transport routes within developments can be integrated to create high quality sustainable places that support active and healthy lifestyles and create distinctive places with a strong sense of identity.	Retaining a priority towards road usage may not maximise opportunities for high quality and innovative design. Roads and junctions can also be more challenging to screen from view and mitigate their noise impact within developments and have a potentially greater impact on landscape and townscape characteristics.	
SA8	Promote actions to reduce contributions to air pollution?  Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	++	-	Option A performs much more positively against this objective as it provides greater opportunity to encourage a modal shift from private car usage and help to lower the potential level of pollutants arising from travel and transport within developments.
		More active travel and public transport routes within developments can assist in lowering levels of pollution within developments.	Retaining a priority towards road usage and only encouraging active and public transport within developments will not maximise opportunities to reduce pollution of travel within developments.	

## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	-	Option A would make a greater contribution towards meeting this objective over the long term by enhancing the longer term access to sustainable travel choices making them more sustainable places in which to meet housing needs.
		More active travel and public transport routes within a location would help promote the sustainability of the place such that new housing being delivered there would support the community's needs and provide longer term access to sustainable travel choices.	Retaining a priority towards road usage will not enhance the sustainability of locations to support delivery of housing there that would meet people's needs and provide longer term access to sustainable travel choices.	
SA10	Support and enhance the more deprived areas of the district?	N	N	Option A provides the greatest opportunities for contributing to delivery of this objective through a sustainable manner.
		The option is not relevant to this objective.	The option is not relevant to this objective.	
	Maximise opportunities for access to existing or proposed social and community facilities and services?	++	+	
		This option would directly contribute towards provision of accessibility improvements that may aid people in reaching other social and community facilities and services.	Retaining a priority towards road usage while encouraging active travel and public transport infrastructure would provide some improved accessibility to social and community facilities and services but not necessarily by sustainable modes.	
SA11	Contribute to regeneration activities?	+	+	Both options may contribute to this by improved travel opportunities within or
		Travel enhancements could contribute to regeneration activities depending on the location of the development providing then; provision of additional support for public transport may impact	The impact will depend on the scale and nature of travel infrastructure improvements made but may assist in improving provision or easing congestion in areas in need of regeneration.	

Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
		on regeneration sites as some distance where the development helps to support public transport service delivery along a route.		along routes to areas where regeneration activities are promoted.
	Enhance and diversify economic opportunities with the district?	N	N	
		The option is not relevant to this objective.	The option is not relevant to this objective.	
SA12	Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	+	Option A is primarily intended to support delivery of this option.
		The core purpose of this option is to provide opportunities to improve active travel and public transport infrastructure through new developments.	The option would still facilitate some active travel and public transport infrastructure through new developments alongside road improvements.	
SA13	Attract new investment and provide opportunities to improve the resilience of the local economy?  Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?	++	+	Option A provides longer term resilience through diversification of travel modes to employment and tourism destinations.
		Supporting provision of active travel and public transport infrastructure may improve the resilience of the local economy by responding to changing travel needs and demands arising from climate	This option would provide some support for active travel and public transport infrastructure which may improve the resilience of the local economy by responding to changing travel needs and	



## 4 Stage B - Develop options and appraise effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Likely Impact of:		Commentary
		Option A	Option B	
	Support retention and growth of indigenous companies?  Encourage sustainable tourism?	change, aiding employees to travel by sustainable modes and enhance the sustainability of additional employment sites. Sustainable tourism could be enhanced through provision of public transport to destinations and encouragement of active travel leisure opportunities.	demands arising from climate change, aiding employees to travel by sustainable modes and enhance the sustainability of additional employment sites. Sustainable tourism could be enhanced through provision of public transport to destinations and encouragement of active travel leisure opportunities.	
SA14	Facilitate modernisation of existing town centres to meet current and anticipated needs?	++	+	Option A would be most likely to assist with facilitating modernisation of town centres by increasing demand which could stimulate the viability of investment.
		Supporting additional active travel and public transport infrastructure and routes could assist with increased demand for uses in town centre locations improving the viability and attractiveness of achieving modernisation schemes.	Some support would still be provided through this option for additional active travel and public transport infrastructure and routes which could assist with increased demand for uses in town centre locations improving the viability and attractiveness of achieving modernisation schemes.	
SA15	Strengthen a local sense of place?  Retain the character of existing settlements?	++	-	Option A performs much more positively against this objective.
		More active travel and public transport routes within developments can be integrated to create high quality sustainable places that support active and healthy lifestyles and create distinctive places with a strong sense of identity.	Retaining a priority towards road usage may not maximise opportunities to create a sense of place within new developments. for high quality and innovative design.	
SA16	Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	N	The impact will depend on location and scale of development schemes and cannot be predetermined.
		The impact will depend on location and scale of development schemes and cannot be predetermined.	The impact will depend on location and scale of development schemes and cannot be predetermined.	

4.39 The next set of options relate to East West Rail.

#### Option - East West Rail

**Option A - Rely on the prospect of East West Rail coming forward** and plan for new growth nearby to be delivered in the late 2030s and 2040s that could connect well with this

**Option B - Wait until there is greater certainty about the timing of delivery for East West Rail** before planning for growth that might benefit from being nearby even if this means the growth is delivered some years after the railway

4.40 Planning for growth that could be serviced by East West Rail forms part of Option C of the Growth Strategies and is appraised in that section instead. The current level of uncertainty over whether the railway line will be delivered, and if so when, mean that its sustainability appraisal outcomes as a freestanding project are very uncertain insofar as they relate to this Local Plan Update.

## 4 Stage B - Develop options and appraise effects

### Sites

4.41 A [Call for Sites](#) ran from 29 March to 7 June 2023. It was an opportunity for people to send the council details of sites that might be suitable for allocation in the next Local Plan. A total of **354 sites** were submitted to us.

4.42 An Ongoing Call for Sites was also opened recognising that some people may still wish to put sites forward for consideration as allocations in the Local Plan Update. All sites submitted to our Ongoing Call for Sites before 1 August 2024 have been included in the following LAA and SA assessments. There were a total of **15 sites** bringing the total number of sites assessed to **369 sites**. Sites submitted after 1 August 2024 will be taken into account in preparation of the 'Preferred Options' Consultation scheduled for summer/autumn 2025.

4.43 The Call for Sites asked people to submit sites with potential for:

- residential use (such as housing, specialist homes, moorings, care homes)
- commercial use (such as retail, leisure, industrial, logistics)
- infrastructure (such as health uses, community facilities, renewable energy)
- open space use (such as sports and recreation, allotments, biodiversity net gain, flooding safeguarding)

4.44 All sites submitted during the Call for Sites and Ongoing Call for Sites can be found on our [interactive map](#) and also in this [spreadsheet](#), which is ordered by parish.

4.45 To assist in the navigation of site assessments, the district has been divided into several groups. In total, there are seven groups, divided as follows and shown spatially in the below map.

1. **Northern Huntingdonshire** - Stilton, Folksworth & Washingley; Yaxley wards

2. **North Eastern Huntingdonshire** - Ramsey; Somersham; Warboys wards
3. **Northern Central Huntingdonshire** - Alconbury; Sawtry; the Stukeleys wards
4. **Western Huntingdonshire** - Great Staughton; Kimbolton wards
5. **Central Huntingdonshire** - Brampton; Godmanchester & Hemingford Abbots; Huntingdon wards
6. **Eastern Huntingdonshire** - Fenstanton; Hemingford Grey & Houghton; Holywell-cum-Needingworth; St Ives wards
7. **Southern Huntingdonshire** - Buckden; Great Paxton; St Neots wards

4.46 Each of these groupings have their own LAA document and also SA report. These SA reports have been split into separate appendices to the Sustainability Appraisal Report for ease of navigation. They are:

- Appendix 3 - Northern Huntingdonshire Site Appraisals
- Appendix 4 - North Eastern Huntingdonshire Site Appraisals
- Appendix 5 - Northern Central Huntingdonshire Site Appraisals
- Appendix 6 - Western Huntingdonshire Site Appraisals
- Appendix 7 - Central Huntingdonshire Site Appraisals
- Appendix 8 - Eastern Huntingdonshire Site Appraisals
- Appendix 9 - Southern Huntingdonshire Site Appraisals

4.47 The proportion of sites within each of the seven areas are shown in the following table and chart. A fairly even spread in terms of the number of sites in each area can be observed:

Area	Number of sites	Percentage of total
1. Northern Huntingdonshire	54	14.63%
2. North Eastern Huntingdonshire	65	17.62%

Area	Number of sites	Percentage of total
3. Northern Central Huntingdonshire	55	14.91%
4. Western Huntingdonshire	54	14.63%
5. Central Huntingdonshire	45	12.20%
6. Eastern Huntingdonshire	61	16.53%
7. Southern Huntingdonshire	35	9.49%
	<b>369</b>	<b>100%</b>

Map 4.1 Huntingdonshire site assessment groupings



4.48 The vast majority of sites submitted to us were for solely residential developments, we also received sites for commercial, mixed use, infrastructure, renewable energy and natural/ open space/ biodiversity net gain uses.

- 4.49 All the sites are assessed through a 2 stage approach:
1. Land Availability Assessment - which contains individual assessments of each sites
  2. Sustainability Appraisal - the appendices contain detailed assessment of each site against the sustainability objectives

4.50 The SA questions used to assess sites are can be found in the site column of the Table 21 'SA framework ' (see Table 20 of the SA Scoping Report). The same scoring system as the one to appraise the options in the Further Issues and Options.



## 4 Stage B - Develop options and appraise effects

### Development Management Policies

- 4.51 This section will be used to appraise the development management policies at preferred options stage which are subject to introduction of national development management policies.

### B6: Proposing measures to monitor the significant effects of implementing the plan

- 4.52 This section will be completed once policies have been drafted and appraised following our Further Issues and Option consultation.

## 5 Stage C - Prepare the SA Report

<b>C:</b>	Prepare the Sustainability Appraisal Report.	The purpose of this stage is to present the findings from Stage B in a form suitable for public consultation and use by decision makers.
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- 5.1** The Sustainability Appraisal Report is a key output and a critical part the SA process. It is a specific requirement of the SEA requirements (see 2 'Sustainability Appraisal Methodology'), where it is known as the Environmental Report. As such, this stage consists of the following task:
- C1: Preparing the Sustainability Appraisal Report
- 5.2** In deciding the length and the level of detail to be provided in a Sustainability Appraisal Report, we need to bear in mind its purpose as a public consultation document. It is likely to be of interest to a wide variety of readers, including decision-makers, other plan/ programme-making authorities, statutory consultees, non-government organisations, and members of the public. As such it needs to be prepared with this range of users in mind. It is also required to include a 'Non-technical Summary'.
- 5.3** At the Further Issues and Option stage (Autumn 2024), we have started to prepare the SA report (this report) but it is an iterative process and later stages will be completed as the Local Plan Update progresses. This section has been retained here for completeness and to show the full SA process.

## 6 Stage D - Consultation and development of the Plan

### 6 Stage D - Consultation and development of the Plan

<b>D:</b>	Consultation and development of the plan.	The purpose of this stage is to consult on the report, to appraise significant changes to the plan objectives, options and preferred options/ policies appraised in Stage B and to explain how the SA process has shaped the plan.
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**6.1** This stage gives the public and consultation bodies an opportunity to express their opinions on the findings of the environmental report and to use it as a reference point in commenting on the plan. It is also an opportunity to gather more information through the opinions and concerns of the public. Consultation and engagement ensures the environmental implications of any significant changes to the draft plan are assessed and taken into account. It is also provides information on how the Sustainability Appraisal Report and consultees' opinions were taken into account in deciding the final format of the plan to be adopted.

**6.2** This stage consist of the following tasks:

- D1: Public participation on the draft plan and the Sustainability Appraisal report
- D2: Appraising significant changes
- D3: Making decisions and providing information

**6.3** At the Further issues and Options stage (Autumn 2024), this stage is to be completed but has been retained here for completeness to show the full SA process.

## 7 Stage E - Monitoring and implementation of the Plan

<b>E:</b>	Monitoring the implementation of the plan.	The purpose of this stage is to establish ways of considering whether or not to review the plan and to enable sustainability appraisal processes for future plans.
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- 7.1** Monitoring allows the actual significant environmental effects of implementing the Local Plan to be tested against those predicted and so helps to ensure that any problems which arise during implementation, whether or not they were foreseen, are identified and future predictions made more accurately.
- 7.2** Monitoring can help provide the baseline information for future plans and programmes, and in preparing information which will be needed for EIAs of projects. Monitoring and evaluation of progress towards objectives and targets can form a crucial part of the feedback mechanism. Feedback from the monitoring process helps to provide more relevant information that can be used to pinpoint specific performance issues and significant effects, and ultimately lead to more informed decision-making.
- 7.3** This stage consists of the following two tasks:
- E1: Developing aims and methods for monitoring
  - E2: Responding to adverse effects
- 7.4** At the Further issues and Options stage (Autumn 2024), this stage is to be completed but has been retained here for completeness to show the full SA process.



## Sustainability Appraisal Appendix 1 - A1 Plans and Programs

## Contents

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## The plans, programmes and strategies reviewed in stage A1

### The plans, programmes and strategies reviewed in stage A1

1.1 This appendix summarises the outcome of a review of international, national regional and sub-regional/county/local plans programmes and strategies. The following tables summarise the aims, objectives, targets and indicators of relevant plans, programmes and strategies which has informed the identification of the ways in which the Local Plan could help to fulfil them or be shaped by them.

1.2 While the review has been comprehensive, it is not an exhaustive list of all plan, programmes and strategies out there, but includes those that have the most direct bearing on the future planning of the district. The list does not provide a definitive account of their contents; however, it is considered that it provides a sufficient review of those relevant to the preparation of the Local Plan and identifies any environmental, economic and social implications that should be considered within the SA and plan-making process.

#### International level

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">United Nations: the 2030 Agenda for Sustainable Development (UN, 2015)</a>	<p>The Sustainable Development Goals (SDGs) or Global Goals are a collection of 17 interlinked global goals designed to be a "blueprint to achieve a better and more sustainable future for all". The SDGs were set up in 2015 by the United Nations General Assembly and are intended to be achieved by the year 2030. The 17 goals are:</p> <ol style="list-style-type: none"> <li>1. End poverty in all its forms everywhere</li> <li>2. End hunger, achieve food security and improved nutrition and promote sustainable agriculture</li> <li>3. Ensure healthy lives and promote well-being for all at all ages</li> <li>4. Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all</li> <li>5. Achieve gender equality and empower all women and girls</li> <li>6. Ensure availability and sustainable management of water and sanitation for all</li> <li>7. Ensure access to affordable, reliable, sustainable and modern energy for all</li> <li>8. Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all</li> <li>9. Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation</li> <li>10. Reduce inequality within and among countries</li> <li>11. Make cities and human settlements inclusive, safe, resilient and sustainable</li> <li>12. Ensure sustainable consumption and production patterns</li> <li>13. Take urgent action to combat climate change and its impacts</li> <li>14. Conserve and sustainably use the oceans, seas and marine resources for sustainable development</li> </ol>	<p>These goals are set at a high level. The National Planning Policy Framework now references these goals, as such the principles and essence of these goals and their contribution to sustainable development must be embedded into the new Local Plan.</p>	<p>All</p>

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	15. Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss 16. Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels 17. Strengthen the means of implementation and revitalize the global partnership for sustainable development		
<a href="#">United Nations Climate Change Conference: Glasgow Climate Pact (UN, 2021)</a>	<p>The Glasgow Climate Pact is a legally binding international treaty on climate change. COP26 finalised the Paris 'rulebook', resolving the key outstanding political decisions needed for Parties to begin implementing the Paris Agreement. On 13 November 2021, COP26 concluded in Glasgow with all countries agreeing the Glasgow Climate Pact to keep 1.5C alive and finalise the outstanding elements of the Paris Agreement. Climate negotiators ended two weeks of talks with consensus on urgently accelerating climate action.</p> <ul style="list-style-type: none"> <li>• Mitigation - reducing emissions</li> <li>• Adaptation - helping those already impacted by climate change</li> <li>• Finance - enabling countries to deliver on their climate goals</li> <li>• Collaboration - working together to deliver even greater action</li> </ul>	<p>This is a high level agreement which the United Kingdom has signed up to in order to address the outstanding elements of the Paris Agreement. Huntingdonshire must play its part in reducing carbon emissions and the impacts of climate change on people and the environment. The new Local Plan will play an important part in implementing policies that provide carbon neutral, green and climate resilient development.</p>	<p>Climate Emissions and Targets</p>
<a href="#">United Nations: Paris Agreement (UN, 2015)</a>	<p>The Paris Agreement is a legally binding international treaty on climate change. It was adopted by 196 Parties at COP 21 in Paris, on 12 December 2015 and entered into force on 4 November 2016. Its goal is to limit global warming to well below 2, preferably to 1.5 degrees Celsius, compared to pre-industrial levels. To achieve this long-term temperature goal, countries aim to reach global peaking of greenhouse gas emissions as soon as possible to achieve a climate neutral world by mid-century reaching a level whereby greenhouse gas emissions from human activity are at the same levels that trees, soil and oceans can absorb naturally (net zero) between 2050 and 2100. Also, each country to set its own emission-reduction targets, reviewed every five years and rich countries are to help poorer nations by providing funding, known as climate finance, to adapt to climate change and switch to renewable energy.</p>	<p>Huntingdonshire must play its part in reducing carbon emissions and the impacts of climate change on people and the environment. The new Local Plan will play an important part in implementing policies that provide carbon neutral, green and climate resilient development.</p>	<p>Climate Emissions and Targets</p>
<a href="#">Aarhus Convention 1998</a> : The UN Economic Commission for Europe Convention on Access to Information, Public Participation in Decision-Making and	<p>Establishes the right of everyone to receive environmental information that is held by the public sector. The right to participate from an early stage in environmental decision making. The right to challenge public decisions that have been made without respecting these rights. This led to the Freedom of Information Act 2000 and Environmental Information Regulations 2004.</p>	<p>Evidence used to underpin the new Local Plan must be publicly available. Consultation throughout the development of the Local Plan will be undertaken in accordance with the legal framework.</p>	<p>Procedural</p>



## The plans, programmes and strategies reviewed in stage A1

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Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
Access to Justice in Environmental Matters			
<a href="#">European Landscape Convention (Council of Europe, signed by UK in 2006 and introduced March 2007)</a>	Promotes landscape protection, management and planning and European co-operation on landscape issues. The Framework set out in the Convention is being implemented through Action Plans created by Natural England, English Heritage and DEFRA with input from other partners e.g. Forestry Commission and Local Authorities to review policies on Landscape.	Huntingdonshire's landscape is varied with urbanised towns and rural areas. There are several designated nature sites and the Fens important for wildlife and agricultural production.	Landscape Biodiversity, Habitats and the Natural Environment
<a href="#">Valletta Convention (European Convention on the protection of Archaeological Heritage) 1992</a>	Recognises importance of and clarifies definition of archaeological heritage. The emphasis is on protection of sites for future study, the reporting of chance finds the control of excavations and the use of metal detectors. Signatories (including the UK) promise to allow the input of expert archaeologists into the making of planning policies and planning decisions.	Huntingdonshire has a wealth of heritage including many scheduled monuments. There is potential that sites of archaeological significance are yet to be discovered, therefore the new Local Plan will reinforce a positive strategy towards heritage and archaeology building on existing knowledge and evidence bases.	Heritage
<a href="#">European Convention for the Protection of the Architectural Heritage of Europe (1985) (Granada Convention)</a>	The main purpose of the Convention is to reinforce and promote policies for the conservation and enhancement of Europe's heritage. It also affirms the need for European solidarity with regard to heritage conservation and is designed to foster practical co-operation among the Parties. It establishes the principles of "European co-ordination of conservation policies" including consultations regarding the thrust of the policies to be implemented.	Huntingdonshire has a wealth of heritage: many listed structures, conservation areas, scheduled monuments and registered parks and gardens. The new Local Plan will reinforce a positive strategy towards the conservation of landscapes, heritage and archaeology building on existing knowledge and evidence bases.	Heritage

### 1.3 European Directives that have been transposed into UK legislation:

- **European SEA Directive (2001/42/EEC)** > The Environmental Assessment of Plans and Programmes Regulations 2004 (as amended)
- **European Directive 97/11/EC (amending Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment known as the Environmental Impact Assessment Directive)** > The Town and Country Planning (Environmental Impact Assessment) Regulations 2017
- **European Air Quality Framework Directive (2008/50/EEC)** > The Air Quality Standards Regulations 2010

## The plans, programmes and strategies reviewed in stage A1

- **European Directive Nitrates (91/676/EEC)** > The Nitrate Pollution Prevention (Amendment) Regulations 2009 (Nitrate Pollution Prevention Regulations 2008)
- **European Directive on the Energy Performance of Buildings 2002/91/EC** > Building Regulations 2010 (as amended); and The Energy Performance of Buildings (England and Wales) Regulations 2012
- **European Environmental Noise Directive (2002/49/EC)** > Environmental Noise (England) Regulations 2006 (as amended)
- **Landfill of Waste (Landfill Directive) (99/31/EC)** > Landfill (England and Wales) Regulations 2002 (as amended)
- **European Waste Framework Directive (2006/12/EC)** > Waste Minimisation Act 1998; and Household Waste Recycling Act 2003
- **Water Framework Directive (2000/60/EC)** > Water Act 2014; and Flood and Water Management Act 2010
- **European Floods Directive (2007/60/EC)** > The Flood Risk Regulations 2009
- **EC Council Directive on the Conservation of Habitats and of Wild Fauna and Flora 92/43/EEC (The Habitats Directive, 1992)** > The Conservation of Habitats and Species Regulations 2017 (as amended)
- **Convention on Wetlands of International Importance (Ramsar, Iran, 1971) (Ramsar Convention)** > The Conservation of Habitats and Species Regulations 2017 (as amended)
- **Council Directive on the Conservation of Wild Birds: Directive 2009/147/EC** > The Conservation of Habitats and Species Regulations 2017 (as amended)
- **European Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) (1979)** > Wildlife and Countryside Act (1981 as amended)

### National level

#### Legislation

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Human Rights Act 1998</a>	Primary legislation covering human rights which sets out basic civil and political rights of individuals. It includes the right to peaceful enjoyment of a dwelling, to privacy and protection of privacy by law and freedom of opinion and expression.	Legal requirement that human rights of individuals are not compromised within the plan making process.	All
<a href="#">Freedom of Information Act 2000</a>	Establishes the right of everyone to receive environmental information that is held by the public sector. The right to participate from an early stage in environmental decision making. The right to challenge public decisions that have been made without respecting these rights	Evidence to support the new Local Plan will be made publicly available. Consultation throughout the development of the Local Plan will be undertaken in accordance with the legal framework.	Procedural

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Environmental Information Regulations 2004</a>	The Environmental Information Regulations 2004 is a UK Statutory Instrument that provides a statutory right of access to environmental information held by UK public authorities.	Evidence to support the new Local Plan will be made publicly available. Consultation throughout the development of the Local Plan will be undertaken in accordance with the legal framework.	Procedural
<a href="#">Equality Act 2010</a>	The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. The protected characteristics are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; sexual orientation.	Legal requirement that those with a protected characteristic are treated equally and are not compromised within the plan making process. An Equality Impact Assessment will be undertaken as part of the preparations for the new Local Plan.	Procedural
<a href="#">The Environmental Assessment of Plans and Programmes Regulations 2004 (as amended)</a>	Requires assessment of the effect of projects on the environment.	The impacts of the new Local Plan on the environment be assessed and compiled into a Sustainability Appraisal.	Procedural
<a href="#">The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)</a>	Requires assessment of the effect of projects on the environment (EIA). An Environmental Impact Assessment applies to development which is given planning permission under Part III of the Town and Country Planning Act 1990.	The Local Plan will undertake a sustainability appraisal to assess the impacts of policies and proposals on the environment.	Procedural
<a href="#">Town and Country Planning Act 1990 (as amended)</a>	It is a central part of English planning law in that it concerns town and country planning in the United Kingdom and is now also complemented by the Planning and Compulsory Purchase Act 2004.	Legal framework for the planning system.	Procedural
<a href="#">Planning and Compulsory Purchase Act 2004 (as amended)</a>	The Act updates elements of 1990 Town & Country Planning Act. In chapter 5, it introduces the system of development plan documents as part of the Local Development Framework. Introduces regional spatial strategies as replacements for structure plans and regional planning guidance. It also reforms to the development control and compulsory purchase and compensation systems and removes crown immunity from planning controls.	Legal framework for the planning system.	Procedural
<a href="#">Localism Act 2011</a>	There are four key aspects of the Localism Act, it provided new freedoms and flexibilities for local government; new rights and powers for communities and individuals (including the introduction of	The Local Plan will meet these requirements.	Procedural

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	neighbourhood plans); reform to make the planning system more democratic and more effective; and reform to ensure that decisions about housing are taken locally		
<a href="#">The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)</a>	Prescribe the general form and content of local plans and adopted policies maps and what additional matters local planning authorities must have regard to when drafting their local plans.	The Local Plan will meet these requirements.	Procedural
<a href="#">The Neighbourhood Planning (General) Regulations 2012</a>	The Regulations set out the procedure for the designation of neighbourhood areas and neighbourhood forums and for the preparation of neighbourhood development plans and neighbourhood development orders (including community right to build orders).	Huntingdonshire has several made neighbourhood plans and some in production. More may follow. They have to be in conformity with the strategic policies of the Local Plan.	All
<a href="#">Planning Act 2008 (as amended)</a>	Introduces the system for nationally significant infrastructure planning alongside further reforms to the Town and Country Planning System including the addition of a duty on councils to take action on climate change in their development plan documents and the introduction of a Community Infrastructure Levy. The Planning and Energy Act 2008 allows local planning authorities to set energy efficiency standards in their development plan policies that exceed the energy efficiency requirements of the building regulations.	Huntingdonshire has several major transport projects ongoing (A428, A141) and potentially others in East-West Rail. Huntingdonshire is a CIL charging authority. A transport study will be undertaken as part of the Local Plan's preparation. Additionally, the Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change.	Travel and Transport Carbon Emissions and Targets
<a href="#">Planning and Energy Act 2008</a>	Builds on policies and provisions in Climate Change Programme. Allows local authorities to include policies and proposals that will secure energy efficiency improvements in excess of Part L Building Regulations including: A proportion of energy used in development in their area to be energy from renewable sources; A proportion of energy used in development in their area to be low carbon; and Development in their area to comply with energy efficiency standards that exceed the energy requirements of building requirements.	The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change.	Carbon Emissions and Targets



## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Environment Act 2021</a>	This Act will set clear statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water and waste, and includes an important new target to reverse the decline in species abundance by the end of 2030. It sets in law new tools that Natural England and others can use to help meet those targets towards a Nature-positive 2030 such as biodiversity metrics and calculators to assess biodiversity net gain. DEFRA have released the Biodiversity Metric 3.0 (JP039) in 2021.	The Local Plan will be supported by appropriate assessments on the environment including a Habitats Regulation Assessment to assess the impact of policies and allocations on the environment, habitats and wildlife. Collaboration with partners on how biodiversity net gain can be achieved will also take place.	Biodiversity, Habitats and the Natural Environment
<a href="#">The Conservation of Habitats and Species Regulations 2017 (as amended)</a>	Sets targets for SSSIs and Regulation 48 requires screening of projects with respect to the need for Habitats Regulations Assessment (HRA).	The new Local Plan is required to undertake a Habitats Regulation Assessment to assess the impact of policies and allocations on internationally designated sites.	Biodiversity, Habitats and the Natural Environment
<a href="#">Wildlife and Countryside Act (1981 as amended)</a>	The Convention aims to ensure conservation of wild flora and fauna species and their habitats and prevent loss of flora and fauna by making it illegal to intentionally damage wild plants and animals or their habitats. Special attention is given to endangered and vulnerable species, including endangered and vulnerable migratory species.	The Local Plan will be supported by appropriate assessments on the environment including a Habitats Regulation Assessment to assess the impact of policies and allocations on the environment, habitats and wildlife.	Biodiversity, Habitats and the Natural Environment
<a href="#">Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)</a>	Provides specific protection for buildings and areas of special architectural or historic interest.	The Local Plan should include a positive strategy towards heritage assets.	Heritage
<a href="#">The Ancient Monuments and Archaeological Areas Act 1979 (as amended)</a>	Recognises importance of and clarifies definition of archaeological heritage. The emphasis is on protection of sites for future study, the reporting of chance finds the control of excavations and the use of metal detectors. Signatories (including the UK) promise to allow the input of expert archaeologists into the making of planning policies and planning decisions.	The Local should include a positive strategy towards heritage assets.	Heritage
<a href="#">Housing and Planning Act 2016</a>	The Act introduced a number of measures: <ul style="list-style-type: none"> <li>• Extending the Right to Buy discounts to housing association tenants.</li> <li>• Placing a duty on local planning authorities to promote the development of Starter Homes.</li> <li>• Requiring local authorities to prepare, maintain and publish local registers of land.</li> <li>• Supporting a doubling of the number of custom-built and self-built homes to 20,000 by 2020.</li> </ul>	The Local Plan will seek opportunities to integrate self and custom build products. The Local Plan will also include policies on affordable housing provision and recommended tenure splits to meet need.	Housing

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	<ul style="list-style-type: none"> <li>• Ensuring every area has a local plan.</li> <li>• Reforming compulsory purchase.</li> <li>• Simplifying and speeding up neighbourhood planning.</li> <li>• Requiring social tenants on higher incomes to pay fairer rents.</li> <li>• Placing a duty on local authorities to consider selling higher-value housing assets when they become vacant.</li> <li>• Giving local authorities more powers to tackle rogue landlords.</li> <li>• Improving local information on the private rented sector.</li> <li>• Reducing regulatory controls for private registered providers of housing.</li> <li>• Enabling lead enforcement authority for estate agents.</li> </ul>		
<a href="#">Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)</a>	<p>Self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation ('turnkey').</p> <p>The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.</p>	<p>The Council is required to keep a Self and Custom build register and permit enough plots to meet the identified need within 3 years of the base period. The Local Plan will seek opportunities to integrate self and custom build products.</p>	Housing
<a href="#">Homelessness Reduction Act 2017</a>	<p>It places duties on local authorities to intervene at earlier stages to prevent homelessness in their areas. It also requires housing authorities to provide homelessness services to all those affected, not just those who have 'priority need'. These include:</p> <p>(a) an enhanced prevention duty extending the period a household is threatened with homelessness from 28 days to 56 days, meaning that housing authorities are required to work with people to prevent homelessness at an earlier stage; and</p> <p>(b) a new duty for those who are already homeless so that housing authorities will support households for 56 days to relieve their homelessness by helping them to secure accommodation.</p>	<p>The proposed growth within the Local Plan must meet identified needs. These will be integrated into policies and allocations and supported by appropriate evidence.</p>	Housing
<a href="#">The Air Quality Standards Regulations 2010</a>	<p>Avoid, prevent or reduce concentrations of harmful air pollutants and limit values and/or alert thresholds set for ambient air pollution levels. Sets legally binding limits for concentrations in outdoor air of major air pollutants that impact public health such as particulate matter and nitrogen dioxide.</p>	<p>The Local Plan should ensure that through its policies and allocations that harmful effects on air quality are avoided.</p>	Pollution
<a href="#">Environmental Noise (England) Regulations 2006 (as amended)</a>	<p>Sets out a hierarchy for the avoidance, prevention and reduction in adverse effects associated with environmental noise, including noise generated by road and rail vehicles, infrastructure, aircraft and outdoor, industrial and mobile machinery. It focuses on three action areas: the determination of</p>	<p>The impact of noise on residential amenity, public health and the environment from proposals in the Local</p>	Pollution

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	exposure to environmental noise; ensuring that information on environmental noise and its effects is made available to the public; and preventing and reducing environmental noise where necessary and preserving environmental noise quality where it is good.	Plan will be considered, particularly in respect of the location of development and the type of development proposed.	
<a href="#">The Environmental Permitting (England and Wales) Regulations 2007</a>	These Regulations introduce a new system of environmental permitting in England and Wales. They carry into effect in England and Wales Community legislation in the field of pollution prevention and control.	The Local Plan will undertake a sustainability appraisal to assess the impacts of policies and proposals on the environment.	Pollution
<a href="#">Nitrate Pollution Prevention (Amendment) Regulations 2016</a>	Puts in place measures to reduce water pollution caused by nitrates. The Environment Agency identifies Nitrate Vulnerable Zones (NVZs) and establishes and implements an action programme with this aim. NVZs are areas designated as being at risk from agricultural nitrate pollution. They include about 55% of land in England. Defra reviews NVZs every 4 years to account for changes in nitrate concentrations. The last review was in December 2020.	The sustainability appraisal for the Local Plan should consider impacts of development upon any identified nitrate sensitive areas. Environmentally sensitive agricultural practice could also be considered as part of policies in combination with work underway in the Great Fen .	Land, Soils and Agriculture
<a href="#">Climate Change Act 2008 (as amended)</a>	Long term binding framework to tackle climate change. Sets out a new approach to tackling climate change including: Setting ambitious, legally binding targets; Taking powers to help meet those targets; Strengthening the institutional framework; Enhancing the UK's ability to adapt to the impact of climate change; and Establishing clear and regular accountability to UK Parliament. Key aim of the Act is to improve carbon management helping the transition towards a low-carbon economy through the setting of carbon emission targets. In 2019 the Government amended the Climate Change Act to commit the UK to achieving net zero by 2050, compared to the previous target of an 80% reduction in emissions by 2050 from the 1990 baseline.	The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change.	Carbon Emissions and Targets
<a href="#">Building Regulations 2010 (as amended)</a>	Building regulations are minimum standards for design, construction and alterations to virtually every building. The Building Regulations 2010 cover the construction and extension of buildings and these regulations are supported by Approved Documents. Baseline is set for the conservation of fuel and power in new and existing dwellings by Part L of Building Regulations with Part G addressing sanitation, hot water safety and water efficiency. An uplift to parts L (Conservation of fuel and power) and F (Ventilation) came into effect on 15 June 2022 to improve the energy efficiency of new builds. Part O addressing overheating and Part S addressing infrastructure for charging electric vehicles were also added to the approved documents on 15 June 2022.	The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change. This may also include retrofitting of existing buildings.	Carbon Emissions and Targets Renewable Energy and Energy Efficiency
<a href="#">The Energy Performance of Buildings (England</a>	The 2012 regulations aim to implement the Energy Performance of Buildings Directive and in doing so improve the energy efficiency of buildings, thus reducing CO2 emissions and lessening the impact	The Local Plan will recognise and respond to the risks of climate change	Carbon Emissions and Targets

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">and Wales) Regulations 2012</a>	of climate change. It does this through a number of measures which introduced structured assessment and reporting of aspects the buildings which have a bearing on their use of energy such as the construction style, the fabric used, insulation measures, the predicted performance of fixed building services for lighting, heating and cooling. Additionally, the reports contain recommendations which provide owners with optional actions and investments that they may make to increase the energy efficiency of their building.	for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change. This may also include retrofitting of existing buildings.	Renewable Energy and Energy Efficiency
<a href="#">Landfill (England and Wales) Regulations 2002 (as amended)</a>	To provide for measures, procedures and guidance to prevent or reduce effects on the environment, in particular the pollution of surface water, ground water, soil and air, and on the global environment, including the greenhouse effect, as well as any resulting risk to human health, from landfilling of waste, during the whole life-cycle of the landfill.	The Local Plan should have a positive strategy towards waste minimisation for example through policies that support a circular economy.	Waste and Recycling
<a href="#">Waste Minimisation Act 1998</a>	The prevention or reduction of waste production and its harmfulness by; the development of technologies more sparing in their use of resources: the use of products designed so as to make no or the smallest possible contribution, by the nature of their manufacture, use or disposal, to increase the amount or harmfulness of waste and pollution hazards; the development of appropriate techniques for the final disposal of dangerous substances contained in waste destined for recovery; and the recovery of waste by means of recycling, reuse or reclamation with a view to extracting raw materials; or the use of waste as a source of energy.	The Local Plan should have a positive strategy towards waste minimisation for example through policies that support a circular economy.	Waste and Recycling
<a href="#">Household Waste Recycling Act 2003</a>	The prevention or reduction of waste production and its harmfulness by; the development of technologies more sparing in their use of resources: the use of products designed so as to make no or the smallest possible contribution, by the nature of their manufacture, use or disposal, to increase the amount or harmfulness of waste and pollution hazards; the development of appropriate techniques for the final disposal of dangerous substances contained in waste destined for recovery; and the recovery of waste by means of recycling, reuse or reclamation with a view to extracting raw materials; or the use of waste as a source of energy.	The Local Plan should have a positive strategy towards waste minimisation for example through policies that support a circular economy.	Waste and Recycling
<a href="#">Water Act 2014</a>	This Act brings about a reform of legislation concerning the water industry and management and conservation of water resources and related environmental matters in the United Kingdom. The purpose of the Act is to: reform the water industry to make it more innovative and responsive to customers and to increase the resilience of water supplies to natural hazards such as drought and floods to bring forward measures to address the availability and affordability of insurance for those households at high flood risk and ensure a smooth transition to the free market over the longer term.	The Local Plan will be supported by an updated Water Cycle Study and strategic flood risk assessment to shape policies and allocations.	Flooding and Water
<a href="#">Flood and Water Management Act 2010</a>	The purpose of the Directive is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater by preventing further deterioration and protects	The Local Plan will be supported by an updated Water Cycle Study and strategic	Flooding and Water



## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	and enhances the status of aquatic ecosystems; promoting sustainable water use; enhancing protection and improvement of the aquatic environment; progressively reducing pollution of groundwater and prevents its further pollution; and contributing towards mitigating the effects of floods and droughts.	flood risk assessment to shape policies and allocations.	
<a href="#">The Flood Risk Regulations 2009</a>	A framework for the assessment and management of flood risk, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity. It requires an assessment of all water courses and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this flood risk. The Directive also reinforces the rights of the public to access this information and to have a say in the planning process.	Three of Huntingdonshire's market towns are located within the Great Ouse valley (Huntingdon, St Neots and St Ives) and Ramsey within the low lying Fen, therefore flooding is a significant issue for the District, anticipated to worsen with climate change. The Local Plan will need to provide proactive policies to mitigate against flood risk from all its forms and be supported by a strategic flood risk assessment.	Flooding and Water
<a href="#">The Countryside and Rights of Way Act 2000</a>	Its aim is to improve public access to the countryside and registered common land while recognising the legitimate interests of the owners or managers of the land concerned. It implements the 'right to roam' in certain areas of cultivated land and upland in England and Wales. The Act lists restrictions on the public when on this land, including not damaging hedges, fences, walls.	Assess the impact of policies and allocations on public rights of way.	Travel and Transport
<a href="#">Natural Environment and Rural Communities Act 2006</a>	The act created Natural England and the Commission for Rural Communities and, amongst other measures, it extended the biodiversity duty set out in the Countryside and Rights of Way (CROW) Act to public bodies and statutory undertakers to ensure due regard to the conservation of biodiversity. Its principal aims are to ensure that all communities, people and businesses have better access to support, advice and services; and to better protect the countryside and open space through a more coherent approach to managing and conserving the natural environment	Assess the impact of policies and allocations on public rights of way. Huntingdonshire has a large rural area, the Local Plan should work with partners to improve transport in these areas and connections to more urban areas.	Travel and Transport
<a href="#">Children and Families Act 2014</a>	The Children and Families Act (2014) aims to ensure that all children, young people and their families are able to access the right support and provision to meet their needs. The Act outlines the Code of Practice for children and young people with Special Educational Needs and Disability (SEND).	This will be reflected in infrastructure studies and delivery plans.	Education
<a href="#">Childcare Act 2016</a>	The Childcare Act (2016) extends the entitlement in the Childcare Act (2006) to 30 hours free childcare over 38 weeks of the year for three- and four-year-olds in families where all parents are working. The Act places a duty on local authorities to secure sufficient and suitable quality early education and childcare places to enable parents to work or to undertake education or training which could lead to employment.	This will be reflected in infrastructure studies and delivery plans.	Education

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Education Act 1996</a> <a href="#">Education and Inspections Act 2006</a> <a href="#">Education and Skills Act 2008</a>	<p>Section 14 of The Education Act (1996) places LAs under a general duty to provide a school place for every child living in their area of responsibility who is of statutory school age and whose parents want their child educated in the state-funded sector.</p> <p>The Education and Inspections Act (2006) places additional duties on LAs to ensure fair access to educational opportunity, to promote choice for parents and to secure diversity in the provision of schools. In addition to this, the Act places an explicit duty on LAs for the first time to respond formally to parents seeking changes to the provision of schools in their area, including new schools.</p> <p>The Education and Skills Act (2008) increased the minimum age at which young people in England can leave learning.</p>	Proposed development within Huntingdonshire will create increased demand for school places, new settlement and urban extensions may be of a scale to provide their own primary and secondary schools. The requirement to provide schools places inline with growth will be reflected in infrastructure studies and delivery plans.	Education
<a href="#">Retained EU Law (Revocation and Reform) Bill (2022)</a>	The Bill will make it easier to amend or remove outdated 'retained EU law' - legacy EU law kept on the statute book after Brexit as a bridging measure – and will accompany a major cross-government drive to reform, repeal and replace outdated EU law.	The Local Plan and supporting evidence will meet all legal requirements and follow best practice in their production.	All
<a href="#">Levelling-up and Regeneration Bill and Policy Paper (2022)</a>	The Levelling-up and Regeneration Bill was published in May 2022. It proposes fundamental changes to the planning system including local plan timetables. The details of the Bills are complex and wide ranging and set out in a <a href="#">Government Policy Paper</a> with the <a href="#">Local Government Association</a> publishing a summary of key changes.	The timetable and methods of bringing the proposals in the Bill forward may impact impact the process by which the Local Plan is prepared and its scale and scope.	All

### National level policies and strategies

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">National Planning Policy Framework (2021) (NPPF) (MHCLG/ DLUHC, 2021)</a>	<p>The revised National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied. It includes the following topic areas:</p> <ul style="list-style-type: none"> <li>• Achieving sustainable development</li> <li>• Plan-making</li> <li>• Decision-making</li> <li>• Delivering a sufficient supply of homes</li> <li>• Building a strong, competitive economy</li> </ul>	The NPPF provides the national policies for planning and how these should be applied in the plan-making process. The Local Plan will need to be in conformity with the NPPF. Chapter 3 sets out the framework and criteria that the Local Plan must fulfil to be found sound.	All

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	<ul style="list-style-type: none"> <li>• Ensuring the vitality of town centres</li> <li>• Promoting healthy and safe communities</li> <li>• Promoting sustainable transport</li> <li>• Supporting high quality communications</li> <li>• Making effective use of land</li> <li>• Achieving well-designed places</li> <li>• Protecting Green Belt land</li> <li>• Meeting the challenge of climate change, flooding and coastal change</li> <li>• Conserving and enhancing the natural environment</li> <li>• Conserving and enhancing the historic environment</li> <li>• Facilitating the sustainable use of minerals</li> </ul>		
<a href="#">National Planning Practice Guidance (NPPG) (MHCLG/DLUHC)</a>	To accompany the NPPF, a series of planning practice guidance have been produced to assist in the implementation and application of National policy. The guidance is updated fairly regularly.	The various topics covered within the NPPG provide additional detail on how national policy is to be applied including in plan-making which the Local Plan will reflect.	All
<a href="#">National Model Design Guide and Design Code (MHCLG/ DLUHC, 2021)</a>	The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. The National Model Design Code provides detailed guidance on the production of design codes, guides and policies to promote successful design.	Well designed places that create a sense of place is essential to sustainable and resilient communities and development. The Local Plan should set out policies towards design and placemaking so that future developments respond to their contexts using localised evidence such as Huntingdonshire's Design Guide and Landscape and Townscape SPD.	All
<a href="#">Manual for Streets (DCLG/DfT 2007)</a>	Sets out principles for good street design covering: streets in context; the design process - from policy to implementation; layout and connectivity; quality places; Street users needs; street geometry; Parking; traffic signs and markings; street furniture and street lighting; and materials, adoption and maintenance.	Well designed places are a key component to sustainable development. The Local Plan should set out policies towards design and placemaking so that future developments respond to their contexts using localised evidence such as Huntingdonshire's	All

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
		Design Guide and Landscape and Townscape SPD.	
<a href="#">Waste Management Plan for England 2021 (Defra, 2021)</a>	The Waste Management Plan for England is an analysis of the current waste management situation in England. The plan does not introduce new policies or change how waste is managed in England. Its aim is to bring current waste management policies together under one national plan.	Policies within the Minerals and Waste Local Plan apply to Huntingdonshire, any designations within the Minerals and Waste Local Plan will be taken into account when considering policies and locations for growth. The Local Plan should have a positive strategy towards waste minimisation for example through policies that support a circular economy.	Waste and Recycling
<a href="#">National Planning Policy for Waste (NPPW) (MHCLG/ DLUHC, 2014)</a>	This document sets out detailed waste planning policies. It should be read in conjunction with the National Planning Policy Framework, the National Waste Management Plan for England and national policy statements for waste water and hazardous waste, or any successor documents. All local planning authorities should have regard to its policies when discharging their responsibilities to the extent that they are appropriate to waste management.	The Local Plan should have a positive strategy towards waste minimisation for example through policies that support a circular economy.	Waste and Recycling
<a href="#">Planning for the Future White Paper (MHCLG/ DLUHC, 2020)</a>	On 6 August 2020 (then MHCLG) launched the Planning for the Future consultation which proposes for long-term fundamental structural changes to England's planning system. The Government's intention of such reforms is to streamline and modernise the planning process, bring a new focus to design and sustainability, improve the system of developer contributions to infrastructure, and ensure more land is available for development where it is needed.	May impact the process by which the Local Plan is prepared and its scale and scope.	All
<a href="#">Levelling up White Paper (DLUHC, February 2022)</a>	The Levelling Up White Paper sets out how the Government proposes to spread opportunity more equally across the UK. It sets out 12 missions to level up by 2030 across a variety of focus areas: living standards, research & development, transport infrastructure, digital connectivity, educations, skills, health, wellbeing, pride in place, housing, crime and local leadership.	Inequalities within Huntingdonshire will be reviewed and where possible will shape policies within the Local Plan to address them.	Income and Deprivation
<a href="#">Net Zero Strategy: Build Back Greener (Department for Business, Energy &amp; Industrial Strategy, October 2021)</a>	This strategy sets out policies and proposals for decarbonising all sectors of the UK economy to meet the country's net zero target by 2050. It includes policies like by 2035 the UK will be powered entirely by clean electricity; by 2035 no new gas boilers will be sold; further funding for the Social Housing Decarbonisation Scheme and Home Upgrade Grants; and a greener, faster and more efficient transport network.	The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change. This may also include retrofitting of existing buildings.	Carbon Emissions and Targets  Renewable Energy and Energy Efficiency



## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Energy white paper: Powering our net zero future (Department for Business, Energy &amp; Industrial Strategy, December 2020)</a>	<p>The energy white paper builds on the Ten point plan for a green industrial revolution. The white paper addresses the transformation of the UK energy system, promoting high-skilled jobs and clean, resilient economic growth to deliver net-zero emissions by 2050.</p>	<p>The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change. This may also include retrofitting of existing buildings.</p>	<p>Carbon Emissions and Targets</p> <p>Renewable Energy and Energy Efficiency</p>
<a href="#">British Energy Security Strategy (Department for Business, Energy &amp; Industrial Strategy, April 2022)</a>	<p>The 'British energy security strategy' builds on the 'Ten point plan for a green industrial revolution', and the 'Net zero strategy'.</p> <p>The Government plans to reduce the UK's reliance on oil and gas by building up eight new nuclear reactors. The Government aims to reform planning laws to speed up approvals for new offshore wind farms. For onshore wind farms it wants to develop partnerships with "supportive communities" who want to host turbines in exchange for guaranteed cheaper energy bills. Targets for hydrogen production are being doubled to help provide cleaner energy for industry as well as for power, transport and potentially heating. The Government will consider reforming rules for installing solar panels on homes and commercial buildings to help increase the current solar capacity by up to five times by 2035. For oil and gas, there will be a new licensing round for North Sea projects is being launched in the summer on the basis that producing gas in the UK has a lower carbon footprint than doing so abroad. There will be a £30m "heat pump investment accelerator competition" to make British heat pumps which reduce demand for gas.</p>	<p>The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change. This may also include retrofitting of existing buildings.</p>	<p>Carbon Emissions and Targets</p> <p>Renewable Energy and Energy Efficiency</p>
<a href="#">Heat and Buildings Strategy (Department for Business, Energy &amp; Industrial Strategy, October 2021)</a>	<p>This strategy sets out how the UK will decarbonise homes, and commercial, industrial and public sector buildings, as part of setting a path to net zero by 2050. It works alongside the 'Ten point plan for a green industrial revolution', and the 'Net zero strategy'.</p>	<p>The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions, resilient to the impacts of climate change and are carbon neutral. This may also include retrofitting of existing buildings.</p>	<p>Carbon Emissions and Targets</p> <p>Renewable Energy and Energy Efficiency</p>
<a href="#">Future Buildings Standard - Government</a>	<p>The Future Buildings Standard provides a pathway to highly efficient non-domestic buildings which are zero carbon ready, better for the environment and fit for the future by increasing the thresholds</p>	<p>The Local Plan will recognise and respond to the risks of climate change for the district and develop planning</p>	<p>Carbon Emissions and Targets</p>

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">consultation response (MHCLG/ DLUHC, December 2020)</a>	within Building Regulations. A full technical consultation on the Future Buildings Standard is expected in 2023 with implementation from 2025.	policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change. This may also include retrofitting of existing buildings.	Renewable Energy and Energy Efficiency
<a href="#">Natural England Green Infrastructure standards (2023)</a>	Details Natural England's standards for green infrastructure, a set of benchmarks that should be used to ensure new and existing residential development has access to nature.	A healthy and active population is a key component to sustainable development. The Local Plan will seek to integrate this into policies and allocations supported by appropriate infrastructure assessments.	Green Infrastructure and Open Space Population and Health
<a href="#">PHE Strategy 2020 to 2025 (Public Health England, 2019)</a>	The PHE Strategy 2020 to 2025 sets out how Public Health England will work to protect and improve the public's health and reduce health inequalities over the next 5 years. It outlines PHE's role within the public health system, 10 priorities where PHE will focus particular effort and the areas where PHE will build capability within the organisation to support delivery of its strategic objectives and wider activities.	A healthy and active population is a key component to sustainable development. The Local Plan will seek to integrate this into policies and allocations supported by appropriate infrastructure assessments.	Green Infrastructure and Open Space Population and Health
<a href="#">Sports England Strategic outcomes planning and leisure delivery guidance (Sports England, May 2021)</a>	The LSDG is a walkthrough of the different facility management options available to local authorities. It aims to help local authorities adopt a strategic approach to investment in sport to deliver desired local outcomes in a financially sustainable way.	A healthy and active population is a key component to sustainable development. The Local Plan will seek to integrate this into policies and allocations supported by appropriate infrastructure assessments.	Green Infrastructure and Open Space Population and Health
<a href="#">Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (England) (Fields on Trust, November 2020)</a>	The Fields in Trust policy framework seeks the protection, provision and improvement of outdoor spaces for sport and play as part of the provision of sustainable communities. It sets out guidance for provision of outdoor sports and play facilities and recommended threshold provision.	A healthy and active population is a key component to sustainable development. The Local Plan will seek to integrate this into policies and allocations supported by appropriate infrastructure assessments.	Green Infrastructure and Open Space Population and Health
<a href="#">A Green Future: Our 25 Year Plan to Improve the Environment (Defra, 2018)</a>	This 25 Year Environment Plan sets out government action to help the natural world regain and retain good health. It aims to deliver cleaner air and water in cities and rural landscapes, protect threatened species and provide richer wildlife habitats. It calls for an approach to agriculture, forestry, land use and fishing that puts the environment first. Alongside the plan, are 3 detailed technical annexes and	The Local Plan will be supported by appropriate assessments on the environment including a Habitats Regulation Assessment to assess the	Biodiversity, Habitats and the Natural Environment

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	the Outcome Indicator Framework for this plan, which is also available as an interactive dashboard. The first annual progress report in May 2019. The Plan sits alongside two other government strategies: our Industrial Strategy and our Clean Growth strategy.	impact of policies and allocations on the environment, habitats and wildlife. Collaboration with partners on how biodiversity net gain can be achieved will also take place.	
<a href="#">Safeguarding our Soils – A Strategy for England (Defra, 2009)</a>	The Strategy's vision is that by 2030, all England's soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations. Soil is a fundamental and essentially non-renewable natural resource, providing the essential link between the components that make up our environment. Soils vary hugely from region to region and even from field to field. They all perform a number of valuable functions or ecosystem services for society including: nutrient cycling, water regulation, carbon storage, support for biodiversity and wildlife, and providing a platform for food and fibre production and infrastructure.	Agriculture and farming places an important role to the local and national economy and to the conservation of habitats and carbon capture. An appropriate strategy towards protecting high quality soils should be included in the Local Plan.	Land, Soils and Agriculture  Green Infrastructure
<a href="#">England Peat Action Plan (Defra, 2021)</a>	The England Peat Action Plan sets out the government's long-term vision for the management, protection and restoration of peatlands, so that they provide a wide range of benefits to wildlife, people and the planet. To implement this vision, the plan includes: the announcement of the Nature for Climate Peatland Grant Scheme through the Nature for Climate Fund a commitment to end the use of peat in the amateur horticulture sector a new spatial map of England's peatlands The Plan commitments to restore 35,000 hectares of peatland by 2025. The action plan is part of a series of announcements on nature and climate and sits alongside the England Trees Action Plan. It also supports the 25 Year Plan to Improve the Environment.	Agriculture and farming places an important role to the local and national economy and to the conservation of habitats and carbon capture. The Council is a partner in the Great Fen project. The ambitions of the project should be supported in the new Local Plan.	Land, Soils and Agriculture  Green Infrastructure
<a href="#">The UK Biodiversity Action Plan (1994 and updates) and UK Biodiversity Action Plan</a>	A detailed plan for the protection and enhancement of biodiversity resources. Seeks to increase public awareness of, and involvement in, conserving biodiversity and to contribute to the conservation of biodiversity on a European and global scale.	The Local Plan will be supported by appropriate assessments on the environment including a Habitats Regulation Assessment to assess the impact of policies and allocations on the environment, habitats and wildlife. Collaboration with partners on how biodiversity net gain can be achieved will also take place.	Biodiversity, Habitats and the Natural Environment
<a href="#">The Biodiversity Metric 3.0 (JP039) (Defra, 2021)</a>	Biodiversity Metric 3.0 is a biodiversity accounting tool that can be used for the purposes of calculating biodiversity net gain. It includes GIS support to apply the metric and also a test version of a Small Sites Metric – a simplified version of the Biodiversity Metric 3.0 for use on small development sites.	The Local Plan will be supported by appropriate assessments on the environment including a Habitats	Biodiversity, Habitats and the Natural Environment

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
		Regulation Assessment to assess the impact of policies and allocations on the environment, habitats and wildlife. Collaboration with partners on how biodiversity net gain can be achieved will also take place.	
<a href="#">Planning Policy for Traveller Sites (MHCLG, 2015)</a>	This document sets out the Government's planning policy for traveller sites. It should be read in conjunction with the National Planning Policy Framework. The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community. It identifies that Local authorities should make their own assessment of need for the purposes of planning.	The proposed growth within the Local Plan must meet the identified needs. These will be integrated into policies and allocations and supported by appropriate evidence.	Housing
<a href="#">Planning for Schools Development: Statement (2011)</a>	The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards. It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications.	Proposed development within Huntingdonshire will create increased demand for school places, new settlement and urban extensions may be of a scale to provide their own primary and secondary schools.	Education
<a href="#">Skills for jobs: lifelong learning for opportunity and growth (DfE, 2021)</a>	The White Paper sets out reforms to post-16 technical education and training to support people to develop the skills needed to get good jobs and improve national productivity.	Proposed development within Huntingdonshire will create increased demand for skills training and post-16 further education demand. A population with skills and technical training supports the local economy and improve employment prospects.	Education
<a href="#">Decarbonising transport: a better, greener Britain (2021)</a>	This plan sets out the government's commitments and the actions needed to decarbonise the entire transport system in the UK. It includes the: <ul style="list-style-type: none"> <li>• pathway to net zero transport in the UK</li> <li>• wider benefits net zero transport can deliver</li> <li>• principles that underpin our approach to delivering net zero transport</li> </ul>	Huntingdonshire has vast networks of strategic transport connections as well as local routes. The Local Plan should work with partners to help decarbonise the transport network, support a modal shift away from car usage, encourage	Travel and Transport  Carbon Emissions and Targets



## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
		sustainable modes of transport and increase the infrastructure of electric vehicle charging points.	
<a href="#">Future of Mobility: Urban Strategy (DfT, 2019)</a>	The 'Future of mobility: urban strategy' outlines the government's approach to maximising the benefits from transport innovation in cities and towns. It sets out the principles that will guide government's response to emerging transport technologies and business models. The strategy also contains details of the next steps for the government's Future of mobility grand challenge. Alongside the strategy, the Department for Transport (DfT) has published the summary of responses to its Future of mobility call for evidence.	Huntingdonshire has a large rural area and some more urbanised areas, the Local Plan should work with partners to improve transport and mobility across the district.	Travel and Transport
<a href="#">Future of Transport: Rural Strategy – call for evidence responses (DfT, 2021)</a>	<p>This call for evidence seeks views and evidence from all those with an interest in rural transport. Following the Future of mobility: urban strategy published in March 2019, the Department for Transport (DfT), sought views and evidence on what could be incorporated into a Future of Transport: rural strategy. The consultation ran between 23 November 2020 and 16 February 2021) and includes:</p> <ul style="list-style-type: none"> <li>• the context of the Future of Transport: rural strategy assessment of the mobility trends in rural areas, and the emerging opportunities for rural environments that we are witnessing in transport innovation</li> <li>• consideration of the approach that the government could take to help shape these opportunities to benefit rural areas.</li> </ul> <p>The DfT anticipates a draft Rural Transport Strategy to be published by the end of 2022.</p>	Huntingdonshire has a large rural area, the Local Plan should work with partners to improve transport in these areas and connections to more urban areas.	Travel and Transport
<a href="#">The Heritage Statement (Department for Digital, Culture, Media &amp; Sport, 2017)</a>	The Government's vision and strategy for Heritage and the historic environment including how the government will support the heritage sector and help it to protect and care for our heritage and historic environment in the coming years, in order to maximise the economic and social impact of heritage and to ensure that everyone can enjoy and benefit from it.	The Local should include a positive strategy towards heritage assets.	Heritage
<a href="#">Industrial Strategy: Building a Britain fit for the future (HM Government, 2017)</a>	This sets out a long-term plan to boost the productivity and earning power of people throughout the UK. The strategy sets out how we are building a Britain fit for the future – how we will help businesses create better, higher-paying jobs with investment in the skills, industries and infrastructure of the future. It aims to boost productivity and earning power across the country by focusing on 5 foundations: ideas, people, infrastructure, business environment and places. In December 2018, progress made by the Industrial Strategy in Forging our Future: Industrial Strategy – the story so far was published.	A positive strategy towards economic activity and employment is essential in the Local Plan using appropriate evidence. Having a good understanding on the potential for a green economy and green jobs will need to be considered.	Employment and Business  Carbon Emissions and Targets
<a href="#">The Clean Growth Strategy: Leading the way to a low carbon</a>	This strategy sets out our proposals for decarbonising all sectors of the UK economy through the 2020s. It explains how the whole country can benefit from low carbon opportunities, while meeting national and international commitments to tackle climate change.	A positive strategy towards economic activity and employment is essential in	Employment and Business

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">future (HM Government, 2017)</a>		the Local Plan using appropriate evidence. Having a good understanding on the potential for a green economy and green jobs will need to be considered.	Carbon Emissions and Targets
<a href="#">The Environment Agency's approach to groundwater protection (EA, 2017)</a>	It contains position statements which provide information about the Environment Agency's approach to managing and protecting groundwater. They detail how the Environment Agency delivers government policy for groundwater and adopts a risk-based approach where legislation allows.	Policies that support the EA's goals and objectives on managing and protecting groundwater should be included in the Local Plan.	Flooding and Water
<a href="#">National Flood and Coastal Erosion Management Strategy for England (EA, 2021)</a>	The Flood and Water Management Act 2010 places a statutory duty on the Environment Agency to develop a National Flood and Coastal Erosion Risk Management Strategy for England. This strategy describes what needs to be done by all risk management authorities (RMAs) involved in flood and coastal erosion risk management for the benefit of people and places.	The Local Plan will need to provide proactive policies to mitigate against flood risk from all its forms and be supported by a strategic flood risk assessment.	Flooding and Water
<a href="#">Clean Air Strategy 2019 (HM Government)</a>	This strategy sets out the actions required across all parts of government and society to improve air quality. The strategy sets out how the Government will: protect the nation's health; protect the environment; secure clean growth and innovation; and reduce emissions from transport, homes, farming and industry monitor our progress. It complements three other UK government strategies: the Industrial Strategy, the Clean Growth Strategy and the 25 Year Environment Plan.	The Local Plan should ensure that through its policies and allocations that harmful effects on air quality are avoided.	Pollution
<a href="#">Air quality plan for nitrogen dioxide (NO2) in UK (Defra, 2017)</a>	Statutory air quality plan for nitrogen dioxide (NO2), setting out how the UK will be reducing roadside nitrogen dioxide concentrations. These documents and zone plans set out our comprehensive approach to meeting the statutory limits for nitrogen dioxide, and the policy background. The technical report details the modelling techniques and assumptions used when developing the plan.	The Local Plan should ensure that through its policies and allocations that harmful effects on air quality are avoided.	Pollution

### Regional level

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">UKCP18 Climate Projections (UKCIP, 2018)</a>	Comprehensive climate projections for the UK split into regions.	Huntingdonshire must play its part in reducing carbon emissions and the impacts of climate change on people and the environment. The new Local Plan will play an important part in implementing	Carbon Emissions and Targets

The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
		policies that provide carbon neutral, green and climate resilient development.	
<a href="#">Planning for sustainable growth in the Oxford-Cambridge Arc: spatial framework (MHCLG/DLUHC, 2021)</a> , <a href="#">Local Natural Capital Plan</a> and <a href="#">Ox-Cam Integrated Water Management Framework</a>	<p>The Government has renewed its support for the Oxford-Cambridge Arc, which Huntingdonshire is located within. In February 2021, a Spatial Framework for the Arc was published setting out the rationale and timelines to deliver the Spatial Framework. This is a long-term strategic plan to help coordinate the infrastructure, environment and new developments in the area. An indicative time for a draft Framework to be published is Autumn 2022. Once finalised, the Spatial Framework will sit alongside the NPPF as national policy. A consultation on creating a vision for the Oxford-Cambridge Arc was launched in July 2021 alongside a Sustainability Appraisal Scoping Report, the data used within it has been placed into an interactive map.</p> <p>The Local Natural Capital Plan for the Arc is a first step to ensure a natural capital baseline and framework is provided that helps to monitor environmental change and de-risk growth as part of the Ox-Cam Arc.</p> <p>The Ox-Cam Integrated Water Management Framework will explore how to draw together current and ongoing water, flood, natural capital, and land use planning work to create a shared understanding of issues and pressures and fully interconnected water and flood risk evidence base, and test and trial new approaches across the range of water functions. This will be used to consider water systems strategically and allow a holistic approach to decision making, solution planning for water management and wider spatial planning policy.</p>	<p>Huntingdonshire is located within the Oxford-Cambridge Arc. The Council has actively engaged with the Government on developing the Spatial Framework as stakeholders. To realise the potential of the Arc and if it is continued, the Local Plan should sustainably integrate infrastructure, growth and environmental priorities.</p>	All
<a href="#">East of England Route Strategy (Highways England, March 2017)</a>	<p>This Route Strategy provides a statement on the current performance of, and perceived pressures on, the East of England route to inform the planning of future investment. The SRN supports national and local economic prosperity by:</p> <ul style="list-style-type: none"> <li>• linking together major cities</li> <li>• connecting with extensive local road network</li> <li>• providing links to major ports, airports, and rail terminals</li> <li>• enabling good access to regions and cross-border routes between the nations of the United Kingdom</li> </ul> <p>The East of England route is formed of the A11, A12, A47 and A120</p>	<p>Huntingdonshire and many of its settlements are well placed in relation to the strategic road network. Improvements to existing routes and the delivery of infrastructure, housing and jobs nearby will need to be appropriately assessed.</p>	Travel and Transport
<a href="#">East-West Rail</a>	<p>East West Rail is a major infrastructure project which is proposed to deliver these much-needed connections. Linking people with job opportunities, new homes and major economic hubs both locally and across the UK. It is a key transport project within the Ox-Cam Arc. The section between Oxford and Bicester has been constructed with Bicester to Bletchley under construction. Later phases such as Bletchley to Bedford is in the detailed planning phase while the Bedford to Cambridge section is</p>	<p>A key project to support the delivery of the Oxford-Cambridge Arc, an East West Rail route within Huntingdonshire and potentially a new station will have impact on the spatial distribution of new development. The delivery of</p>	Travel and Transport

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	in the early planning phase. There is likely to be a new railway station to the south of St Neots, it is not clear whether this will be nearer to St Neots or Tempsford at this stage.	infrastructure, housing and jobs within this corridor will need to be appropriately assessed.	
<a href="#">A428 Black Cat to Caxton Gibbet Road improvement scheme Development Consent Order</a>	The proposal is to upgrade the A428 between A1/A421 Black Cat Junction and A428/A1198 Caxton Gibbet Junction to high quality dual carriageway. Construction will include 19km of new Dual Carriageway, and Grade separated junctions. The DCO was granted on 18 August 2022.	Huntingdonshire and many of its settlements are well placed in relation to the strategic road network. Improvements to existing routes and the delivery of infrastructure, housing and jobs nearby will need to be appropriately assessed.	Travel and Transport
<a href="#">A47 North Tuddenham to Easton improvement scheme Development Consent Order</a>	Dualling of the single carriageway section of the A47 between Norwich and Dereham, linking together two existing sections of dual carriageway. The scheme will provide a new route to the south of Hockering and to the north of Honningham and include new junctions with locations yet to be determined. The DCO was granted on 12 August 2022.	Huntingdonshire and many of its settlements are well placed in relation to the strategic road network. Improvements to existing routes and the delivery of infrastructure, housing and jobs nearby will need to be appropriately assessed.	Travel and Transport
<a href="#">East Inshore and East Offshore Marine Plans (2014)</a>	Published April 2014, the East Inshore and East Offshore Marine Plans provide guidance for sustainable development from Flamborough Head to Felixstowe. Marine plans address the key issues for the area, setting a vision and objectives. Detailed policies set out how these will be achieved and how issues will be managed or mitigated. The policies inform decision-making for any activity or development which is in or impacts on a marine area.	The River Great Ouse and River Nene flow through the district, they both drain into the North Sea.	Flooding and Water
<a href="#">Water for people and the environment: Water resources strategy Regional action plan for the Anglian Region (Environment Agency, 2009)</a>	Sets out the EA's strategic approach to water management within the Anglian region. It considers local pressures and priorities, and reflects the measures in River Basin Management Plans and the EA's corporate strategy. The regional action plan and its strategy link to a number of other strategies and plans for England and Wales.	Huntingdonshire lies within the East of England, a region prone to water stress. The impact of future growth on water supply will need to be properly assessed.	Flooding and Water
<a href="#">Emerging Water Resources East Regional Plan (January 2022)</a>	Consultation on the draft Water Resources East Regional Plan was undertaken between January and March 2022. The Plan is anticipated to be completed in 2023. The aim of our Regional Plan is to ensure sustainable and resilient water resources to 2050 and beyond.	Huntingdonshire lies within the East of England, a region prone to water stress. The impact of future growth on water supply will need to be properly assessed.	Flooding and Water



## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Drainage and Wastewater Management Plan (forthcoming in May 2023)</a>	The Drainage and Wastewater Management Plan (DWMP) is a collaborative long-term strategic plan highlighting the known and expected future risks to drainage and identifying solution strategies to mitigate.	Huntingdonshire lies within the East of England, a region prone to water stress. The impact of future growth on water supply will need to be properly assessed.	Flooding and Water
<a href="#">Future Fens Integrated Adaptation manifesto (November 2021)</a> and <a href="#">Future Fens Flood Risk Management Baseline Report (2020)</a>	Sets out an approach for landscape scale adaptation to climate change. Aims are to protect and enhance the environment, maintain food security, develop new water resources, alleviate risks from drought and floods, to lock carbon into natural systems and enable investment. The Environment Agency's 'Flood Risk Management for the Fens' project considers what the future flood risk management choices for the Great Ouse Fens might look like.	The rivers Great Ouse and Nene are key to the catchment area feeding the Fens and cut through Huntingdonshire. The integrated approach connects changes to the water environment with agriculture and the impacts on peat soils which cover much of northern Huntingdonshire.	Flooding and Water  Land, Soils and Agriculture  Carbon Emissions and Targets  Biodiversity, Habitats and the Natural Environment.
Catchment Abstraction Management Plans: <a href="#">Upper Ouse and Bedford Ouse abstraction licensing strategy (2017)</a> , <a href="#">Old Bedford including Middle Level abstraction licensing strategy (2017)</a>	Details how the Environment Agency manages water resources and sets out the EA's approach to managing new and existing abstraction and impoundment within their the Old Bedford catchment and the Upper Ouse and Bedford Ouse catchment.	Huntingdonshire lies within the East of England, a region prone to water stress. The impact of future growth on water supply will need to be assessed.	Flooding and Water
<a href="#">Anglian Water's Long Term Water Recycling Plan (WRLTP)</a>	The plan considers risk from growth, climate change, severe drought, and customer behaviours. It promotes sustainable solutions for maintaining reliable and affordable levels of service, and facilitates working in partnership to mitigate flood risk. It complements the Anglian Water Water Resource Management Plan (WRMP).	Huntingdonshire lies within the East of England, a region prone to water stress. Huntingdonshire is home to England's third largest reservoir, Grafham Water. The impact of future growth on water supply will need to be assessed.	Flooding and Water
<a href="#">Anglian Water Resource Management Plan (WRMP) 2020-2045</a>	Sets out how Anglian Water will manage the water supplies in the region to meet current and future needs over a minimum of 25 years. The current Plan, published in 2019, covers the period from 2020-2045. The Plan identifies that the Anglian region faces four key challenges: climate change,	Huntingdonshire lies within the East of England, a region prone to water stress. Huntingdonshire is home to England's	Flooding and Water

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	environmental protection, population growth and the risk of drought. The Plan seeks to address as the area may move from a strong position of a surplus of 150 million litres of water daily to a deficit of 30 million litres daily by 2025. To tackle this, there is a focus on the demand side first and reduce the amount of water used by installing smart meters, reducing leakage and investing in water efficiency and also invest in the supply-side to increase the amount of water available.	third largest reservoir, Grafham Water. The impact of future growth on water supply will need to be assessed.	
<a href="#">Anglian River Basin District River Basin Management Plan (2015)</a>	This document sets out the current state of the water environment; pressures affecting the water environment; environmental objectives for protecting and improving the waters; programme of measures, actions needed to achieve the objectives; and progress since the 2009 plan. It also informs decisions on land-use planning because water and land resources are closely linked.	Huntingdonshire lies within the East of England, a region prone to water stress. Huntingdonshire is home to England's third largest reservoir, Grafham Water. The impact of future growth on water supply will need to be assessed with .	Flooding and Water
<a href="#">Cambridge Water Resource Management Plan 2020-2045</a>	The plan covers a 25 year period to 2045. This plan sets out, in detail, how Cambridge Water will provide high-quality, sustainable and reliable water supplies over the next 25 years. It also takes into account things like climate change, population growth and the need to protect the environment. It describes how Cambridge Water will manage water resources and maintain the balance between the water available to supply to and the demand for that water.	Huntingdonshire lies within the East of England, a region prone to water stress. The impact of future growth on water supply will need to be assessed.	Flooding and Water

### Sub-regional, County and Local level

#### Sub-regional level documents

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Cambridgeshire and Peterborough Devolution Deal (HM Government, 2017)</a>	This Devolution Deal marked the transfer of resources, powers and accountability from central Government to Cambridgeshire and Peterborough. In return for this level of devolution and local control Cambridgeshire and Peterborough will establish a Combined Authority, with a directly elected Mayor in place from May 2017. The ambitions of the Cambridgeshire and Peterborough Combined Authority is to: <ul style="list-style-type: none"> <li>• double the size of the local economy</li> <li>• accelerate house building rates to meet local and UK need</li> <li>• deliver outstanding and much needed connectivity in terms of transport and digital links</li> <li>• provide the UK's most technically skilled workforce</li> </ul>	Huntingdonshire is part of the Cambridgeshire & Peterborough Combined Authority area. Where possible, the Local Plan will work towards achieving the ambitions of the Combined Authority.	All

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	<ul style="list-style-type: none"> <li>transform public service delivery to be much more seamless and responsive to local need</li> <li>grow international recognition for our knowledge based economy</li> <li>improve the quality of life by tackling areas suffering from deprivation</li> </ul>		
<a href="#">Cambridgeshire &amp; Peterborough Combined Authority Housing Strategy (CPCA, September, 2018)</a>	<p>The delivery of at least 100,000 more homes, and especially new affordable homes, is one of the key objectives of the CPCA. The CPCA's targets for housing delivery include at least 100,000 additional new homes (including at least 40% new affordable homes) by 2036; and short term delivery targets of at least 2,000 new affordable homes by 2022, region wide, using £100 million of government grant, plus 500 new Council homes in a government grant ring-fenced for Cambridge City Council.</p>	<p>Huntingdonshire is part of the Cambridgeshire &amp; Peterborough Combined Authority area. Where possible, the Local Plan will work towards achieving the ambitions of the Combined Authority.</p>	<p>Housing</p>
<a href="#">Cambridgeshire &amp; Peterborough Independent Economic Review (CPIER) (September, 2018)</a>	<p>This independent review highlights the importance of the Cambridgeshire and Peterborough area to the national economy and its industrial future. It makes 14 key recommendations and 13 subsidiary recommendations to sustain its own economy, and support the UK economy, while providing a better and more fulfilling way of life for the people who live and work in this area.</p>	<p>Huntingdonshire is part of the Cambridgeshire &amp; Peterborough Combined Authority area. Where possible, the Local Plan will work towards achieving the ambitions of the Combined Authority.</p>	<p>Employment and Businesses Retail and Town Centres Tourism and Leisure</p>
<a href="#">Cambridgeshire &amp; Peterborough Local Industrial Strategy (July 2019)</a>	<p>This Local Industrial Strategy sets out an industrial blueprint to deliver Cambridgeshire and Peterborough's vision of being a leading place in the world to live, learn, work, and do business. It supports the aims of the National Industrial Strategy by boosting productivity in Cambridgeshire and Peterborough. This strategy is one of a family of four linked strategies covering the Oxford-Cambridge Arc, with the other strategies covering Oxfordshire, Buckinghamshire and the South East Midlands. While responding to the wider economic context of the Arc, the specific objectives for the Cambridgeshire and Peterborough area are:</p> <ul style="list-style-type: none"> <li>Working together collaboratively across all of the foundations of productivity to ensure that the implementation of the four Local Industrial Strategies maximises the economic potential of the wider Arc region.</li> <li>Harnessing the collective strength of the Arc's research base – driving greater collaboration on science and research; developing a network of 'living labs' to trial and commercialise new technologies; and growing the role of the Arc as a global research and innovation hub.</li> <li>Bringing employers and skills providers together to understand the current and future skills needs, and planning provision to meet them.</li> </ul>	<p>Huntingdonshire is part of the Cambridgeshire &amp; Peterborough Combined Authority area. Where possible, the Local Plan will work towards achieving the ambitions of the Combined Authority.</p>	<p>Employment and Businesses</p>

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	<ul style="list-style-type: none"> <li>Maximising the economic benefits of new transport, energy and digital infrastructure within the Arc.</li> <li>Developing an improved business support and finance programme for high growth companies, a shared approach to commercial premises and an Internationalisation Delivery Plan to encourage greater trade and inward investment in the Arc</li> </ul>		
<a href="#">Cambridgeshire &amp; Peterborough Local Economic Recovery Strategy (LERS) (March, 2021)</a>	<p>The Combined Authority's goal is to make a leading contribution both to the UK's recovery from the Covid-19 pandemic and to its future global success. This strategy sets out how the CA will accelerate the recovery, rebound and renewal of its economy, helping people effected and achieving the ambition to double GVA by 2042 in a digitally enabled, greener, healthier and more inclusive way.</p>	<p>Huntingdonshire is part of the Cambridgeshire &amp; Peterborough Combined Authority area. Where possible, the Local Plan will work towards achieving the ambitions of the Combined Authority.</p>	<p>Employment and Businesses</p> <p>Retail and Town Centres</p> <p>Tourism and Leisure</p>
<a href="#">Cambridgeshire &amp; Peterborough Independent Commission on Climate (CPICC) (October 2021)</a>	<p>The Commission's mission is to provide independent advice to local government, the broader public sector and business on setting and meeting carbon reduction targets for Cambridgeshire and Peterborough and on preparing for climate change. It identifies that within the CPCA area, emissions are almost 25% higher per person than the UK average, excluding the emissions from peat. It identifies that in the CPCA area there are over 350,000 existing homes that will need to be converted to low carbon heating, and every new build must be net zero. All the cars in the region (more than 500,000 currently) will need to be zero emissions by 2050. In respect of green infrastructure, it is estimated a requirement of around £700m annually through the 2020s in the CPCA area will be needed to deliver the decarbonisation of electricity systems, industries, transport and homes.</p>	<p>Huntingdonshire is part of the Cambridgeshire &amp; Peterborough Combined Authority area. Where possible, the Local Plan will work towards achieving the ambitions of the Combined Authority.</p>	<p>Carbon Emissions and Targets</p> <p>Renewable Energy and Energy Efficiency</p>
<a href="#">The Cambridgeshire &amp; Peterborough Local Transport Plan (CPCA, 2020)</a>	<p>This is the first transport plan for Cambridgeshire and Peterborough together and establishes a vision, goals, objectives and policies to respond to the Combined Authority's strategic approach to growth to 2050 and to address current challenges and opportunities. There are three goals: deliver economic growth and opportunity for all our communities; provide an accessible transport system to ensure everyone can thrive and be healthy; and preserve and enhance our built, natural and historic environment and implement measures to achieve net zero carbon.</p>	<p>Huntingdonshire is part of the Cambridgeshire &amp; Peterborough Combined Authority area. Where possible, the Local Plan will work towards achieving the ambitions of the Combined Authority.</p>	<p>Travel and Transport</p>
<a href="#">Mapping natural capital and opportunities for habitat creation in Cambridgeshire (Natural Capital Solutions Ltd for Cambridgeshire)</a>	<p>This report has produced detailed habitat base maps for the whole of Cambridgeshire (including Peterborough), to examine habitat change over 80 years, and to identify opportunities to enhance biodiversity.</p>	<p>Report includes habitats within Huntingdonshire. The impact of local plan policies and any site allocations will be assessed for their impact on the environment via a habitats regulations assessment.</p>	<p>Biodiversity, Habitats and the Natural Environment</p>



## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Biodiversity Partnership, May, 2019)</a>			
<a href="#">Natural Cambridgeshire's 'Doubling Nature – A Vision for the Natural Future of Cambridgeshire and Peterborough in 2050'</a>	The vision is to double nature, including land managed for nature, in Cambridgeshire by 2050. Within this, it aims to create living landscapes, promote good practice for local food and farming, create better places to live, create sustainable jobs, healthy communities and promote heritage, culture and leisure.	The natural environment and biodiversity net gain will be embedded in to the Local Plan as part of sustainable development objectives.	Biodiversity, Habitats and the Natural Environment
<a href="#">Combined Authority Doubling Nature Investment Plan (2020)</a>	As part of the 'Doubling Nature – A Natural Vision', there is a commitment to prepare a Cambridgeshire-wide natural capital investment plan, now termed the Doubling Nature Investment Plan (DNIP), to 'inform strategic and economic decision making in order to maximise opportunities for enhancing the area's natural environment. This scoping report explores mechanisms in which to deliver this.	The natural environment and biodiversity net gain will be embedded in to the Local Plan as part of sustainable development objectives.	Biodiversity, Habitats and the Natural Environment
<a href="#">Cambridgeshire and Peterborough Digital Connectivity Strategy 2021-2025 (Connecting Cambridgeshire, 2021)</a>	It targets different aspects of digital connectivity from broadband, mobile, 'Smart' technology and public access Wi-Fi to ensure that the Cambridgeshire & Peterborough Combined Authority area has the leading digital connectivity infrastructure required to ensure that: <ul style="list-style-type: none"> <li>• All businesses have access to the leading-edge digital connectivity needed to help them succeed and to deliver sustainable growth.</li> <li>• Communities, particularly in rural areas, are digitally connected and able to access education, jobs, health, social care and other public services.</li> <li>• Digital connectivity supports home working and remote training alongside other agile working practises, which can contribute to reduced commuting, less traffic congestion and more flexible and more inclusive job opportunities.</li> <li>• 'Smart' technology, including 'Internet of Things' based connectivity helps to provide ready access to real-time transport information and environmental monitoring, leading to increased use of sustainable transport solutions, reducing private car usage and contributing to a reduction in carbon emissions and meeting climate change targets.</li> <li>• As a key part of the Oxford-Cambridge Arc, businesses, communities and public services in our area are able to harness digital connectivity and advanced technology to support sustainable growth, good quality of life and a strong local economy with no communities left behind.</li> </ul>	Connecting Cambridgeshire includes Huntingdonshire. Where possible, the Local Plan will work towards improving digital infrastructure.	Digital Infrastructure and Communications

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Cambridgeshire and Peterborough Minerals and Waste Local Plan (CCC, adopted July 2021)</a>	The Minerals and Waste Local Plan sets the framework for all minerals and waste developments until 2036. It sets out policies to guide mineral and waste management development and will: ensure a steady supply of minerals (construction materials e.g. sand and gravel) to supply the growth that is planned for the area; and enable CCC to have new modern waste management facilities, to manage our waste in a much better way than landfill. The Local Plan makes strategic allocations for long-term mineral and waste management development at Block Fen/Langwood Fen near Mepal. Designations such as Mineral Safeguarding Areas are also made within the Local Plan and shown on the Policies Map. This will ensure, for example, that consultation takes place between the County Council as Mineral Planning Authority and district/city councils when development is proposed on mineral bearing land. The aim is to avoid the county's finite mineral resource being unknowingly or unnecessarily sterilised.	Policies within the Minerals and Waste Local Plan apply to Huntingdonshire, any designations within the Minerals and Waste Local Plan will be taken into account when considering policies and locations for growth.	Waste and Recycling
<a href="#">Cambridgeshire and Peterborough Joint Health and Wellbeing Strategy 2020-2024 (CCC, 2020)</a>	The health and wellbeing strategy has four priorities: <ol style="list-style-type: none"> <li>1. places that support health and wellbeing;</li> <li>2. helping children achieve the best start in life;</li> <li>3. staying healthy throughout life; and</li> <li>4. quality health and social care.</li> </ol>	Health and wellbeing should be embedded in the Local Plan as part of sustainable development objectives and to create and support resilient communities.	Population and Health

### County level documents

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Cambridgeshire Renewables Infrastructure Framework (CRIF) – Final Report: Finance, Delivery and Engagement (Camco for Cambridgeshire Horizons, 2012)</a>	Aims including; to serve as an evidence base for the introduction of the Community Infrastructure Levy by identifying the renewable energy Infrastructure needed to meet low-carbon development aims, allowing the collection of developer contributions as part of the funding solution for such projects; informing ongoing development of development plans alongside other evidence based work, with the aim of creating the policy platform for renewable energy infrastructure investment; informing the proposed Community Energy Fund (CEF), identifying opportunities for more flexible sources of low carbon infrastructure investment and to complement the Low Carbon Development Initiative (LCDI), which is bringing forward and reducing the risk of renewable energy projects to enable investment.	Huntingdonshire are preparing their own Environment and Climate Change Strategy. The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions where possible and is resilient to the impacts of climate change.	Carbon Emissions and Targets
<a href="#">Climate Change and Environment Strategy</a>	Following Cambridgeshire County Council's declaration of a Climate and Environment Emergency, it has approved a Climate Change and Environment Strategy (2020-2025), Carbon Footprint for	Huntingdonshire are preparing their own Environment and Climate Change	Carbon Emissions and Targets

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">(2020-2025). Carbon Footprint for 2018/19 and our Action Plan (CCC, 2020)</a>	2018/19 and our Action Plan. These set out plans to reduce the County Council's the County's carbon footprint, and to support others in their efforts. There are 15 priority areas split within three themes (mitigation, adaptation and natural capital). The vision is to deliver net-zero carbon emission for Cambridgeshire by 2050 whilst supporting our communities and Cambridgeshire's biodiversity and environmental assets to adapt and flourish as our climate changes.	Strategy. The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change.	
<a href="#">Cambridgeshire Climate Change and Environment Strategy 2020</a>	Mitigation and adaptation to climate change of CCC estate and elements they can influence. Conservation and enhancement of natural capital and priority areas for this in Cambridgeshire.	Huntingdonshire are preparing their own Environment and Climate Change Strategy. The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change.	Carbon Emissions and Targets
<a href="#">Cambridgeshire Landscape Guidelines (CCC, 1991)</a>	Vision: a countryside which is diverse, reflecting local character and a sense of place, consciously thought about and managed and which acknowledges our affinity with nature and our need for recreation and visual enjoyment. Sets out the following objectives to achieve the vision: increase people's awareness of landscape quality; mobilise care and action amongst the main bodies who play the most active role in generating tomorrow's landscapes; improve overall visual quality and strengthen the contrasts between landscapes in the County; integrate wildlife conservation into landscape action at all scales; protect and enhance historic features; and conserve existing features and create landmarks and 'personality' in the landscape.	This guidance has been incorporated into the Landscape and Townscape SPD (2022), the new Local Plan will consider the impact of growth on the landscape.	Landscape
<a href="#">Cambridgeshire and Peterborough Biodiversity Action Plans (CCC, Various dates)</a>	The Cambridgeshire and Peterborough Biodiversity Group has reviewed our Local Priority Species (formerly Local Species Action Plans). Over 200 UK Priority Species are found in Cambridgeshire and Peterborough.	By Cambridgeshire County Council which includes Huntingdonshire authority area	Biodiversity, Habitats and the Natural Environment
<a href="#">Cambridgeshire Rights of Way Improvement Plan (2016)</a>	This document provides an update to the Rights Of Way Improvement Plan (ROWIP) adopted in 2006 in line with the requirements of the Countryside and Rights of Way Act 2002. This update summarises the progress made since the ROWIP was adopted in 2006 and sets out future challenges for rights of way and countryside access to 2031 in the form of updated Statements of Action.	By Cambridgeshire County Council which includes Huntingdonshire authority area	Travel and transport

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Cambridgeshire Flood Risk Management Strategy 2021-2027 (2022)</a>	<p>The strategy's main focus is on flooding from surface water, groundwater and ordinary watercourses, such as streams and ditches. Although the risk of flooding from rivers remains the responsibility of the Environment Agency, this strategy looks at the interaction between all forms of flood risk.</p>	<p>Three of Huntingdonshire's market towns are located within the Great Ouse valley (Huntingdon, St Neots and St Ives) and Ramsey within the low lying Fen, therefore flooding is a significant issue for the District, anticipated to worsen with climate change. The Local Plan will need to provide proactive policies to mitigate against flood risk from all its forms and be supported by a strategic flood risk assessment.</p>	<p>Flooding and Water</p>
<a href="#">Surface Water Management Plan for Cambridgeshire (CCC, 2014)</a>	<p>Tool to manage surface water flood risk on a local basis by improving and optimising coordination between relevant stakeholders. SWMPs build on 'Strategic Flood Risk Assessments' and provide the vehicle for local organisations to develop a shared understanding of local flood risk and establish an action plan, including setting out priorities for action, maintenance needs and links into development framework and emergency plans. Also to be used as evidence when formulating general planning policies relating to surface water flooding such as use of SuDS. Identifies St Neots, Huntingdon, St Ives, Sawtry and Godmanchester as wetspots and St Neots for additional modelling work. The objectives of the 2014 SWMP Countywide Update are to:</p> <ul style="list-style-type: none"> <li>• Collate and review additional flood incident records from 2011 to 2014 made available by the SWMP stakeholders to identify that the initial wetspot list remains appropriate;</li> <li>• Revise the MCA methodology to make use of the updated national surface water flood risk mapping available from the EA; and</li> <li>• Produce a revised list of wetspot prioritisation to assist CCC and partners in taking action and allocating resources for future investigation.</li> </ul>	<p>Three of Huntingdonshire's market towns are located within the Great Ouse valley (Huntingdon, St Neots and St Ives) and Ramsey within the low lying Fen, therefore flooding is a significant issue for the District, anticipated to worsen with climate change. The Local Plan will need to provide proactive policies to mitigate against flood risk from all its forms and be supported by a strategic flood risk assessment.</p>	<p>Flooding and Water</p>
<a href="#">Draft Preliminary Flood Risk Assessment for Cambridgeshire 2021-2027 (CCC, 2022)</a>	<p>The strategy has been developed together with the members of Cambridgeshire and Peterborough Flood and Water Partnership alongside the Environment Agency's National Flood and Coastal Erosion Risk Management Strategy. It encompasses the predicted and historical flooding issues in and around Cambridgeshire, focusing on how efficiencies and effectiveness of local solutions can be funded within communities to adapt and be more resilient to flood risk. Future adaptation will be key for the whole water environment as pressures are already being felt on water supply as well as flooding. Some work is already underway to provide greater support to communities as a part of the Community Flood Action Programme.</p>	<p>Three of Huntingdonshire's market towns are located within the Great Ouse valley (Huntingdon, St Neots and St Ives) and Ramsey within the low lying Fen, therefore flooding is a significant issue for the District, anticipated to worsen with climate change. The Local Plan will need to provide proactive policies to mitigate against flood risk from all its forms and</p>	<p>Flooding and Water</p>



## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
		be supported by a strategic flood risk assessment.	
<a href="#">Cambridgeshire Flood and Water SPD (2017)</a>	<p>This SPD provides guidance that applies all Cambridgeshire authorities providing a consistent approach to flooding and drainage matters in determining planning applications. It also provides detailed guidance on undertaking the sequential test and incorporating sustainable drainage measures.</p>	<p>Three of Huntingdonshire's market towns are located within the Great Ouse valley (Huntingdon, St Neots and St Ives) and Ramsey within the low lying Fen, therefore flooding is a significant issue for the District, anticipated to worsen with climate change. The Local Plan will need to provide proactive policies to mitigate against flood risk from all its forms and be supported by a strategic flood risk assessment.</p>	Flooding and Water
<a href="#">Surface Water Planning Guidance (CCC, June 2021)</a>	<p>This guidance has been prepared to support developers and their consultants in the preparation of surface water documents to support planning applications. It has been prepared with input from an advice group</p> <p>made up of the Lead Local Flood Authority (LLFA), house builders and consultants/engineers to ensure it is as relevant and up-to-date as possible.</p> <p>This document is 'live' and will therefore be reviewed annually and updated should new guidance or legislation be introduced.</p>	<p>The Local Plan will need to provide proactive policies to mitigate against flood risk from all its forms and be supported by a strategic flood risk assessment.</p>	Flooding and Water
<a href="#">RECAP Waste Management Design Guide Supplementary Planning Document (CCC, 2012)</a>	<p>The RECAP Waste Management Design Guide provides advice on the design and provision of waste management infrastructure as part of residential and commercial developments including the following:</p> <ul style="list-style-type: none"> <li>• internal/external storage capacity - the amount of space required within homes and for the storage of bins to serve residential and commercial developments</li> <li>• location of waste storage - issues to be considered in relation to the location of bins waste storage infrastructure - a minimum specification for the storage of waste in residential and commercial developments</li> <li>• highway design - ensuring that waste collection vehicles can serve new developments effectively</li> </ul> <p>additional waste management measures - complementary measures which can be introduced to support the effective management of waste</p>	<p>The Local Plan should set out policies and allocations towards design that incorporate appropriate waste management.</p>	Waste and Recycling

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
	<ul style="list-style-type: none"> <li>• developer contributions - how developers will contribute to the provision of waste infrastructure including the provision of waste storage containers, Household Recycling Centres and Bring Sites</li> <li>• the RECAP Waste Management Guide also includes a toolkit to be used by developers to demonstrate how they have addressed the waste management infrastructure requirements set out above as part of their proposals</li> </ul>		
<a href="#">Cambridgeshire Green Infrastructure Strategy (2011)</a>	<p>The strategy is designed to assist in shaping and coordinating the delivery of green infrastructure in the county, to provide social, environmental and economic benefits now and in the future. Within the strategic green infrastructure network identified by the strategy it is important to ensure that development proposals contribute to the strategy's vision and objectives, particularly the opportunity to improve the network of green spaces where they are needed to achieve the objectives of: reversing the decline of biodiversity; mitigating and adapting to climate change; promoting sustainable growth and economic development; and supporting healthy living and wellbeing.</p>	<p>Growth within the Local Plan will need to be complemented with appropriate green infrastructure provision in accessible locations.</p>	<p>Green Infrastructure and Open Space</p>
<a href="#">Cambridgeshire Joint Strategic Needs Assessments and data sets</a>	<p>The purpose of Cambridgeshire's Joint Strategic Needs Assessment (JSNA) is to identify local needs and views to support local strategy development and service planning. In order to understand whether we are achieving good health and care outcomes locally, it is useful to benchmark outcomes in Cambridgeshire against the national average and look at trends over time. It highlights key findings based on the information and evidence collected and informs the local Health and Wellbeing Board as to the content of the Health and Wellbeing Strategy.</p>	<p>Health and wellbeing should be embedded in the Local Plan as part of sustainable development objectives and to create and support resilient communities.</p>	<p>Population and Health</p>
<a href="#">Cambridgeshire and West Suffolk: Housing Needs of Specific Groups (GL Hearn, October 2021)</a>	<p>This includes commentary on the local housing market and provides guidance at district level on affordable housing needs and the preferred housing mix for new developments enabling local authorities to think about the nature and influence of housing markets in their area; provide robust evidence to inform the policies aiming to get the right mix of housing across the whole housing market; and provide evidence to inform policies about the level and sizes of affordable housing</p>	<p>To ensure that the needs of various groups are met across Huntingdonshire, the outcomes and recommendations of this assessment will shape policies relating to housing in the Local Plan.</p>	<p>Housing</p>
<a href="#">Gypsy and Traveller Accommodation Assessment (2016)</a>	<p>The GTAA 2016 sought to understand the accommodation needs of gypsies, travellers and travelling showpeople across Cambridgeshire (excluding Fenland), West Suffolk, Peterborough and Kings Lynn and West Norfolk. It was shaped by the Planning Policy for Travellers (2015) and the revised definitions contained therein. A replacement study was commissioned to also include other caravan dwellers and boat dwellers but survey challenges arising from the pandemic led to its abandonment. An updated assessment will be required.</p>	<p>To ensure that the needs of Gypsy and Travellers are met, the outcomes of this assessment and the proposed replacement will shape policies relating to pitches in the Local Plan.</p>	<p>Housing</p>

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Cambridgeshire's 0-19 Education Organisation Plan 2021-2022</a> (CCC)	This sets out the duties of Cambridge County Council to the sufficiency, diversity and planning of places for early years, school-aged children (including special schools) and post-16 education and training provision. It identifies the provision across all Cambridgeshire authorities, the current pressures in each authority and requirements of growth.	Collaboration with Cambridgeshire County Council on education matters will be undertaken as part of the new Local Plan to understand need going forward and the impact of growth. This will be reflected in infrastructure studies and delivery plans.	Education
<a href="#">Transport Strategy for Huntingdonshire</a> (CCC, 2022) and <a href="#">Active Travel Strategy</a> (CCC, 2022)	In October 2022, Cambridgeshire County Council commenced consultation on a transport strategy for Fenland and Huntingdonshire. These will provide a strategy and an action plan of schemes to address the transport challenges facing those districts, whilst also looking at sustainable access to services and a safe and healthy environment. The County Council are also consulting on an Active Travel Strategy which aims to make active travel the 'go to' option for local journeys.	The Local Plan should have a positive strategy towards encouraging increased public and active travel modes to support a healthy population, reduce social exclusiveness and reduces greenhouse gases emissions arising from transport.	Travel and Transport

### Local level documents (Huntingdonshire)

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Huntingdonshire Council Corporate Plan and monitoring reports</a>	The Corporate Plan provides direction for what the Council is doing and why. It sets out what HDC aims to achieve in addition to the provision of core statutory services and also provides the framework for evaluating the Council's performance. The Corporate Plan is reviewed annually to ensure that the key activities and measures are still relevant and that we are continuing to achieve the targets we set ourselves.	The Local Plan will where possible work towards achieving the ambitions of the Corporate Plan.	All
<a href="#">Community Transition Strategy 2021-2023</a> (HDC, 2021)	In response, to the uncertainties and changing way of working and integrating with one another, the Council have set out a Community Transition Strategy detailing how community teams will approach to work with its community, community organisations and other local partners to deliver positive outcomes for our residents. In the longer term this will help to develop a longer-term Community Strategy.	Consultation throughout the development of the Local Plan will be undertaken in accordance with the legal framework and seek to engage with residents, businesses in as many ways as possible.	Procedural
<a href="#">Huntingdonshire Local Plan to 2036</a> (adopted 15 May 2019) and <a href="#">Annual Monitoring Reports</a>	The Local Plan to 2036 sets out the planning policy for Huntingdonshire. It includes the strategy for spatial development of Huntingdonshire up to 2036; the Council's policies for managing development in the district; and sites for achieving the development requirements.	A review of the existing Local Plan policies and their performance will be undertaken as part of the preparations for the new Local Plan.	All

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Developer Contributions SPD (2011)</a> and <a href="#">Developer Contributions: Updated Costs 2019/20</a>	<p>The SPD sets out the council's policy for securing developer contributions from new developments that require planning permission. The SPD should be considered alongside the Community Infrastructure Levy Charging Schedule. The Council expects all eligible types and sizes of new development in Huntingdonshire to contribute to site related and broader infrastructure through a combination of the following mechanisms including:</p> <ul style="list-style-type: none"> <li>• Planning conditions (development and project specific)</li> <li>• Planning obligations e.g. Section 106 Agreements (development and project specific)</li> <li>• Community Infrastructure Levy (District wide)</li> </ul>	<p>Sets out the Council's approach for securing developer contributions from new developments that require planning permission. It should be considered alongside the Community Infrastructure Levy Charging Schedule.</p>	<p>Travel and Transport</p> <p>Community Services and Facilities</p> <p>Green Infrastructure and Open Space</p> <p>Education</p> <p>Flooding and Water</p> <p>Waste and Recycling</p>
<a href="#">Huntingdonshire Community Infrastructure Levy: Charging Schedule</a>	<p>The Community Infrastructure Levy (CIL) allows local planning authorities to raise funds from new development. HDC's charging schedule for CIL is based on the size and type of development. This should be read alongside the Council's Developer Contributions SPD (2011) and Developer Contributions: Updated Costs 2019/20.</p>	<p>The money raised is used to fund district-wide and local infrastructure projects that benefit local communities.</p>	<p>Community Services and Facilities</p>
<a href="#">Huntingdonshire Environment Principles (adopted December 2021)</a> and <a href="#">Huntingdonshire's Climate Change Strategy and Action Plan</a>	<p>The environmental principles proposed for the District Council and its activities:</p> <ul style="list-style-type: none"> <li>• To target net zero carbon at a district level by 2040</li> <li>• To protect, enhance and restore, existing nature areas (green space) and create new ones (where it is viable to do so).</li> <li>• To pursue the ambitions of 'A green Future: Our 25 year Plan to Improve the Environment' and that new development should be designed with a view to minimising and mitigating the effects of Climate Change.</li> <li>• Ensuring existing and new communities see real benefits in their well-being from living in Huntingdonshire.</li> <li>• Using natural resources wisely.</li> </ul> <p>The Climate Strategy sets out our priorities and actions which have been informed through comprehensive consultation in our Climate Conversation with our communities and businesses.</p>	<p>Huntingdonshire are preparing their own Environment and Climate Change Strategy. The Local Plan will recognise and respond to the risks of climate change for the district and develop planning policies that ensure that new development contributes to reductions in carbon emissions and is resilient to the impacts of climate change.</p>	<p>Carbon Emissions and Targets</p>



## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Huntingdonshire Futures Place Strategy</a>	This is a strategy that will shape a vision for the future of the district by incorporating People, Place, the Economy and Environment. The strategy articulates Huntingdonshire's aspirations and ambitions, and maps out plans for place, people, economy, and the environment. It will also guide future strategy and policy developments as well as investment decisions made by the council and its partners to enable better outcomes for residents, communities, and businesses.	Aspirations of the strategy may be ones that can be reflected in the new Local Plan.	All
<a href="#">Great Fen Master Plan 2010 and Fens for the Future Strategic Plan (2012)</a>	The Master Plan contains detailed advice on preferred proposals within the area that balance tourism and nature conservation requirements. The primary aim of the Landscape and Visual Setting is to protect the tranquillity of the Great Fen itself, particularly from visual intrusion (including obtrusive light) and noise intrusion from major structures such as wind turbines, telecommunications masts and any other development located in the landscape and visual setting. Beyond this boundary major structures, although potentially visible from the Great Fen area, are less likely to impact on the setting of the Great Fen. The Great Fen is part of a wider Fens for the Future project; its vision is to promote connectivity in the Fens between sites, for example between the Great Fen and Wicken Fen along the Rothschild Way. The Fens for the Future Strategic Plan 2012 will help to deliver these aspirations.	This is a strategy green infrastructure project, the ambitions of the project should be supported in the new Local Plan.	Biodiversity, Habitats and the Natural Environment  Green Infrastructure and Open Space
<a href="#">Open Space Strategy for Huntingdonshire 2020-2030 and 10 year action plan (HDC, 2020)</a>	Provides an up to date overview of open space provision across Huntingdonshire. The Strategy aims to balance three key elements: the places (parks, open spaces, play areas), the people (those who use and enjoy these spaces), and management (how these parks are maintained and managed). The actions identified within the 10 year action plan include creating a network for different Friends groups across the district to interact with one another, identifying different infrastructure investment programs, all with the aim of helping local people utilise their parks and open spaces to live healthier lives, improve mental health and wellbeing, contribute to the fight against climate change and address social isolation.	The Local Plan will where possible support the aims of this strategy through its policies and allocations.	Green Infrastructure and Open Space
<a href="#">Huntingdonshire Housing Strategy 2020-2025 (HDC 2020)</a>	This Strategy has three overarching themes: 1. New homes to meet the needs of Huntingdonshire now and in the future 2. Homes to enable people in Huntingdonshire to live independent and healthy lives 3. Working in Partnership to achieve shared objectives	The Local Plan will where possible support the aims of this strategy through its policies and allocations.	Housing
<a href="#">Huntingdonshire Sports and Leisure Facilities Strategy 2016-2021 (HDC 2016)</a> (an updated strategy is underway)	The purpose of the Strategy is to provide an overview of sports facilities in the district, as well as establishing a clear framework for the prioritisation, provision and enhancement of sports facilities. The aims of strategy are to update audit of current formal sports and leisure facilities provision; provide a shared vision for the future of the district's sports facilities; promote the role of sports and leisure facilities in health improvement, active lifestyles and contribution to the local economy; make the case for funding opportunities; ensure sport is recognised within the planning context in particular in relation to new housing developments; seek to protect and improve locally important sports and leisure facilities; and increase public awareness of the district's sports and leisure facilities.	The Local Plan will where possible support the aims of this strategy through its policies and allocations.	Tourism and Leisure  Green Infrastructure and Open Space

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Huntingdonshire Landscape and Townscape SPD (2022)</a>	<p>This revised and expanded landscape and townscape assessment of Huntingdonshire has two key aims:</p> <ol style="list-style-type: none"> <li>1. guiding the preparation and consideration of planning applications to enhance the quality of new development within Huntingdonshire and</li> <li>2. providing a methodology for neighbourhood planning groups to produce their own landscape and townscape assessments to support policies within neighbourhood plans. Provides understanding of character and composition of built and natural environment to guide development proposals.</li> </ol>	<p>The Local Plan should set out policies relating to landscape and design matters by using the information within the SPD.</p>	<p>Landscape Heritage</p>
<a href="#">Huntingdonshire Design Guide (2017) and Compatibility Statement (2021)</a>	<p>Sets out key design principles and requirements to help improve the quality and sustainability of new development within Huntingdonshire. To ensure that the Huntingdonshire's Design Guide SPD 2017 meets the new criteria set out in the NPPF 2021, the Council undertook a compatibility check of the SPD against the requirements set out in the National Model Design Guide and National Model Design Code's, both of which incorporate 10 characteristics for a well-designed place.</p>	<p>The Local Plan should set out policies towards design and placemaking so that future developments respond to their contexts.</p>	<p>All</p>
<a href="#">Huntingdonshire Conservation Area Character Statements and Assessments</a> and <a href="#">Cambridgeshire Historic Environmental Record</a>	<p>These statements provide detailed assessment of the history, features and character of Huntingdonshire's conservation areas. Cambridgeshire Historic Environment Record (CHER) is the most comprehensive source of information on undesignated heritage assets, archaeological sites and finds in Cambridgeshire. It forms part of a <a href="#">network of Historic Environment Records</a> across the UK.</p>	<p>The Local should include a positive strategy towards heritage assets.</p>	<p>Heritage</p>
<a href="#">Wind Energy Development in Huntingdonshire SPD (2014)</a>	<p>Part 1 of the guidance seeks to:</p> <ul style="list-style-type: none"> <li>• provide information on the relative sensitivity and capacity of the district's landscapes in relation to wind turbines;</li> <li>• indicate criteria that need to be taken into account when considering specific proposals of this type;</li> <li>• and provide guidance on potential mitigation measures where appropriate.</li> </ul> <p>Part 2 of the guidance seeks to:</p> <ul style="list-style-type: none"> <li>• evaluate the current cumulative landscape and visual impacts of wind turbine developments in the district</li> <li>• provide guidance on criteria for the assessment of cumulative landscape and visual impacts of wind turbine developments</li> </ul>	<p>The Local Plan should set out policies relating to renewable energy opportunities to contribute towards the reducing carbon emissions.</p>	<p>Landscape Renewable Energy and Energy Efficiency</p>

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Huntingdonshire Tree Strategy (2020-2030) and 10 year Action Plan</a>	The Huntingdonshire Tree Strategy 2020 – 2030 sets out our how HDC will manage and protect trees across the district to 2030. A 10-year Action Plan has been developed which sets out key projects and tasks to be completed between 2020 and 2030. These set out how we can meet the key aims of Tree Strategy and work towards its vision.	The Local Plan will where possible support the aims of this strategy through its policies.	Biodiversity, Habitats and the Natural Environment
<a href="#">Huntingdonshire Economic Growth Strategy and Economic Growth Plan 2020-2025</a> and <a href="#">Invest in Huntingdonshire</a> webpage	The Economic Growth Strategy sets out the council's economic priorities to 2025. The strategy document is accompanied by the Huntingdonshire Economic Growth Plan 2020-2025 which contains further context and detail. The key themes and priorities are focused on: inward investment; conditions for growth; fuelling our economy; maximising our skills; vibrant town centres; and supporting our business sectors.	The Local Plan will support the aims of this strategy and provide policies that support Huntingdonshire's economy and provide businesses with the opportunity to adapt to changing economic contexts.	Employment and Businesses  Retail and Town Centres  Tourism and Leisure
<a href="#">Employment Land Study and appendices 1-6</a> (AECOM for HDC 2014)	Supports the Local Plan to 2036. The study provides an economic and employment land study for the district of Huntingdonshire. It involves an overall assessment of the employment and economic environment within Huntingdonshire, as well as an analysis of employment land and premises demand, supply and need across the district to 2036. The Study is primarily concerned with employment land uses included within the Planning Use Class B: B1 (business, offices / light industrial); B2 (general industrial); B8 (storage and distribution) and appropriate sui generis uses including recycling and the environmental industry.	A new study will likely be required to support the policies and any employment allocations within the new Local Plan.	Employment and Businesses
<a href="#">Huntingdonshire Retail and Commercial Leisure Needs Assessment</a> (Nexus Planning for HDC, February 2017)	Supports the Local Plan to 2036. The assessment includes a review of the national planning policy position and an appraisal of economic, retail and leisure trends at a national and regional level; analysis of the four market towns (including their town centre, edge/ out of town retail and commercial leisure provision; calculation of anticipated residual expenditure availability for convenience retailing, comparison retailing and commercial leisure activities at 2026, 2031 and 2036, reflecting anticipated growth in the Draft Local Plan to 2036; and a quantitative assessment of the potential change in floorspace requirements with recommendations on the nature and timing of the delivery of any future convenience retail, comparison retail and commercial leisure floorspace requirements and the appropriate future mix of uses within each market town centre to increase resilience.	A new study will likely be required to support the policies within the new Local Plan.	Retail and Town Centres
<a href="#">Huntingdonshire Market Town's Economic prospectuses and programmes for growth</a> and <a href="#">draft masterplans for</a>	There are Prospectus for Growth documents for Huntingdon, St Ives and Ramsey. St Neots has pursued Future High Streets Funding for regenerating projects. These documents have been commissioned by HDC and funded by the CPCA. The 'Prospectus for Growth' documents establishes a vision, and will be instrumental in securing funding to deliver these initiatives, each of which are seen as crucial to the growth and prosperity of Huntingdon, St Ives and Ramsey as well its wider economy. Draft masterplans for these towns are now being consulted on and proposals being shaped.	The Local Plan will where possible support the aims of this work to support the continued vitality and vibrancy of Huntingdonshire's market towns.	Retail and Town Centres  Tourism and Leisure  Employment and Businesses

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Huntingdon, St Ives and Ramsey</a>			
<a href="#">St Neots Future High Streets Fund</a>	Funding has been secured for an ambitious £12.8 million investment in St Neots town centre. The investment will deliver six projects, transforming the market town for the benefit of local people, businesses, and visitors.	The Local Plan will where possible support the aims of this work to support the continued vitality and vibrancy of Huntingdonshire's market towns.	Retail and Town Centres Tourism and Leisure Employment and Businesses
<a href="#">Huntingdonshire Strategic Flood Risk Assessment (SFRA) and appendices A-G</a> (JBA Consulting for HDC, June 2017)	The SFRA provides up to date information and guidance on flood risk for Huntingdonshire, taking into account the latest flood risk information and the current state of national planning policy. It also determines the variations in risk from all sources of flooding in Huntingdonshire, identifies the requirements for site-specific flood risk assessments, determines the acceptability of flood risk in relation to emergency planning capability and considers the opportunities to reduce flood risk to existing communities and development.	A new study will be required to support the policies and site allocations in the new Local Plan.	Flooding and Water
<a href="#">Stage 2: Detailed Water Cycle Study Update</a> (URS for HDC, December 2014)	The evidence base document supports the Local Plan to 2036. Information has been used to determine how the water cycle constraints may relate to potential development sites within the settlements, if and how the constraints can be resolved and how they may impact on phasing of development over the plan period to 2036. It also provides a detailed suggested approach to the management and use of water which demonstrates ways to ensure that the sustainability of the water environment in the study area is not compromised by growth.	A new study will be required to support the policies within the new Local Plan.	Flooding and Water
<a href="#">Strategic Transport Study Baseline Report</a> (May 2017) and <a href="#">Huntingdonshire Strategic Transport Study - Development Scenario Comparative Assessment</a> (May 2017) <a href="#">Huntingdonshire Strategic Transport Study - Development Scenario</a>	Supports the Local Plan to 2036. The purpose of this Study is to provide an evidence base of the baseline transport conditions in the area which will: <ul style="list-style-type: none"> <li>• Identify and test the transport implications of committed development and four potential development scenarios</li> <li>• Recommend the most sustainable development scenario in transport terms for delivering the 21,000+ homes required</li> <li>• Highlight where there are opportunities for increasing the usage of sustainable transport modes</li> <li>• Identify and cost where amended or additional transport infrastructure is required to mitigate the predicted impacts of each potential development scenario</li> </ul>	A new study will be required to support the policies within the new Local Plan.	Travel and Transport



## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Addendum</a> (December 2017)	<ul style="list-style-type: none"> <li>Form the basis of a district-wide transport strategy that mitigates the transport implications of the chosen development scenario</li> </ul>		
<a href="#">CPCA A141 and St Ives transport improvement projects</a>	A141 and St Ives transport infrastructure plans are ongoing with both projects now combined into one business case. Public consultation undertaken in 2021 on 6 options for each. January 2022 board progressed detailed assessment of several options.	These are key strategic transport projects within Huntingdonshire. The Local Plan will need to consider the timelines for their delivery and the impact this may have on potential allocations.	Travel and Transport
<a href="#">Infrastructure Delivery Plan</a> (June 2017) and <a href="#">Infrastructure Delivery Plan - Infrastructure Schedule</a> (June 2017) <a href="#">Infrastructure Delivery Plan - Addendum</a> (December 2017).	The supports the Local Plan to 2036. The purpose of the Infrastructure Delivery Plan is to assess the suitability of existing infrastructure provision and identify the infrastructure investment required to support growth.	An update infrastructure delivery plan will be required to support the policies and delivery of allocations within the new Local Plan.	Travel and Transport Community Services and Infrastructure Green Infrastructure and Open Space Education Flooding and Water Waste and Recycling
<a href="#">Air Quality Annual Status Report for the year 2021</a>	Monitors progress made on the objectives set to improve air quality particularly within Air Quality Management Areas. It concluded that there have been no recorded exceedances of objectives outside the AQMAs.	The Local Plan should ensure that through its policies and allocations that harmful effects on air quality are avoided.	Pollution
<a href="#">Joint Air Quality Action Plan for the Cambridgeshire Growth Area (HDC, SCDC &amp; Cambridge City Council, 2009)</a>	Reviewed all of the existing air quality information across the region, identified the key causes in each management area and assessed the necessary actions needed to improve pollutant levels in those areas	The Local Plan should ensure that through its policies and allocations that harmful effects on air quality are avoided.	Pollution
<a href="#">Huntingdonshire's Litter Minimisation Strategy 2021-2025 and Litter</a>	Develops the framework for minimising waste within Huntingdonshire and developing a more circular economy.	The Local Plan will where possible support the aims of this strategy through its policies.	Waste and Recycling

## The plans, programmes and strategies reviewed in stage A1

Plans, Programmes and Strategies	Key Aims, Objectives, and Targets/ Indicators	How this will shape the new Local Plan	Related baseline topics
<a href="#">Minimisation Action Plan</a> (HDC, 2020)			
<a href="#">Made Neighbourhood Plans within Huntingdonshire</a>	The made neighbourhood plans set a localised vision for sustainable development. They typically identify local green spaces, settlement boundaries and address localised issues such as design, heritage, local services and infrastructure. While setting a localised focus, they are in conformity with the strategic policies of the Huntingdonshire Local Plan to 2036.	By Parish and Town Councils. They become part of the development plan once made and have to be in conformity with the strategic policies of the local plan.	All

## Sustainability Appraisal Appendix 2 - A5 Consultation Comments

## Contents

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Comments from Environmental bodies on draft Scoping Report - A5 1



## Comments from Environmental bodies on draft Scoping Report - A5

### Comments from Environmental bodies on draft Scoping Report - A5

November 2022.

1.1 Consultation with environmental bodies ran between 20 October and 30

1.2 Comments on a draft of the scoping report were received from all three environmental bodies. Their comments have been compiled into the following table alongside the Council's response to them highlighting where amendments have been made to this report.

Comment by	Comment	HDC response and changes made
<p>Environment Agency</p>	<p><b>Water Resources and Waste Water</b></p> <p>We note that the report has combined 'Flooding and Water' into one scoping report topic. While we understand the need to limit the breadth of SA objectives, the challenges surrounding water resources and waste water have become a more significant issue for Huntingdonshire and should be addressed as a distinct sustainability issue.</p> <p>In the 'A3: Identifying sustainability issues and problems' section of the report, the 'How this could shape the SA framework' column for 'Flooding and Water' identifies spatial locational objectives for flood risk but not for water resources or waste water. Specifically, one flooding objective is to 'locate development in areas that are not in an area at risk of flooding', whereas the issue of water resources is simply addressed by an objective to 'ensure there is sufficient water supply to service growth' and 'use water sustainably'. We do not consider this a strong enough stance given the significance of the issue, as Anglian Water will not necessarily have a sustainable means of supplying water in the short-medium term without a risk of deterioration to Water Framework Directive waterbodies. We will know more once the draft Water Resources Management Plan 2024 has been published for consultation (December 2022) and our national response to it has been issued (by April 2023) Local Planning Authorities have a duty to have regard to River Basin Management Plans in their plan-making and decision taking. The SA therefore needs to recognise that it may be necessary to phase or delay development in line with the arrival of new water resource infrastructure.</p> <p>It can no longer be assumed that water companies will be able to provide adequate and sustainable water resources until we know the outcomes from the WRMP process. The SA must consider the broader picture of whether water can be supplied across the neighbouring authorities within the Anglian Water network and take into account the cumulative impact of growth on water bodies in the area. Water supply (and waste water) are strategic matters for Local Plans and also a strategic cross-boundary issue.</p> <p>Locating development in areas of sufficient capacity for waste water may be essential (taking into account climate change and limits to avoid Water Framework Directive (WFD) deterioration) for waste water recycling centres and the associated network.</p> <p>The risk of not assessing cross-boundary impacts or identifying and implementing suitable mitigation in the form of locational objectives for waste water and water resources is that we would find the plan unsound.</p>	<p>To address these comments, some additional information have been added to the 'Flooding and Water' topic covering waste water. Also, an additional reflection how the key sustainability issues and problems identified for flooding and water may shape the SA framework has been added, this is: 'Locate development where there is waste water capacity or where it can be made available'.</p> <p>The SA and next Local Plan will be informed by the evidence in in the upcoming Huntingdonshire Integrated Water Management Studies as it progresses to ensure it has captured the key characteristics of flooding for Huntingdonshire, including climate change and that there is infrastructure capable of supporting development needs.</p> <p>We will continue to discuss water issues as a strategic cross boundary matter with neighbouring authorities.</p>

## Comments from Environmental bodies on draft Scoping Report - A5

Comment by	Comment	HDC response and changes made
Environment Agency	<p><b>Water quality and the Water Framework Directive</b></p> <p>We are pleased that the report identifies “Ensuring new development does not adversely impact on the ecological and biological status of water bodies” as a sustainability issue in A3. Paragraph 4.42 in the ‘A2: Collecting baseline information’ section also details the ecological and chemical status for surface and ground waters in the Anglian River Basin District. However, we would like to see this considered more widely across the SA.</p> <p>Many of the internationally and nationally designated sites listed in Tables 12 and 13 of the ‘Biodiversity, Habitats and the Natural Environment’ section of A2 are linked to waterbodies, meaning water quality is a key issue. It would therefore seem appropriate for rivers to also be included under the ‘Biodiversity, Habitats and the Natural Environment’ heading and for this section to consider the impact of water quality and the Water Framework Directive on local biodiversity and habitats. This should also include any chalk streams as these are internally recognised habitats.</p> <p>We also note that the ‘Green Infrastructure and Open Space’ section includes multiple references to blue infrastructure such as rivers and lakes, underlining the importance of water quality as a key issue.</p> <p>The ‘Biodiversity, Habitats and the Natural Environment’ section should also give some consideration to Biodiversity Net Gain (BNG), which is currently lacking. The SA may need to draw upon Local Nature Recovery Strategies, when these become available, even where in draft, for evidence towards BNG objectives.</p>	<p>Additional text has been added to the ‘Biodiversity, Habitats and the Natural Environment’ on rivers. There are no chalk streams within the district, there are several major rivers and tributaries, these are The River Great Ouse, Nene, Kym and Alconbury Brook.</p> <p>Biodiversity net gain has been mentioned in this section. The Council is aware of the Natural Capital mapping and is exploring with partners how biodiversity net gain and ecological enhancement can be brought forward.</p>
Environment Agency	<p><b>Surface Water</b></p> <p>Flooding While the SA 3 section of the SA framework (Table 20 in ‘A4: Developing the SA framework’) highlights the need to ‘reduce the risk of all potential sources of flooding’ as an SA objective, the table only asks whether site allocation will ‘use land in flood zone 1’. As Environment Agency flood zones only refer to flood risk from rivers and the sea, it should be specified that site allocation must also take surface water flooding into account.</p> <p>As stated in Paragraph 161 of the 2021 update of the National Planning Policy Framework, “All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.” The interaction between surface water and fluvial flooding is an important consideration and will be addressed in the upcoming Huntingdonshire Integrated Water Management Studies. The SA will need to be informed by the evidence in this study as it progresses to ensure it has captured the key characteristics of flooding for Huntingdonshire, including climate change, and has robust SA objectives to test the plan.</p>	<p>To address the Environment Agency’s point about additional information on waste water, objective SA 3 has been amended to include surface water flooding into consideration so that the second decision aiding questions for sites now reads ‘Use land in flood zone 1 taking into account the impact from surface water flood risk and an allowance for climate change?’</p> <p>The SA and next Local Plan will be informed by the evidence in in the upcoming Huntingdonshire Integrated Water Management Studies as it progresses to ensure it has captured the key characteristics of flooding for Huntingdonshire, including climate change and that there is infrastructure capable of supporting development needs.</p>

Comments from Environmental bodies on draft Scoping Report - A5

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Comment by	Comment	HDC response and changes made
Environment Agency	<p><b>Groundwater</b></p> <p>We note that the 'Plans, Programmes and Strategies Reviewed' section highlights the Flood and Water Management Act 2010 as a relevant document that could shape the new Local Plan in the aim of "progressively reducing pollution of groundwater and prevents its further pollution". This will be achieved as "The Local Plan will be supported by an updated Water Cycle Study and strategic flood risk assessment to shape policies and allocations". However, the SA should also consider the risks of contamination to groundwater from polluting past land uses of development sites. This is particularly pertinent due to the plan's stated key aim to "Prioritise the reuse of previously developed land (brownfield land) over greenfield land." This could also draw upon guidance in the Environment Agency's <a href="#">Groundwater Protection Position Statements</a> .</p>	<p>Have added a reference to the Groundwater Protection Position Statements to the 'Flooding and Water' section.</p>
Environment Agency	<p><b>Plans, Programmes and Strategies Reviewed</b></p> <p>We acknowledge that the Local Plan will be supported by an updated Water Cycle Study and Strategic Flood Risk Assessment in the form of an Integrated Water Management Strategy.</p> <p>The SA will also need to consider draft outputs from the Environment Agency's Ox-Cam Arc Integrated Water Management Framework – a high level study looking at how water can be managed in an integrated way across the Arc.</p> <p>We note that the Future Fens Flood Risk Management Baseline Report 2020 is referenced in paragraph 4.33 but that the report is not listed in 'Appendix 1: Plans, Programmes and Strategies Reviewed'. We recommend adding this report to the list of relevant plans. We also recommend the Great Ouse Strategic Flood Risk Interventions Study as a resource for considering how strategic interventions could manage existing and future flood risk. Currently in phase 2, a high level screening phase, it's a partnership project between the Environment Agency as lead partner and Lead Local Flood Authorities, Local Planning Authorities, Internal Drainage Boards, Anglian Water Services, Mineral Products Association, Natural England, Nature After Minerals, National Farming Union, River Trusts, Wildlife Trusts, RSPB and Water Resources East.</p> <p>As previously mentioned, the upcoming Local Nature Recovery Strategy should also be considered as part of the Sustainability Appraisal.</p>	<p>The following document has been added to the list of plans and programmes in Appendix 1 and Table 4:</p> <ul style="list-style-type: none"> <li>● Future Fens Flood Risk Management Baseline Report 2020</li> </ul> <p>The other recommended inclusions are not yet published and will be reviewed upon their completion. At this time they have not been added to the list of plans and programmes in the scoping report:</p> <ul style="list-style-type: none"> <li>● Environment Agency's Ox-Cam Arc Integrated Water Management Framework</li> <li>● Local Nature Recovery Strategy</li> <li>● the Great Ouse Strategic Flood Risk Interventions Study</li> </ul>
Historic England	<p><b>Key Plans and Programmes</b></p>	<p>Noted with thanks.</p>

## Comments from Environmental bodies on draft Scoping Report - A5

Comment by	Comment	HDC response and changes made
	<p><b>Para 3.17, page 24, Table 4 and Appendix 1</b></p> <p>We welcome the inclusion of many of the Plans and programmes that we would expect to see in the review. When considering key plans and programmes, we recommend that you also include the following:</p> <p><b>International/European</b></p> <ul style="list-style-type: none"> <li>• UNESCO World Heritage Convention</li> </ul> <p><b>Local</b></p> <ul style="list-style-type: none"> <li>• Historic Environment Record</li> <li>• Conservation Area Character Appraisals and Management Plans</li> <li>• Listed building Heritage Partnership Agreements</li> </ul>	<p>As there are no UNESCO World Heritage sites within the district or within 15km of the district boundary, this Convention has not been included within the relevant plans and programmes list as it will not directly relate to the objectives and policies of the Local Plan.</p> <p>The plans and programmes section includes Conservation Area Statements/Appraisals, alongside this entry reference to the Cambridgeshire Historic Environmental Record has been added to this entry in Appendix 1 and Table 4.</p> <p>The Council does not have any listed building heritage partnership agreements currently in place.</p>
Historic England	<p><b>Baseline</b></p> <p>All <b>designated heritage assets</b> (Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens) within the area should be identified.</p>	<p>The number of each designated heritage asset found across the district are provided within the scoping report, however they are not all individually named due to how many there are. A full list can be found on Historic England's website.</p>
Historic England	<p><b>Baseline</b></p> <p>We welcome paragraphs 4.209 – 4.217. We recommend that you also include mapping of these assets to provide a greater indication of their distribution and highlights sensitive areas.</p> <p>However, we would stress that assessing the potential impact of development on the significance of heritage assets requires more than a simple mapping of the location of those assets and identification of those assets on or in proximity to potential sites. Our Historic England Advice Note 3 sets out a sequential approach to assessing the impact on significance.</p>	<p>It is noted that a map would help to spatially show the distribution of heritage assets across the district, however it is difficult to produce a map at a good enough quality to properly show these. A map of listed buildings and conservation areas across the district is available on the District Council's website as well as on the Council's policies map. A link to these maps have been provided within the scoping report so that readers can cross refer to these visual aids.</p> <p>Reference to Historic England Advice Note 3 has been added to the heritage topic.</p>
Historic England	<p><b>Baseline</b></p> <p>We also would expect <b>non-designated heritage assets</b> to be identified. These include, but are not confined to, locally listed buildings. We welcome the reference to the HER and local listing project in paragraph 4.218.</p>	<p>Noted with thanks. The local listing project is underway, once the project outputs are more advanced it may be possible to include further information on the distribution of non-designated heritage assets.</p>



## Comments from Environmental bodies on draft Scoping Report - A5

Comment by	Comment	HDC response and changes made
	In addition to the above, we would expect reference to currently <b>unknown heritage assets</b> , particularly sites of historic and archaeological interest. The unidentified heritage assets of the area should be acknowledged and outlined in this section.	Within the 'Key sustainability issues and problems' section, the potential for significant archaeology yet to be found has been highlighted.
Historic England	<p><b>Baseline</b></p> <p>We also suggest that you use the word <b>setting</b> in relation to heritage assets.</p>	Harm to heritage assets and to their setting are referenced within the 'Key Sustainability Issues' section.
Historic England	<p><b>Baseline</b></p> <p>We welcome the reference to Heritage at Risk. Identification and mapping of designated and non-designated <b>heritage assets at risk</b> can provide an indication of clusters and themes. For Heritage at Risk, Historic England's National Heritage at Risk Register includes Grade II listed places of worship provided that they are used six or more times a year for worship.</p>	A list is contained on Historic England's website alongside a map showing their location, a link is available within the scoping report to this resource.
Historic England	<p><b>Baseline</b></p> <p>Historic England's Good Practice Advice Note 1 contains advice on other relevant sources of evidence. These include Conservation Area Appraisals and Management Plans, Local Lists, Historic Characterisation assessments and any other in-house and local knowledge. We recommend that these other sources of evidence are considered as part of the SA process.</p>	Reference to Historic England's Good Practice Advice Note 1 has been added to the heritage topic.
Historic England	<p><b>Baseline</b></p> <p>We welcome the reference to <b>Landscape Character Assessment</b> on page 49.</p>	Noted with thanks.
Historic England	<p><b>Baseline</b></p> <p>We suggest that you also refer to <b>Historic Landscape Characterisation</b> data in your assessment. We refer you to our website which includes some helpful guidance in this regard and sets out some of the differences between this and Landscape Character Areas.</p> <p><a href="https://historicengland.org.uk/research/methods/characterisation/historic-landscape-characterisation/">https://historicengland.org.uk/research/methods/characterisation/historic-landscape-characterisation/</a></p>	Historic Landscape Characterisation is an interesting and potentially useful exercise. However, for this stage, it is a level of detail not necessary to undertake. As part of the Local Plan evidence base it may be worth exploring this idea further in consultation with the Council's Conservation Team. In the meantime Huntingdonshire's Landscape and Townscape SPD provides some historic landscape assessment.

## Comments from Environmental bodies on draft Scoping Report - A5

Comment by	Comment	HDC response and changes made
	<p>It is our view that Historic Landscape Characterisation (HLC) provides exactly the sort of landscape-scale information which should assist an SEA; giving perspective on the relative character of the wider area into which alterations to the character of any particular part might be weighed.</p> <p>HLC is an inherently comprehensive and generalising approach, all about providing context to the understanding of the particular and about the management of change everywhere. We consider that the HLC approach is applicable and highly relevant to informing SEA. In fact, all of the commissioned County-level HLCs were designed to inform strategic level planning. (It should also be noted that HLC can be undertaken at any scale, including coarser or finer grained work - HLC is also a principled approach which can be, and is being, undertaken at a range of scales).</p>	
Historic England	<p><b>SEA Framework</b></p> <p><b>Key Sustainability Issues</b></p> <p>We note the key sustainability issues for landscape and the historic environment on page 52 and page 109, 112 and 117. We would suggest that the following Key Sustainability Issues for the Historic Environment should also be included:</p> <ul style="list-style-type: none"> <li>• Conserving and enhancing designated and non-designated heritage assets and the contribution made to their significance by their settings</li> <li>• Heritage assets at risk from neglect, decay, or development pressures;</li> <li>• Areas where there is likely to be further significant loss or erosion of landscape/seascape/townscape character or quality, or where development has had or is likely to have significant impact (direct and or indirect) upon the historic environment and/or people's enjoyment of it</li> <li>• Traffic congestion, air quality, noise pollution and other problems affecting the historic environment</li> </ul>	Thank you for providing additional suggestions for additional key sustainability issues for our consideration on the historic environment. Upon comparing these with those within the scoping report, it is considered that the additional issues are all in essence already reflected within the scoping report.
Historic England	<p><b>SEA Objectives</b></p> <p>The objectives and questions identified on page 121 (SA7) and 124 (SA16) provide a useful starting point for the historic environment. Whilst recognising that the number of objectives needs to be manageable, we recommend the objectives below:</p> <p>Environmental Objectives</p> <ul style="list-style-type: none"> <li>• Protect, enhance and manage the character and appearance of landscapes/seascapes/townscapes, maintaining and strengthening local distinctiveness and sense of place</li> <li>• Protect, manage and improve local environmental quality</li> <li>• Achieve high quality sustainable design for buildings, spaces and the public realm</li> </ul>	Noted with thanks. Thank you for providing additional objectives for our consideration. We have tried to keep the number of objectives manageable, to add nine on just the historic environment to the proposed sixteen would distort the balance of the objectives across the three strands of sustainability. Upon comparing these with those within the scoping report, it is considered that the additional objectives are all in essence already reflected within the proposed sustainability appraisal framework.

## Comments from Environmental bodies on draft Scoping Report - A5

Comment by	Comment	HDC response and changes made
	<p>Social Objectives</p> <ul style="list-style-type: none"> <li>• Improve and broaden access to the local historic environment</li> <li>• Provide better opportunities for people to understand local heritage and participate in cultural and leisure activities</li> </ul> <p>Economic Objectives</p> <ul style="list-style-type: none"> <li>• Foster heritage-led regeneration and address heritage at risk</li> <li>• Optimise the use of previously developed land, buildings and existing infrastructure</li> <li>• Promote heritage-led sustainable tourism</li> <li>• Support the sustainable use of historic farmsteads</li> </ul>	
Historic England	<p><b>Decision making criteria/Questions</b></p> <p>Table 23 on page 126 sets out site decision aiding questions supporting criteria. However, there do not appear to be any questions for SA7 and SA16. Is there a particular reason for this?</p> <p>With regard to decision making criteria/questions, we would recommend the following examples of appropriate criteria:</p> <p>Environmental: will the policy or proposal</p> <ul style="list-style-type: none"> <li>• Conserve and/or enhance heritage assets, their setting and the wider historic environment?</li> <li>• Contribute to the better management of heritage assets and tackle heritage at risk?</li> <li>• Improve the quality and condition of the historic environment?</li> <li>• Respect, maintain and strengthen local character and distinctiveness?</li> <li>• Promote high quality design?</li> <li>• Integrate climate change mitigation and adaptation measures into the historic environment sensitively?</li> <li>• Alter the hydrological conditions of water-dependent heritage assets, including organic remains?</li> </ul> <p>Social: will the policy or proposal</p> <ul style="list-style-type: none"> <li>• Increase the social benefit (e.g. education, participation, citizenship, health and well-being) derived from the historic environment?</li> <li>• Improve the satisfaction of people with their neighbourhoods as places to live?</li> <li>• Engage communities in identifying culturally important features and areas?</li> <li>• Provide for increased access to and enjoyment of the historic environment?</li> <li>• Provide for increased understanding and interpretation of the historic environment?</li> </ul>	<p>Table 23 of the sustainability scoping report provides measurable criteria for several of the sustainability appraisal objectives. Objectives that are not covered within Table 23 do not have quantifiable criteria so are not included. It is intended that a qualitative assessment will be made for these objectives. Additional text to the scoring system/matrix section on page 125 has been provided to make this clearer.</p> <p>Thank you for providing additional decision-making criteria/questions for our consideration. Upon comparing these with those within the scoping report, it is considered that the additional criteria are very detailed and in essence already reflected within the proposed sustainability appraisal framework.</p>

## Comments from Environmental bodies on draft Scoping Report - A5

Comment by	Comment	HDC response and changes made
	<ul style="list-style-type: none"> <li>• Provide new leisure, recreational, or cultural activities?</li> <li>• Support and widen community uses through shared facilities?</li> </ul> <p>Economic: will the policy or proposal</p> <ul style="list-style-type: none"> <li>• Increase the economic benefit derived from the historic environment?</li> <li>• Promote heritage-led regeneration?</li> <li>• Lead to the repair and adaptive re-use of a heritage asset and encourage high quality design?</li> <li>• Make the best use of existing buildings and physical infrastructure?</li> <li>• Promote heritage based sustainable tourism?</li> <li>• Ensure that repair and maintenance is sympathetic to local character?</li> <li>• Help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	
Historic England	<p><b>Assessment Criteria</b></p> <p>In developing assessment criteria, we would advise against a purely distance based approach. The impact of proposals on the significance of heritage assets should be taken into consideration at an early stage. In terms of projects, this should be based on more than just measuring the proximity of a potential allocation to heritage assets.</p> <p>Impacts on significance are not just based on distance or visual impacts, and assessment requires a careful judgment based on site visits and the available evidence base. This is preferred to the application of a standard proximity test (e.g. is the site within a set distance of a heritage asset) as it avoids misleading results (Our Historic England Advice Note 3 sets out a sequential approach to</p>	<p>The proposed scoring system/matrix consists of a mixture of qualitative and quantitative measures. The quantitative measures are shown in Table 23. The SA Objectives related to heritage and landscape consist of a qualitative measure reflecting the fact that the assessment of impacts on heritage assets and to their settings vary greatly depending on the assets themselves, their context and the proposal. This qualitative assessment will also include site visits where necessary as part of the assessment of site's promoted to the Council and specialist input from Conservation colleagues will be sought for sites with particular heritage constraints. For clarification a distance based approach is not proposed. We consider this is an appropriate response and in line with the sentiments of Historic England here.</p>
Historic England	<p><b>Consideration of Opportunities</b></p> <p>We would expect to see consideration of opportunities. It is considered that the historic environment can make a significant contribution to the success of development and there may be opportunities for the enhancement of the historic environment which comes from sustainable development proposals. It is considered that the IIA should highlight these opportunities. Example opportunities for the historic environment to include within the IIA can be found in our guidance notes in the links above.</p>	<p>The decision-making criteria/questions for SA7 and SA16 seek the conservation and where possible the enhancement of areas and heritage assets. Thus, recognising there may be opportunities relating to the historic environment. As part of the site identification and site assessment process, opportunities for particular heritage regeneration or opportunities may also be identified which could shape future planning policy.</p>



## Comments from Environmental bodies on draft Scoping Report - A5

Comment by	Comment	HDC response and changes made
Historic England	<p><b>Method for Generation of Alternatives</b></p> <p>The historic environment should be a factor when considering a method for the generation of alternative proposals.</p>	<p>Heritage forms part of the SA framework and there are decision-making criteria/questions for assessing the strategy, sites and development management policy options and their alternatives.</p>
Historic England	<p><b>Archaeology</b></p> <p>Scoping and evaluation of archaeological and landscape impacts needs to be an iterative process where existing sources (HER's cartographic etc. and research frameworks e.g. <a href="https://archaeologydataservice.ac.uk/researchframeworks/eastmidlands/wiki/">https://archaeologydataservice.ac.uk/researchframeworks/eastmidlands/wiki/</a> ) are consulted, work is done to explore those questions and new questions asked (including lidar, aerial survey, geophysical survey, field walking, deposit modelling see our new guidance <a href="https://historicengland.org.uk/images-books/publications/deposit-modelling-and-archaeology/heag272-deposit-modelling-and-archaeology/">https://historicengland.org.uk/images-books/publications/deposit-modelling-and-archaeology/</a> , trial trenching). These techniques should be used to model risk and build a robust approach to understanding that through any project so the greater heritage and project delivery risks are targeted first so they can inform minimisation and timely mitigation)</p>	<p>As part of the site identification process and methodology for assessing sites for their suitability for potential development, constraints relating to heritage will be used. This will be used alongside a sustainability appraisal of the site using the SA objectives and decision-making criteria/questions provided within the scoping report.</p>
Historic England	<p><b>Other Assessment methodologies</b></p> <p>Finally, we would add that whilst this assessment process is a vital part of the assessment, more detailed assessment of particular aspects may be necessary going forward for particular sites/schemes.</p> <p>For example, Historic England would expect to see the completion of a <b>Heritage Impact Assessment</b> as part of the evidence base for certain sites/proposals likely to have an impact on the significance of heritage assets (including development within the setting of the heritage assets). We would be happy to provide further advice in this regard if and where this may be necessary as part of the evidence base for transport proposals.</p>	<p>See response above. Additional assessments and information may be required for particular sites where there are heritage constraints which can be overcome as part of a potential development. Specialists input from Conservation colleagues will be sought if this is the case.</p>
Historic England	<p><b>Conclusion</b></p> <p>We would remind you that the National Planning Policy Framework (para 32) is very clear that, in terms of sustainable development, harm to the historic environment should be avoided in the first instance and wherever possible alternative options which reduce or eliminate such impacts should be pursued.</p> <p><i>NPPF Para 32: Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). <b>Significant adverse</b></i></p>	<p>Noted with thanks. Huntingdonshire's Conservation Team will be involved in the development of heritage and conservation policies and any supporting evidence relating to heritage for the next Local Plan.</p>

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Comment by	Comment	HDC response and changes made
	<p><b>impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).</b></p> <p>Historic England strongly advises that the local authority conservation teams and archaeological advisors are closely involved throughout the preparation of the assessment of this evidence. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER- formerly Sites and Monuments Record); how the proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.</p>	
Natural England	<p>Natural England has undertaken a brief review of the Sustainability Appraisal (SA) Scoping Report 2022. We are satisfied that the SA, including sustainability objectives, framework and assessment methodology, is being progressed in general accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment (SEA) Regulations. The proposed approach to the SA is seeking to assess the effects of the Huntingdonshire Local Plan on key aspects of the natural environment including designated sites, biodiversity, landscape, green infrastructure, best and most versatile land, water and air quality and climate change. We welcome that a separate Habitats Regulations Assessment (HRA) is being prepared, the findings and recommendations of which should inform the SA.</p>	Noted with thanks.
Natural England	<p>Natural England has not reviewed the relevant plans, programmes and strategies listed; however, we advise that the following types of plans relating to the natural environment should be considered where applicable to your plan area:</p> <ul style="list-style-type: none"> <li>• Cambridgeshire Green infrastructure Strategy (Cambridge Horizons, 2011) - relevant objectives and projects</li> <li>• Biodiversity plans</li> <li>• Cambridgeshire Rights of Way Improvement Plan.</li> <li>• River basin management plans</li> <li>• Relevant landscape plans and strategies</li> <li>• Natural England's Impact Risk Zones (IRZs) available through Magic;</li> </ul>	<p>Several of these are already listed in the relevant plans and programmes, there are some that are not, ones that have been added to Appendix 1 and Table 4 are:</p> <ul style="list-style-type: none"> <li>• Cambridgeshire Rights of Way Improvement Plan</li> <li>• Combined Authority Doubling Nature Investment Plan</li> </ul> <p>The Cambridgeshire and Peterborough Non-Statutory Strategic Spatial Framework has only ever been published in draft form for a consultation, so this has not been added to the list of plans and programmes.</p> <p>Natural England's Impact Risk Zones (IRZs) is available through Magic Map, a link has been provided to this resource into the 'Biodiversity, Habitats and the Natural Environment' topic as it is not a plan or programme.</p>

## Comments from Environmental bodies on draft Scoping Report - A5

Comment by	Comment	HDC response and changes made
	<ul style="list-style-type: none"> <li>• The Cambridgeshire Biodiversity Partnership's Mapping Natural Capital and Opportunities for Habitat Creation in Cambridgeshire <sup>(1)</sup>;</li> <li>• Combined Authority Doubling Nature Investment Plan;</li> <li>• Cambridgeshire and Peterborough Non-Statutory Strategic Spatial Framework;</li> <li>• Natural England's Cambridgeshire Analysis of Accessible Natural Greenspace 2010.</li> </ul>	
Natural England	Our advice is that the Local Plan should be underpinned by ecological network mapping, based on the Mapping Natural Capital and Opportunities for Habitat Creation in Cambridgeshire report, referenced above, to develop a framework of environmental enhancement opportunities, for delivery through Plan policies.	The Council is aware of the Natural Capital mapping and is exploring with partners how biodiversity net gain and ecological enhancement can be brought forward.
Natural England	<p>We support SA Objectives (Table 20) SA4, SA5, SA6 and SA7 and have no further comment to make. In terms of the Assessment indicators for these objectives (Table 23) we have the following suggestions:</p> <p>SA4 – 'Prioritise development of previously developed land <b>where this is not of high biodiversity value</b>'</p> <p>SA4 – 'Prioritise development on land of Grade <b>3b</b> or lower etc.' and split indicators into 'Predominantly grade <b>3a</b>' and 'Predominantly grade 2 <b>and 3b</b>' to be in line with BMV categorisations. (sic)</p> <p>SA5 – the indicators should align with green infrastructure standards set out in Natural England's emerging Green Infrastructure Framework: Standards and Principles, due for publication January 2023.</p> <p>SA6 – Natural England's Impact Risk Zones (IRZs), available to view at <a href="https://magic.defra.gov.uk/">https://magic.defra.gov.uk/</a>, should be used to determine potential effects on designated biodiversity / geodiversity sites, rather than a standard distance.</p> <p>SA7 – assessment indicators need to be provided.</p>	<p>Noted with thanks.</p> <p>SA 4 – have amended the objective as per suggestion as this complies with paragraph 119 and footnote 47 of the NPPF.</p> <p>SA 4 – detailed mapping of 3a and 3b suitable for use at a site specific level is not currently available. For larger scale sites, we will endeavour to explore agricultural land classification with the site promoters.</p> <p>SA 5 – we will review the emerging green infrastructure standards and principles prior to finalisation of SA 5.</p> <p>SA 6 – the assessment indicators for this objective require a site meets all of the described distances for a variety of designated sites. As part of the assessment of sites promoted to the Council assessment utilising qualitative and site visit information on the impact of proposed development to identified constraints such as nature designations will also be made. This will be in addition to the assessment contained within the sustainability appraisal.</p>

## Comments from Environmental bodies on draft Scoping Report - A5

Comment by	Comment	HDC response and changes made
		SA 7 – quantitative scoring has not been provided for SA7, instead it is intended that a qualitative assessment will be undertaken to assess the strategy, sites and development management policy options and alternatives against this objective. HDC consider this to provide a more appropriate way to score this objective.
Natural England	<p><b>Annex A – Natural England further advice</b></p> <p><b>Designated Sites</b></p> <p>Natural England welcomes consideration of the hierarchy of internationally, nationally and locally designated sites within the report, and objectives to protect, recover and enhance Sites of Special Scientific Interest (SSSI) alongside non-designated sites and habitat of local nature conservation value.</p> <p>We welcome proposed consideration of potential issues for designated sites including development, recreational pressure and climate change. Natural England would welcome a more strategic approach to addressing the effects of recreational pressure on the many sensitive designated sites including SSSIs and local wildlife sites through the Local Plan. As a minimum we would expect robust policy requirements for relevant allocations to contribute to the delivery of suitable alternative natural greenspace (SANGS), identified through the Local Plan ecological opportunity mapping evidence.</p> <p>Consideration should be given to land that may be 'functionally linked' <sup>(2)</sup> to the internationally designated Ouse Washes and Nene Washes SPA and Ramsar sites. Suitable foraging habitat beyond the designated sites' boundaries may be important for maintaining the sites' qualifying bird populations, particularly swans. The potential for development to adversely affect the internationally designated sites, through loss of functionally linked land and/or disturbance and displacement of qualifying bird species, will need to be appropriately considered.</p> <p><b>Green Infrastructure and Open Space</b></p> <p>The NPPF defines Green Infrastructure as "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities". A cohesive Sustainability Appraisal should outline the relevant environmental objectives of a Local Plan in line with the National Planning Policy Framework (2021) (NPPF) which specifically refers to the promotion, protection and creation of accessible open space and green infrastructure.</p>	<p>Thank you for providing this further advice and these resources. The Council is aware of the active biodiversity agenda at the moment and will continue to work with partners to establish baseline information and develop future ambitions. The HRA will be used to explore and inform policy and site proposals which may impact on internationally designated sites. We will review the emerging green infrastructure standards and principles prior to finalisation of the sustainability appraisal framework. Detailed mapping of 3a and 3b suitable for use at a site specific level is not currently available. For larger scale sites, we will endeavour to explore agricultural land classification with the site promoters.</p>

2 Natural England's Goose and Swan Functional Land Impact Risk Zone (IRZ) is available to view via <https://magic.defra.gov.uk/MagicMap.aspx>



## Comments from Environmental bodies on draft Scoping Report - A5

Comment by	Comment	HDC response and changes made
	<p>We welcome that relevant guidance has been followed to ensure future environmental impact and monitoring has been identified to demonstrate the policies within the Local Plan are supported by the most up to date evidence at the time of publication, including reference to important frameworks as the Cambridgeshire Green Infrastructure Strategy (2011), the Huntingdonshire Landscape and Townscape SPD (2022) and Natural Cambridgeshire's 'Doubling Nature – A Vision for the Natural Future of Cambridgeshire and Peterborough in 2050'.</p> <p>Natural England is pleased that priority areas including the West Cambridgeshire Hundreds, Great Fen, Nene and the Great Ouse Valleys have been identified within the Plan as strategic Green Infrastructure areas. These areas are important habitat corridors for an array of species and have many multifunctional benefits, which would assist in the delivery of a range of SA topic areas, e.g. biodiversity, landscape, health and wellbeing and climate change.</p> <p>Consideration should be given to Natural England's Green Infrastructure Framework: Standards and Principles, due to be published in January 2023.</p> <p><b>Wider Biodiversity and Biodiversity Net Gain</b></p> <p>In addition to designated sites, discussed above, we welcome that consideration has been given to the conservation of existing tree cover and additional tree planting as outlined in the objectives of The Environment Act (2021) which aims to increase tree cover significantly by 2050.</p> <p>Biodiversity net gain is a key tool to help nature's recovery. Biodiversity is also fundamental to health and wellbeing as well as creating attractive and sustainable places to live and work in. The NPPF highlights the role of 'policies and decision making to minimise impacts and secure measurable net gains for biodiversity' (para 170). Natural England welcomes a proposed commitment for Local Plan policies and proposals to deliver a minimum 10% BNG. We suggest that this is listed as an objective in <b>A3: Identifying Sustainability Issues and Problems</b>. We feel it should be incorporated as it represents an important part of decision-making within the context of the Local Plan in accordance with NPPF paragraphs 174d, 179b and 180d.</p> <p><b>Nature Recovery</b></p> <p>The <a href="#">Nature Recovery Network</a> is a major commitment in the government's 25 Year Environment Plan. The NRN is an expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.</p> <p>Local Nature Recovery Strategies (LNRS) will become a mandatory requirement under the Environment Act and will inform future Local Plans therefore consideration should be given during the development of the Local Plan as LNRS will most certainly shape local planning policy and Biodiversity Net Gain (BNG) delivery.</p>	

## Comments from Environmental bodies on draft Scoping Report - A5

Comment by	Comment	HDC response and changes made
	<p>Further reference can be made to the Natural Environment Planning Practice Guidance (PPG)  <a href="https://www.gov.uk/guidance/natural-environment">https://www.gov.uk/guidance/natural-environment</a></p> <p>The Sustainability Appraisal should aim to ensure that the Local Plan is underpinned by ecological opportunity mapping to help deliver mandatory 10% Biodiversity Net Gain and Nature Recovery Network requirements of the Environment Act (2021). National Habitats Network mapping is available to view at <a href="https://magic.defra.gov.uk/">https://magic.defra.gov.uk/</a>. Existing information is available to inform this including Mapping Natural Capital and Opportunities for Habitat Creation in Cambridgeshire (Natural Capital Solutions Ltd., May 2019) prepared for the Cambridgeshire Biodiversity Partnership.</p> <p><b>Landscape</b></p> <p>We welcome that the Local Plan identifies key landscape issues through its objectives to protect, enhance and maintain the various landscapes and their key characteristics, promote landscape protection, management and planning. It coherently identifies that landscapes are vulnerable to change through the impacts of climate change and that it will be paramount to the Local Plan's success that it is able to mitigate the impacts of climate change on the natural environment and minimise human impact.</p> <p><b>Soils</b></p> <p>The conservation and sustainable management of soils is reflected in the <a href="#">National Planning Policy Framework</a> (NPPF), particularly in paragraph 174. The Local Plan should give appropriate weight to the roles performed by the area's soils. These should be valued as a finite multi-functional resource which underpin our wellbeing and prosperity. Decisions about development should take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver.</p> <p>Particular care over planned changes to the most potentially productive soil is needed, for the ecosystem services it supports including its role in agriculture and food production.</p> <p>Plan policies should therefore take account of the impact on land and soil resources and the wide range of vital functions (ecosystem services) they provide in line with paragraph 174 of the NPPF.</p> <p>The objectives within the Soils section highlight important issues such as the need to conserve the Best and Most Versatile (BMV) agricultural land, support sustainable agricultural practices, prioritise the re-use of previously developed land (brownfield land) over greenfield land, and enhance biodiversity, natural habitats and wild fauna and flora. As part of the avoidance of BMV development as well as utilising brownfield sites, it would be useful to make clear that development is not appropriate if the brownfield land is of high environmental value. Some brownfield sites are important for wildlife, particularly invertebrate diversity. Reference can be made to Open Mosaic Habitat Inventory as starting point for assessing environmental value: Open Mosaic Habitat (Draft) - <a href="http://data.gov.uk">data.gov.uk</a>.</p>	

## Comments from Environmental bodies on draft Scoping Report - A5

Comment by	Comment	HDC response and changes made
	<p>We welcome that conservation and restoration of peatland has been identified as an objective. The SA and Local Plan policies should reflect the importance of the district's peat soils as a significant carbon store, in helping to improve air quality and mitigate against climate change. The policy should seek to protect this and ensure relevant development contributes towards enhancement of degraded peat to deliver a wide range of environmental services including biodiversity, open space, flood risk and drainage benefits, in addition to helping to mitigate climate change.</p> <p>To assist in understanding agricultural land quality within the plan area and to safeguard BMV agricultural land in line with the NPPF, strategic scale ALC Maps are available. Natural England also has an archive of more detailed ALC surveys for selected locations. Both these types of data can be supplied digitally free of charge by contacting Natural England. Some of this data is also available on the <a href="#">magic</a> website. The planning authority should ensure that sufficient site specific ALC survey data is available to inform decision making. For example, where no reliable or sufficiently detailed information is available, it would be reasonable to expect developers to commission a new ALC survey, for any sites they wish to put forward for consideration in the Local Plan.</p> <p>General mapped information on soil types is available as 'Soilscapes' on the <a href="#">magic</a> website. Additional information regarding obtaining soil data can be found on the LandIS.</p>	

## Sustainability Appraisal Appendix 3 - Northern Huntingdonshire Site Appraisals





## Document Information

**Title:** Sustainability Appraisal Appendix 3 - Northern Huntingdonshire Site Appraisals

**Status:** Draft for Consultation

**Date of approval for consultation:** Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

**Document availability:** Sustainability Appraisal Appendix 3 - Northern Huntingdonshire Site Appraisals can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

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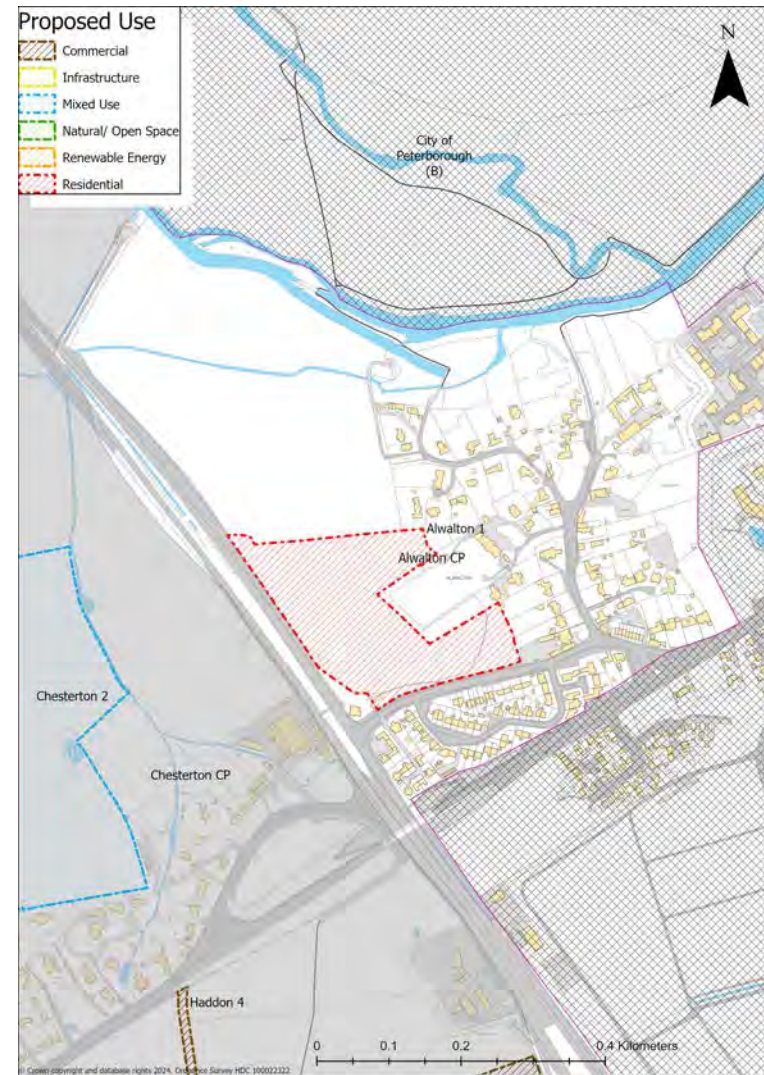
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# 1 North Huntingdonshire

## Alwalton

1.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Alwalton 1: Land North of 23 to 33 Oundle Road, Alwalton





## 1 North Huntingdonshire

## Alwalton 1: Land North of 23 to 33 Oundle Road, Alwalton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with some surface water flood risk within the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and is wholly classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from any natural greenspace.</p> <p>The site is located within the Nene Valley Green Infrastructure Priority Area so there is capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within the Nene Valley Green Infrastructure Priority Area and has some potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located on the western edge of Alwalton with the site's western edge adjacent to the A1 it is somewhat detached from the main built form by trees and large residential curtilages. The site on a whole relates to the settlement. The site is largely obscured from view due to established vegetation apart from a gap in vegetation along Oundle Road where there is an existing access into the site. The site is most open on its northern edge with views across the open countryside.</p> <p>The site has been submitted for 10 homes along the frontage of Oundle Road which accounts for about 0.8ha of the 4.8ha site. An access route is to be retained to enable access to the wider site. If the trees were removed along Oundle Road, this would erode the rural feel on the approach into Alwalton thus adversely impacting the character of the area.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proposed development is unlikely to lead to increased levels of pollution, however its proximity to the A1 means the site is likely impacted by increased levels of air, light and noise pollution which will require mitigation.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	The site is proposing market and/or affordable housing on 0.8ha of the total 4.8ha site.

# 1 North Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 9km of Peterborough city centre and is within 300m of Alwalton Store and Post Office.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The site is in the catchment of Nene Park Academy located along Oundle Road, this is located outside of Alwalton within Peterborough City Council some 3.5km from the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of multiple culture and leisure facilities: the Cuckoo Public House, St Andrew's Church, Colonel Dane Memorial Hall and playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 1km of the Minerva Business Park.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is about 9km from Peterborough railway station. It is within 300m of two bus stops located along Oundle Road, these are rated as being C- on the Place Based Carbon Calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	A footpath runs along the site's frontage.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	Even though the site is located on the edge of Alwalton, the site is located such that it could not be effectively integrated with the existing place and community without adversely impacting the character of the area and the conservation area.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The conservation area partially falls within the south eastern corner of the site where there are established trees. It is noted from the submitted illustrative zoning plan that no built development proposed on land within the conservation area. The rest of the site adjoins the conservation area and the site is adjacent to Alwalton Hall which is a grade II listed building.

### Summary of SA

The site is greenfield consisting of grade 3 agricultural land. It is within flood zone 1 but there is some minimal surface water flood risk. The site is not constrained by nature conservation designations but is located partially within a conservation area and within the setting of a listed building. It is within the Nene Valley Green Infrastructure Priority Area. Established trees run along the site's frontage along Oundle Road which obscures it from view and provides a rural approach into Alwalton. The site is adjacent to the A1 so is at risk of increased levels of air, light and noise pollution. It has good accessibility to public transport including buses into Peterborough city centre, to employment opportunities and also to local community services and facilities. It is somewhat removed from primary education with the nearest primary school being 3.5km from the site.

### Updates after initial appraisal

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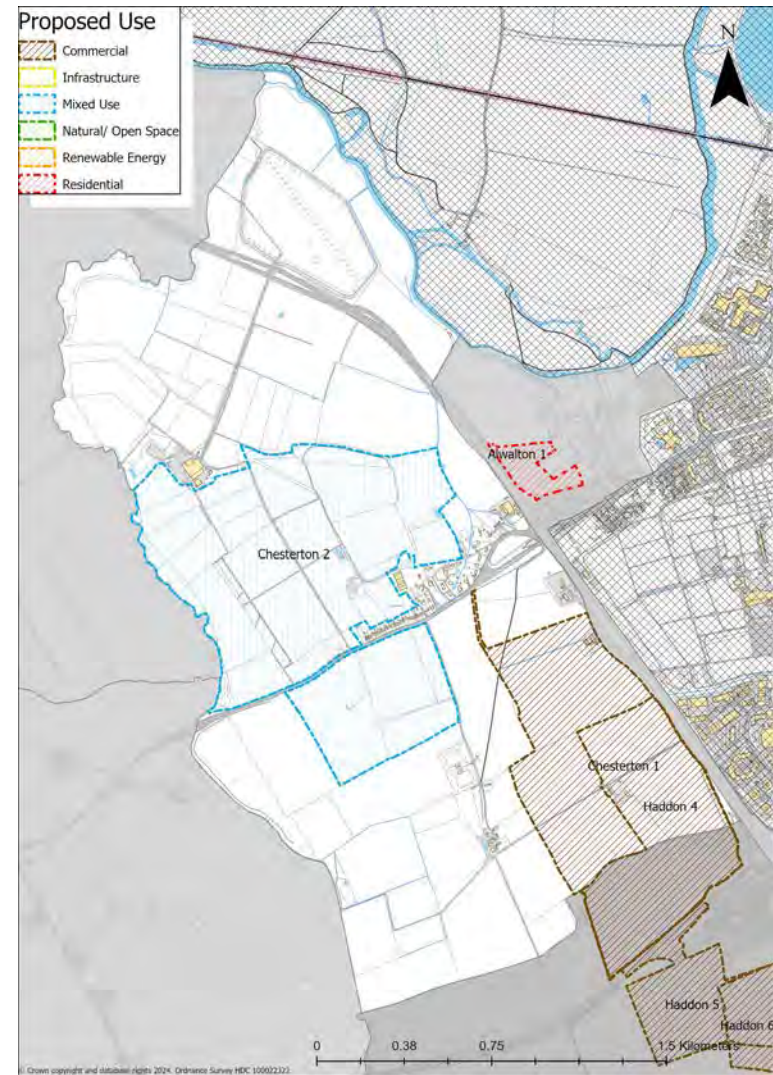


# 1 North Huntingdonshire

## Chesterton

1.2 Two sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Chesterton 1: Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton) - note that this site also partially falls within Haddon parish, but it has been included under Chesterton as most of the site lies within that parish area.
- Chesterton 2: Chesterton Garden Village



## Chesterton 1: Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton)

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	+	<p>The site is immediately west of the A1(M). There maybe opportunities to connect the site to the existing bus network and provide an enhanced service in the northern part of Huntingdonshire and further enhance provision between Peterborough and other urban areas such as Huntingdon and surrounding settlements in between such as Yaxley, Stilton and Sawtry. Although the proximity to the A1(M) could potentially incentivise car usage if the bus network along this corridor is not enhanced.</p> <p>The site promoter's Overarching Opportunity Document (June 2023), they state that at a minimum the BREEAM 'Excellent' rating will be the standard buildings are constructed to and that they will have a minimum EPC rating of 'A', they will be net zero carbon in operation, in line with UKGBC Net Zero Carbon Buildings Framework, have an embodied carbon target of &lt;400kgCO2/m2, 95% of waste diverted from landfill during construction and smart metering EV charging spaces.</p> <p>The illustrative concept plan for the site shows that it is intended to incorporate landscape buffers within the site, the contribution this will have to facilitate increased levels of absorption and dissipation of nitrogen dioxide and other pollutants is uncertain at this stage.</p>
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	N	
SA2	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> </ul>	++	<p>The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).</p> <p>The illustrative concept plan for the site shows that it is intended to incorporate landscape buffers within the site, the contribution this will have to facilitate the ability of habitats to adjust to the impacts of the climate emergency.</p>
	<ul style="list-style-type: none"> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	N	

# 1 North Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	--	<p>Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.</p> <p>The site is wholly within flood zone 1 with some surface water flood risk within the site.</p>
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	--	<p>The site is greenfield land and is wholly classified as grade 3 agricultural land and is currently in agricultural use. There are a number of agricultural buildings and farmhouses on site which would be demolished.</p>
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	-	<p>The site is remote from Natural England's access to natural green space standards but has capacity for the inclusion of green space within the site.</p> <p>The site is outside of the Nene Valley Green Infrastructure Priority Area but due to the scale of the site has some capacity to improve habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	+	
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	+	<p>There are no nature conservation designations on site but there are several designations nearby to the site but are unlikely to be significantly impacted by the proposal. The scale of the site could enable the inclusion of strategic green infrastructure and networks within the site connecting to priority habitats.</p>
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> </ul>	+	<p>The site is located within the countryside and not associated with a settlement. Peterborough Motorway Services are located to the south of the site.</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> <li>Reinforce local distinctiveness and a sense of place?</li> </ul>		<p>It is located within the Northern Wolds Landscape Character Area which is characterised by a pattern of ridges, valleys and regularly spaced settlements. It is very rural with very few large settlements containing predominately small historic rural villages.</p> <p>The site predominantly comprises a number of medium to large arable fields. The eastern part towards the A1(M) is relatively flat with some parts gently sloping and the western part rises towards the ridgeline and higher ground beyond the site to the west. The existing fields within the site are generally divided by hedgerows with some drainage ditches. Development on the higher ground would result in a significant landscape impact. The A1(M) forms a landscape buffer to the east but generally, the site is very open. The site has a public right of way that cuts through the north western corner of the site so development will be visible from a public vantage point.</p> <p>The scale of the site provides an opportunity for a comprehensive development of the site of a scale that could provide landscape enhancements and enhanced connectivity as well as a hub for commercial development utilising its strategic location and existing connections to the highways network. It would complement similar developments within Peterborough.</p>
SA8	<ul style="list-style-type: none"> <li>Promote actions to reduce contributions to air pollution?</li> <li>Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>	-	The site's proximity to the strategic road network mean that development is at greater risk from air, light and noise pollution, additionally the proposed development could increase levels of pollution.
SA9	<ul style="list-style-type: none"> <li>Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?</li> </ul>	N	The site is being promoted for a commercial led scheme so will not provide any additional housing.



## 1 North Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Support and enhance the more deprived areas of the district?</li> </ul>	++	<p>The site is very large but falls solely within the Stilton, Folksworth &amp; Washingley ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 4 (where 1 is most deprived and 10 is least deprived).</p> <p>As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.</p>
	<ul style="list-style-type: none"> <li>Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Contribute to regeneration activities?</li> </ul>	--	<p>The site is largely greenfield land. The site is located in a strategically prominent location in terms of its potential to utilise connections to the strategic highways network and also its proximity to existing largescale warehousing and logistics centres within Peterborough. The site promoter has provided an illustrative concept plan for the site, which will be subject to further assessment and scoping with consultees. The site has the potential to deliver a commercial scheme consisting of logistics and distribution development utilising the site's location along the A1(M) and to similar nearby developments within Peterborough. Access is proposed from an additional access off the A605 roundabout off from junction 17. Indicative floorspace figures have been provided but the potential job creation that could be provided in terms of full-time jobs have not been detailed to date.</p>
	<ul style="list-style-type: none"> <li>Enhance and diversify economic opportunities with the district?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	+	<p>The site is approximately 10km from Peterborough train station. There are bus stops along Oundle Road in Chesterton to the north of the site which are rated as being C- on the Place-based carbon calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. The scale of the potential development can provide opportunities to enhance the public transport network.</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>• Attract new investment and provide opportunities to improve the resilience of the local economy?</li> <li>• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> <li>• Support retention and growth of indigenous companies?</li> <li>• Encourage sustainable tourism?</li> </ul>	<b>++</b>	<p>The site has potential to attract new investment and could become commercial and logistics centre located along the A1(M) corridor. It is a sustainable location for employment opportunities being in good proximity to potential employees across the North of Huntingdonshire and Peterborough. There is potential for active travel and public transport accessibility from these locations which could be enhanced through a development at this scale. These connections could also utilise the public right of way network and provide enhancements to it.</p> <p>There is the potential to support indigenous companies.</p> <p>Tourism is unlikely to be a focal part of development on the site.</p> <p>Also considering its wider context, the site is nearby the existing logistics and warehousing developments within Peterborough and is also in close proximity and competition with other largescale commercial sites located along the A1(M) corridor which are promoting logistics and distribution commercial development (see Folksworth &amp; Washingley 2, Haddon 3, Haddon 4, Haddon 5, Haddon 6 and Yaxley 2).</p>
SA14	<ul style="list-style-type: none"> <li>• Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	<b>N</b>	<p>The site is not expected to include local scale shopping facilities. It is close to very small settlements such as Chesterton and Haddon which have very limited services. It is close to Peterborough City Centre being about 10km from it. The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of retail provision in Peterborough particularly if there is a local workforce.</p>

## 1 North Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Strengthen a local sense of place?</li> </ul>	+	<p>The site is largely arable farmland which in itself does not have a distinct identity but the scale of the development enables opportunities for a new logistics/commercial hub which could be marketed to have an identity to incentivise investment and future occupiers to the site. There are several public rights of way within the site which could be enhanced and utilised to connect the site to nearby communities and therefore supporting sustainable modes of transport.</p> <p>This may also enable opportunities to connect the site to the nearby proposal submitted under Chesterton 2 for a residential led garden village at Chesterton to the north of the site.</p>
	<ul style="list-style-type: none"> <li>Retain the character of existing settlements?</li> </ul>		
SA16	<ul style="list-style-type: none"> <li>Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	++	There are no heritage designations on site and it is not nearby to the site which may be adversely impacted by development.

## Summary of SA

The site is greenfield and consists of land classified as being grade 3 agricultural land. It is not constraint heavily by flood risk with it being wholly within flood zone 1 but there being some surface water flood risk. Not constrained by nature conservation or heritage designation. It is largely contained by the road network to the south and east and by rising land levels to the west. The site has a closer relationship with the countryside rather than to a settlement so detailed masterplanning will be required to address landscape impact and ensure effective integration. The site currently has very limited accessibility to a local shop and local services and facilities. It has some potential to connect to existing public transport options and is of a scale to provide an enhanced provision as well as enhanced connections for footpath and cycle paths, potentially utilising exiting public rights of way. The site has connections to the road network could incentivise car usage if improvements were not made to the public transport and active transport network, as highlighted the scheme is of a scale whereby it could provide enhanced bus connections. The proposal could provide a substantial amount of employment development that could support job creation within the northern part of the district. While its location to the strategic road network enhances its connectivity and accessibility particularly for logistics development, it may also be subject to higher levels of air, light and noise pollution arising from its proximity to the A1(M) and be of a scale that could result in additional pollution. Viewing the site in relation to nearby developments, there is potential to integrate the development with the proposal at Chesterton 2 for a Garden Village Community.

## Updates after initial appraisal

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## Chesterton 2: Chesterton Garden Village

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>		
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?</li> </ul>		<p>The site is within flood zone 1 apart from its western edge which is constrained by some fluvial and surface water flooding being within flood zones 2 and 3a and 3b. There are pockets of land that are impacted by some surface water flood risk across the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land classified as being grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	<p>The site is remote from natural greenspace however significant amounts of open space and natural greenspace is proposed as part of the development. The submitted masterplan shows there is the intention to deliver new habitats including a wetland habitat and green infrastructure called Billing Common.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			As such, it could provide some capacity for enhancements to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The majority of the site is located outside any of Natural Cambridgeshire's Priority Landscapes apart from its north eastern corner which is within the Nene Valley Green Infrastructure Priority Area, therefore it could contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site consists of two parcels, the larger parcel is north of Oundle Road with a second smaller parcel south of this road. The northern parcel wraps around the northern and western edges of Chesterton. The southern parcel is located to the south of the village.</p> <p>The site comprises of several fields marked out by field boundary features such as hedgerows. The site promoter has used these to underpin a grid concept whereby the existing landform and features are used to shape the layout of the scheme. To the north, the wider landscape gently slopes downwards towards the River Nene and to the west it gently slopes downwards towards Chesterton village and the A1(M). To the east the landscape gently rises, it rises to the gently to the south as well up to Chesterton Hill where the landform elevates significantly. As such, the site is fairly well contained within the wider landscape to the south and east but is more visible to the north and west.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Chesterton is a very small settlement with approximately 60 dwellings and very limited serves and facilities. As such, the proposal will fundamentally alter the character of Chesterton expanding it substantially and by extension the character of the surrounding landscape, successful integration will require detailed masterplanning. The proposal will however provide additional village services including a shop, sports facilities and a primary school which are currently lacking within the village and therefore reduce the reliance on travelling to nearby settlements such as Alwalton, Elton, Yaxley and into Peterborough.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is in close proximity to the A1(M) and is of a scale which could lead to an increase in light, noise an visual pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site promoter is proposing to provide 1,000 new homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is about 8km of Peterborough city centre and is about 2.4km of a Tesco Express located along Wistow Way in Peterborough. The proposal seeks to provide a local shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	Chesterton does not have a primary school currently but the proposal is for approximately 1,000 homes and a primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is within 800m of St Michaels Church. The proposal seeks to provide sports facilities and a community building.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is about 1.5km from the Minerva Business Park in Alwalton, it is also within 5km of logistics development on the western edge of Peterborough along the A1(M). The site promoter does not seek to deliver employment development as part of the scheme.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is about 8km from Peterborough railway station. It is adjacent to two bus stops located along Oundle Road, these are rated as being C- on the Place Based Carbon Calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. The indicative masterplan seeks to include an mobility hub and additional bus stop to serve the new community.</p> <p>There is a footpath from Oundle Road which could be extended to connect to both parcels of the site. The site promoter also seeks to incorporate a network of footpaths and cycle ways within the development.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	<p>There is no employment floorspace proposed, however, the proposal seeks to deliver community, retail and educational facilities which will result in some job creation. There will likely be some modest job creation within the development arising from the non-residential uses, but no employment development is currently proposed by the site promoter - the proximity to the site to Chesterton 1 (which proposed a largescale employment development) offers an opportunity to integrate this development with Chesterton 1.</p>
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	<p>The proposal seeks to deliver a community building and supporting retail facilities such as a local shop.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	As identified, the scale of the proposed development will require detailed masterplanning but it is capable of providing new and enhanced village services and transport which will assist in linking it with the existing place and community therefore aiding integration.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations within the site, however to the east of the site there are several listed buildings within Chesterton whose setting will be impacted by proposals. These includes the grade I listed St Michael's Church.

#### Summary of SA

The site is largely within flood zone 1 apart from its eastern edge which is constrained by fluvial flood risk arising from Billing Brook. It is greenfield land wholly classified as grade 3 agricultural land. The site is not constrained by designated nature conservation designations but it is adjacent to several listed buildings within Chesterton including the grade 1 listed St Michaels Church. The scale of the proposed development will fundamentally alter the landscape and village setting of Chesterton as well as the surrounding landscape, however through masterplanning and engagement with local communities and infrastructure providers an integrated and sensitively designed village extension may be possible. The site currently has limited accessibility to employment opportunities, primary education and local services and facilities within the village itself relying on nearby settlements for these. There are bus stops which provide a public transport connection into Peterborough. However, the proposal is of a scale whereby development could deliver new facilities reducing the need to look outside of Chesterton for services, for example, the proposal includes a primary school, sports facilities and a local shop as well as enhanced footpath and cycleway connections and additional bus stops.

#### Updates after initial appraisal

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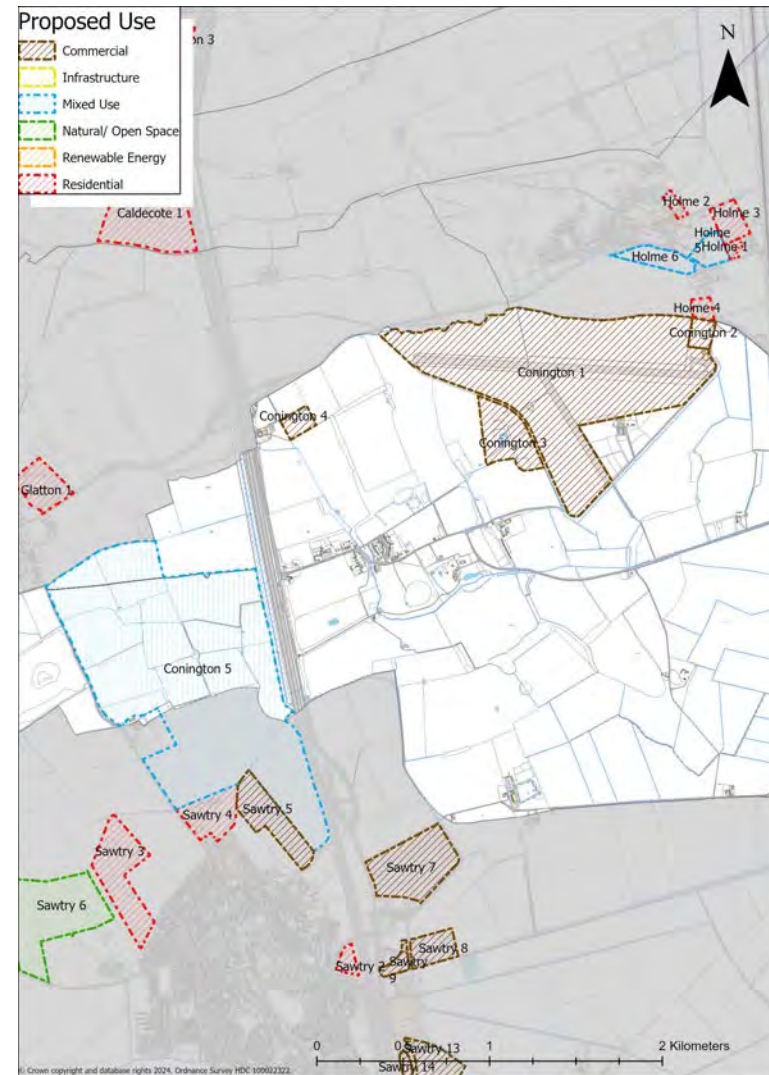


# 1 North Huntingdonshire

## Conington

1.3 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Conington 1: Conington Airfield
- Conington 2: Land North of Conington Airfield
- Conington 3: Land West of Conington Airfield
- Conington 4: Land at Woolpack Farm, Conington
- Conington 5: Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington) - this site crosses over into Sawtry parish but is assessed here as the majority of the site areas falls within Conington.



**Conington 1: Conington Airfield**

- 1.4** As identified in the LAA, there is a preference from national Government to retain airfields. Also the likely significant amount of infrastructure and transport improvements required to serve the development make the proposed development potentially unachievable. Additionally, there are very limited details from the site promoter to scope the potential for the site in depth at this time.
- 1.5** Therefore, a sustainability appraisal for the site has not been undertaken.

**Conington 2: Land North of Conington Airfield**

- 1.6** As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity
- 1.7** Therefore, a sustainability appraisal for the site has not been undertaken.

**Conington 3: Land West of Conington Airfield**

- 1.8** As set out in the LAA, the site will be appraised for biodiversity net gain opportunities. The presence of the woodland makes the site unsuitable for built development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The scheme is for biodiversity net gain opportunities.

## 1 North Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site falls within the Sawtry water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development.</p> <p>The site is wholly located within flood zone 1, there is some risk from surface water flooding arising from the pond within the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	N	<p>The site is wholly greenfield and consists primarily of woodland categorised as Priority Habitat – Deciduous Woodland . The majority of the site is classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	N	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is remote from accessible natural greenspace, but the proposal is for biodiversity net gain.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	<p>The site is sufficiently remote from nature conservation sites.</p> <p>The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to the Landscape and Visual Setting Boundary of the Great Fen so it has some capacity for linkages to the strategic green infrastructure network.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>Biodiversity net gain across the site makes good use of this site as built development is not appropriate due to the extensive tree cover on site. Enhancing the site with further biodiversity net gain would</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			help to reinforce the character of the area and could compliment any wider development proposals within the area. It could also assist in enhancing linkages between habitats.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site is being considered for biodiversity net gain opportunities.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	N	The site is being appraised for biodiversity net gain opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	N	The site is proposed solely for biodiversity net gain opportunities.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	N	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is over 5km from a railway station. The site is also beyond 800m of a bus stop.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-	



## 1 North Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is not served by a footpath and there are no nearby opportunities to connect the site to an existing footpath. There is track to access the site that runs between Glatton Lane and Church Road making it unsustainable as a location for open space or commercial leisure uses.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site is being appraised for biodiversity net gain opportunities.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site is being appraised for biodiversity net gain opportunities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located within the open countryside detached from a main settlement so it cannot integrate with an existing place or community. However, biodiversity net gain on the site will help to reinforce its current land use.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

**Summary of SA**

The site is not constrained by fluvial flood risk but there is some surface water flood risk. The site consists primarily of woodland categorised as Priority Habitat – Deciduous Woodland with a pond and several internal tracks within the site. Built development is not suitable but biodiversity net gain could be brought forward. The site is poorly served by public transport options but is accessible and is also not easily accessed via walking and cycling making it unsuitable for open space and commercial leisure uses.

**Updates after initial appraisal**

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## Conington 4: Land at Woolpack Farm, Conington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>The site promoter has indicated that some renewable energy generation may be included within a development proposal, although no information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site falls within the Sawtry water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development.</p> <p>The site is wholly located within flood zone 1, there is surface water flood risk along the site's eastern edge.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield, about two thirds of the site is classified as grade 3 agricultural land with the remaining third being classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is located within the open countryside adjacent to Woolpack Farm. The site is broadly level and fairly open meaning that built development is likely to result in some landscape impact. It is unclear from the site submission how much development is proposed or whether the proposal will expand existing operations within the farm. The farm is within the same overall land ownership as this site. Additionally, the site is quite detached from other clusters of businesses so it is unclear if the site promoter intends to create a freestanding business park/industrial area.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is near to the A1(M) increasing the likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	Employment use would not contribute to housing supply.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The site is beyond 5km from a town centre, and is beyond 2.5km from a freestanding supermarket and beyond 800m of a local convenience shop.</p> <p>As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.</p> <p>The site is over 800m of any leisure or cultural facilities.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is within 5km of the Old Great North Road Industrial Estate and Brookside Industrial Estate in Sawtry. The site could provide 2ha of employment land.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is over 5km from a train station. It is within 800m of a bus stop along Glatton Lane but this is rated a F on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>There is a footpath along the B1043 which could be connected to the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	<p>The proposal seeks new employment development but the site promoter has not detailed what the potential mix of uses or capacity of development may be.</p>
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located within the countryside adjacent to Woolpack Farm, as such integrating with the existing place and community is very challenging as the site relates much more closely with the open countryside.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations on site, however there are two grade II listed buildings to the west of the site that form part of Woolpack Farm.

## Summary of SA

The site is not constrained by fluvial flood risk but there is some risk from surface water flood risk. The site is not accessible to natural greenspace and is not constrained by nature conservation designations. The land is classified as being mostly grade 3 agricultural land but there is also some grade 2. It is nearby to several listed buildings associated with Woolpack Farm. The site is proposed for employment development (type and capacities unknown) so could provide some 2ha of employment land. It is not well served via public transport. It relates much more closely to the open countryside than to an existing place or community making integration and travelling via sustainable modes more challenging.

## Updates after initial appraisal

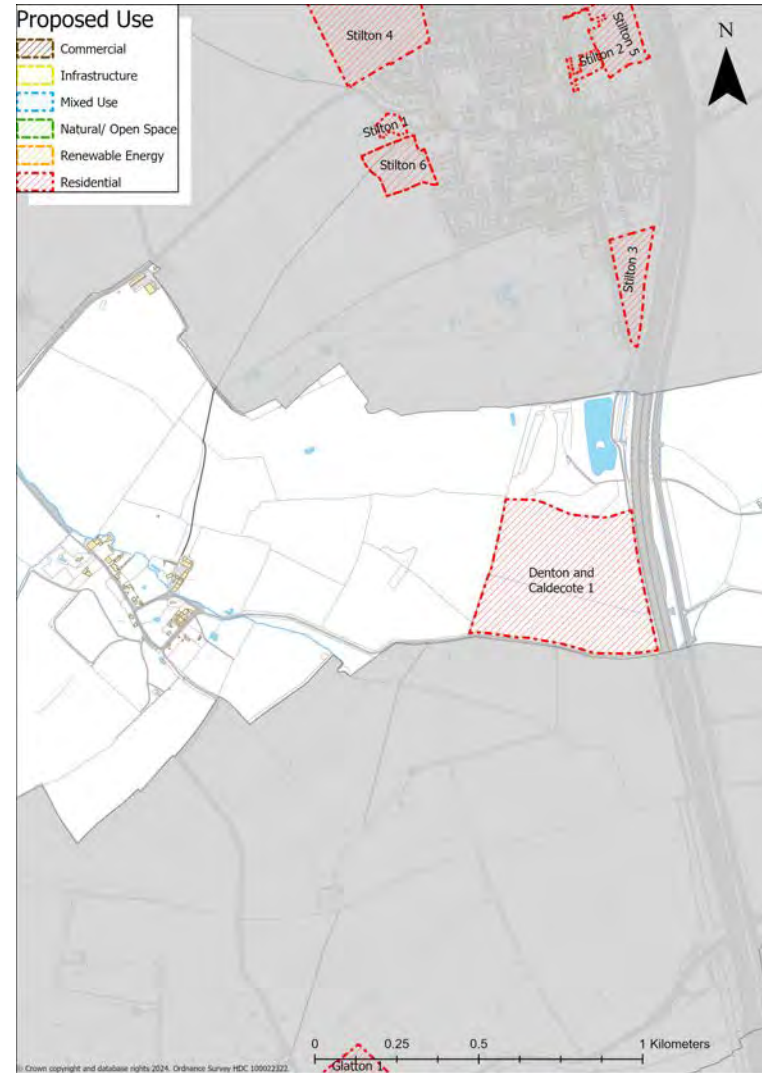
### Conington 5: Land at Middlemarsh Farm, Glatton Road, Sawtry (Conington)

- 1.9** As identified in the LAA, the likely significant amount of infrastructure and transport improvements required to serve the development make the proposed development potentially unachievable. Additionally, there are very limited details from the site promoter to scope the potential for the site in depth at this time.
- 1.10** Therefore, a sustainability appraisal for the site has not been undertaken.

### Denton and Caldecote

1.11 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process:

- Denton and Caldecote 1: Land South of Stilton Golf Course



# 1 North Huntingdonshire

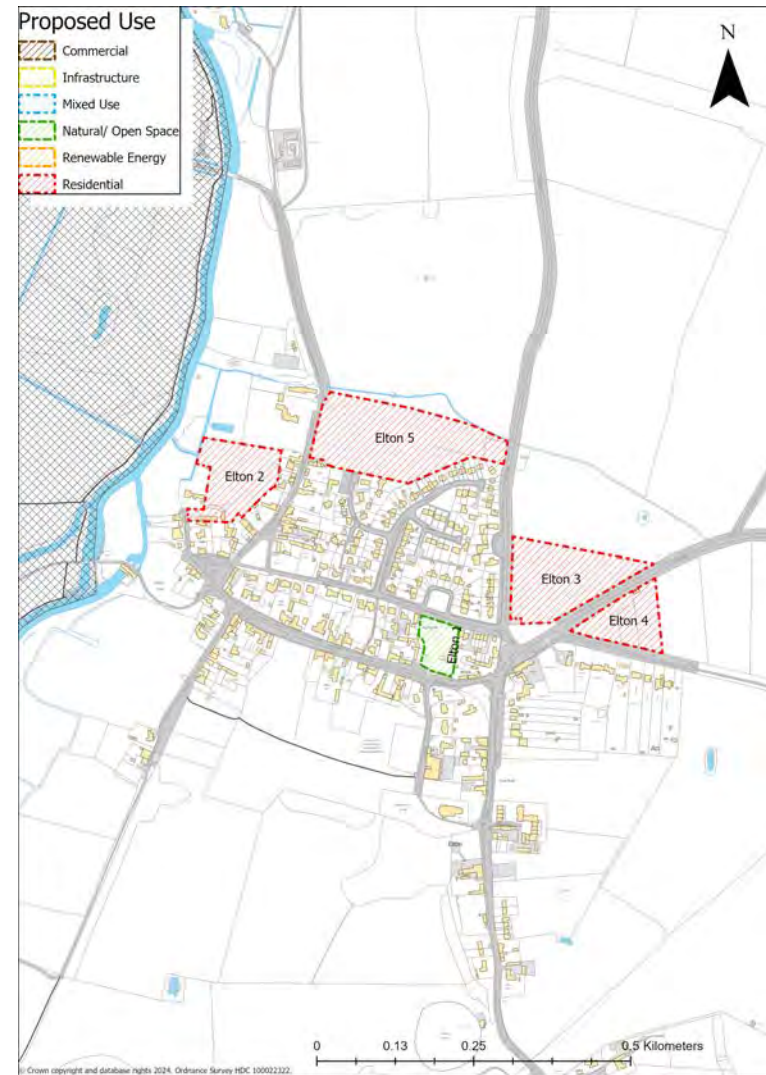
## Denton and Caldecote 1: Land South of Stilton Golf Course

- 1.12 As identified in the LAA, the existing access is unsuitable for the scale of development and is very unlikely capable of being upgraded sufficiently. Infrastructure requirements to enable a suitable access is likely to make the development unachievable.
- 1.13 Therefore, a sustainability appraisal for the site has not been undertaken.

## Elton

1.14 A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Elton 1: Land between Middle Street and Highgate Green, Elton
- Elton 2: Land North of Chestnuts Farm and River Lane, Elton
- Elton 3: Land between Wansford Road and Oundle Road, Elton
- Elton 4: Land between Oundle Road and Greenhill Road, Elton
- Elton 5: Land between Duck Street and Wansford Road, Elton





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## Elton 1: Land between Middle Street and Highgate Green, Elton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Elton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with minimal recorded risk from surface water.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and classified as urban land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 300 m of a 2 ha natural greenspace and is also within 1 km of a 10 ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located adjacent to with its north western corner just within the Nene Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>The site is located to the northern side of Middle Street within the village of Elton and is bounded by residential development. The site features substantial hedging along the southern boundary. The land forms an area of open space within the built up area, and affords views from Highgate Green to the south towards the church tower.</p> <p>The site is being promoted for open space so there will be no built development and would retain the character of the area.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site is proposed solely for open space uses so will not contribute to housing supply.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	N	The site is proposed solely for open space uses so these indicators are not relevant to the proposal.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	N	The site is proposed solely for open space uses.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km of a railway station but is about 250m from a bus stop rated C- on the Place Based Carbon Calculator meaning there is a frequent service.  A pavement runs adjacent to the southern boundary of the site.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is to provide natural green open space.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The land forms an area of open space within the built up area, therefore it is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	The site is situated within a conservation area and immediately west of the site is a courtyard of Grade II listed buildings. As the proposed use for open space, there will be no built development that will impact these heritage assets.

**Summary of SA**

The site is not constrained by flood risk or by nature conservation designations. It is located within Elton with residential properties bounding the site. It is adjacent to a listed building and is within a conservation area. The Nene Valley Green Infrastructure Priority area is adjacent to the site. The site is being promoted for nature green or open space uses so there will be no built development. This will reinforce the character of the village and the conservation area.

**Updates after initial appraisal**

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**Elton 2: Land North of Chestnuts Farm and River Lane, Elton**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with some agricultural structures on site meaning there is limited potential for the reuse of materials and buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 42% of the site area.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Elton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	Just over half of the land is classed as flood zone 1, however, about 20% of the north-west corner and along the northern boundary is classed as flood zone 2. Within the north-west corner, about 21.5% classed as flood zone 3b. There is also risk from surface water flooding along the site's northern and western edges.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	The site is greenfield land with some redundant agricultural buildings on site. It is classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 1 km of a 10 ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within the Nene Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located on the north western edge of Elton accessed from River Lane, it therefore relates to the settlement. It adjoins residential development to the south. It consists of land associated with Chestnut Farm. The site is on the edge of Elton, and the site is partially visible

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			from the public footpath on the west bank of the River Nene. The flood risk present means that it is only appropriate to consider building on half of the site which also impacts the capacity of the site and means development would be focused on the southern half of the site closest to the existing built form of the village. While this would assist in minimising the encroachment of built development into the Nene Valley, development in this location is not characteristic of the area as it would introduce back land development and still would erode the rural edge of the village. Additionally, the site's location near to a number of listed buildings and being within the conservation area means that impact on these form constraints on development.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is proposed for market and/or affordable housing and is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town/city centre but is about 400m from the Elton village store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is about 650m from the Elton Church of England primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of the Crown Inn Public House, Elton Methodist Church, Highgate Hall and All Saint's Church.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is not located within 5km of an existing concentration of employment.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km of a railway station but is about 650m from a bus stop rated C- on the Place Based Carbon Calculator meaning there is a frequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	A pavement runs up to the corner of River Lane but this does not continue. River Lane is wide enough for vehicles and pedestrians though and there may be potential to provide an enhanced footpath connection.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could be effectively masterplanned to become part of the existing place and community as there is an existing access to the site from River Lane and is within walking distance to key village amenities. However, this is subject to several constraints being overcome including the impact on the Nene Valley and on designated heritage assets.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is within the conservation area and Number 19 Duck Street (The Old Bakehouse (Grade II listed)) is nearby to the east. Due to the 45 metre separation distance and existing built form between the site and Number 2 Stocks Green (Chestnuts Farmhouse (Grade II Listed)), development of the site would likely have a negligible impact upon the setting of this heritage asset.

#### Summary of SA

The site is heavily constrained by fluvial flood risk with almost half of the site at higher risk which constrains where built development can be placed. It is not constrained by nature conservation designations but it is located within the Nene Valley Green Infrastructure Priority. It is within the conservation area and nearby to several listed buildings so heritage is a development constraint. The site has reasonable accessibility to the services and facilities within Elton including a bus stop, shop and primary school. It is not accessible to employment opportunities though. It is located on the north western edge of Elton with residential properties bounding the southern edge of the site. Development would introduce back land development which is uncharacteristic of this part of the village, additionally, the design is heavily constrained by flooding, heritage and landscape constraints which make integrating a development that is in keeping with the character of the area more challenging.

#### Updates after initial appraisal

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#### Elton 3: Land between Wansford Road and Oundle Road, Elton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is not impacted by an air quality management area.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is greenfield land meaning there is no potential for the reuse of materials and buildings.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Elton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is wholly located within flood zone 1 with surface water flood risk along its northern/eastern boundary.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land and is classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 1 km of a 10 ha area of natural green space.  It has some capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is not located within the Nene Valley Green Infrastructure Priority Area so it has limited capacity for linkages to the strategic green infrastructure network.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	The site is located to the east of Wansford Road and north of Oundle Road on the north-eastern edge of Elton, it therefore relates to the settlement but it also has a close relationship with the countryside. Development on the site would introduce built development extending away from the village which would not reinforce the character of the area. Also as the site slopes to the north it is highly visible from Wansford Road to the north meaning that the impact on the landscape will be greater. The proposed capacity for the site is very low even when reducing the built area to incorporate sustainable drainage and landscaping, it therefore would not make an efficient use of land.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is proposed for market and/or affordable housing and is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town/city centre but is about 400m from the Elton village store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is about 500m from the Elton Church of England primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of the Crown Inn Public House, Black Horse Public House, Elton Methodist Church, Highgate Hall and All Saint's Church.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is not located within 5km of an existing concentration of employment.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km of a railway station but is about 250m from a bus stop rated C- on the Place Based Carbon Calculator meaning there is a frequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a pavement that runs immediately across the road from the site along Wansford Road but there is no pavement along Oundle Road.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing place and community without adversely impacting the character of Elton.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	A conservation area is situated immediately south of the site and along the southern boundary, a small part of the site falls within it. The Smithy, situated approximately 85 metres south of the site, is Grade II Listed.

### Summary of SA

The site is not constrained by fluvial flood risk but is by surface water flood risk. It is not constrained by nature conservation designations. It is also constrained by heritage assets. The site has reasonable accessibility to the services and facilities within Elton including a bus stop, shop and primary school. It is not accessible to employment opportunities though. It is located on the eastern edge of Elton with a close relationship with the countryside as well as to the village. Development would adversely impact the character of the village and landscape.

### Updates after initial appraisal

#### Elton 4: Land between Oundle Road and Greenhill Road, Elton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land meaning there is no potential for the reuse of materials and buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Elton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>he site is wholly located within flood zone 1 with over half of the site being at risk form surface water flooding with the most risk being along its frontage along Oundle Road</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land and is classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 1 km of a 10 ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is not located within the Nene Valley Green Infrastructure Priority Area so it has limited capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is located to south of Oundle Road and north of Greenhill Road on the eastern edge of Elton, it therefore relates to the settlement but it also has a close relationship with the countryside. Development on the site would introduce built development extending away from the village which would not reinforce the character of the area. The site currently contains mature trees and thick hedgerows, and is opposite a row of very low density residential properties. Development would be visible from Oundle Road and Greenhill Road, although not from long distance. To mitigate surface water flood risk, development will likely have to placed on the southern half of the site which would not reflect the character of the area. Also, development at this site would affect the rural character of this location. The</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			proposed capacity for the site is very low even when reducing the built area to incorporate sustainable drainage and landscaping, it therefore would not make an efficient use of land.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is proposed for market and/or affordable housing and is 0.89ha in size meaning it would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town/city centre but is about 400m from the Elton village store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is about 500m from the Elton Church of England primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of the Crown Inn Public House, Black Horse Public House, Elton Methodist Church, Highgate Hall and All Saint's Church.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is not located within 5km of an existing concentration of employment.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is beyond 5km of a railway station but is about 250m from a bus stop rated C- on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a no pavement along the site's frontages on Oundle Road or Greenhill Road, the pavement stops adjacent to the western corner of the site so there may be opportunities to connect along Greenhill Road.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing place and community without adversely impacting the character of Elton.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations on site but it is adjacent to a conservation area and is some 220m east from part of Elton Hall Gardens (Grade II* Listed Park and Gardens). Development of the site may also have a detrimental impact upon the setting of The Smithy (Grade II Listed).

### Summary of SA

The site is not constrained by fluvial flood risk but is by surface water flood risk. It is not constrained by nature conservation designations. It is also constrained by heritage assets. The site has reasonable accessibility to the services and facilities within Elton including a bus stop, shop and primary school. It is not accessible to employment opportunities though. It is located on the eastern edge of Elton with a close relationship with the countryside as well as to the village. Development would adversely impact the character of the village and landscape.

### Updates after initial appraisal

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### Elton 5: Land between Duck Street and Wansford Road, Elton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land meaning there is no potential for the reuse of materials and buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Elton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 but there is substantial risk from surface water flooding along its northern edge where a drain forms a boundary to the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land and is classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 1 km of a 10 ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is not located within the Nene Valley Green Infrastructure Priority Area so it has limited capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is situated on the northern edge of Elton and is bound by Duck Street to the west and Wansford Road to the east. The site therefore relates to the settlement but also closely relates to the countryside forming a rural edge to the village. The site rises gently from west to east and is very open in character with limited vegetation along its boundaries which reinforces this closeness to the wider countryside. It therefore forms a part of a substantial green open space at the northern edge of Elton. Development would change the character of this part of Duck Street, and would be visible from Wansford Road to the north which slopes down towards the village and thus would not reinforce the character of the area. The proposed capacity for the site is very low even when reducing the built area to incorporate sustainable drainage and landscaping and not building on the part of the site within the water recycling area, it therefore

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			would not make an efficient use of land. However, considering these factors developing on the southern half of the site in line with the existing building line from the rear garden of 55 Hayes Walk, a smaller development could be brought forward that would have fewer constraints and would be off a scale that could have success in reflecting the character of the area. This would however be subject to the either the rerouting of telegraph poles on the site or the incorporation of them as part of the scheme.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is proposed for market and/or affordable housing and is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town/city centre but is about 400m from the Elton village store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is about 500m from the Elton Church of England primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of the Crown Inn Public House, Black Horse Public House, Elton Methodist Church, Highgate Hall and All Saint's Church.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is not located within 5km of an existing concentration of employment.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is beyond 5km of a railway station but is about 250m from a bus stop rated C- on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a pavement immediately across the road along Duck Street from the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site as a whole is located such that it could not be effectively integrated with the existing place and community without adversely impacting the character of Elton. However, as highlighted within SA7 if a smaller site area containing just the southern half of the site was pursued then there could be greater opportunity to successfully integrate development.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The conservation area is situated immediately west and south of the site. Along the southern boundary, a small part of the site is situated within the conservation area. There are several listed buildings along Duck Lane, situated immediately south of the site that could be negatively impacted by development.

**Summary of SA**

The site is not constrained by fluvial flood risk but is by surface water flood risk. It is not constrained by nature conservation designations. It is also constrained by heritage assets. The site has reasonable accessibility to the services and facilities within Elton including a bus stop, shop and primary school. It is not accessible to employment opportunities though. It is located on the northern edge of Elton with a close relationship with the countryside as well as to the village. Development across the whole of the site would adversely impact the character of the village and landscape, however development on the southern half of the site could potentially provide an opportunity for some growth within Elton while not adversely impacting the character of the village or wider landscape.

**Updates after initial appraisal**

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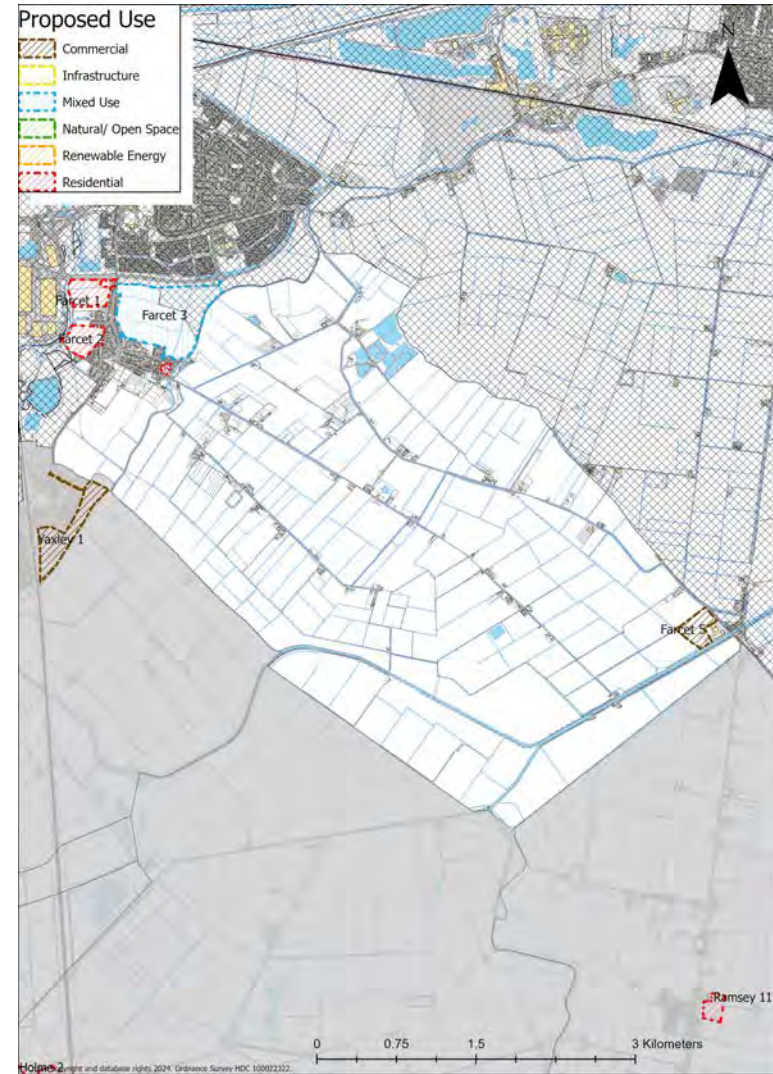


# 1 North Huntingdonshire

## Farcet

**1.15** A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Farcet 1: Land West of Peterborough Road and North of Grazeley Gardens, Farcet
- Farcet 2: Land West of Peterborough Road and South of Grazeley Gardens, Farcet
- Farcet 3: Land East of Peterborough Road, Farcet (cross boundary site with Peterborough City Council)
- Farcet 4: Former PH Plant Hire and 9 Cross Street, Farcet
- Farcet 5: Collmart Growers, Pondersbridge



## Farcet 1: Land West of Peterborough Road and North of Grazeley Gardens, Farcet

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 0.3% of the site area
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>Most of the land is classed as flood zone 1 but very limited areas along the western boundary are classed as flood zones 2 and 3a. There is some surface water flood risk along its eastern edge.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 1 km of a 10 ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated sites to not have an impact but it is about 350m from Crown Lakes County Wildlife Site.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but has some potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located on the north western edge of Farcet located between the village and industrial development within Peterborough. The site has a closer relationship with the rural character of Farcet. The A605 to the north provides a clear physical separator as does Stanground Lode which forms a natural separator. Development would result in furthering the potential sense of coalescence between Farcet and Peterborough. However, development in this location will have very little landscape impact due to the surrounding built development and the road network but would result in some townscape impact due to the potential scale of development. This impact is somewhat minimised as in depth development has already been established through the development of Grazeley Gardens. The site promoter's proposed capacity includes 3.36ha of land for natural open space, biodiversity net gain and flood mitigation. The remaining land is for residential development which would result in a density that would make an efficient use of land.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site's proximity to the road network (A605) and to the largescale Amazon warehousing facility to the west could result in increased levels of air, light and noise pollution on the development.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is for market and/or affordable housing and is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	<p>The site is about 5km of Peterborough City Centre. The site is within 800m of the Post Office and food store located on Main Street. The site is within 2.5km of Morrisons supermarket located on Bellona Drive within Peterborough.</p> <p>The site is about 900m from Farcet Church of England Primary School.</p> <p>The site is within 800m of Farcet Village Hall and St Mary's Church. It is just beyond 800m of Farcet Recreation Ground, the Farcet Working Men's Club and the Black Swan Public House.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is adjacent to the Farcet Business Centre, it is within 1km of Stanground Academy and Peterborough South Logistics Park. It is also about 2km from the Broadway Business Park and Eagle Business Park located in Yaxley.</p> <p>Standard broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	



# 1 North Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is about 5km from Peterborough train station. It is also adjacent to two bus stops on Peterborough Road which are both rated as C+ on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a footpath running along the site's frontage along Peterborough Road.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. Landscaping and masterplanning will be required to address how development can be delivered that reinforces the sense of separation between Farcet and Peterborough.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is somewhat constrained by flooding on its western edge. It is not constrained by nature conservation or heritage designations. It consists of grade 3 agricultural land and greenfield land. The site has very good accessibility to public transport options particularly by bus which provides a connection to Peterborough City Centre which is about 5km from the site. It is also very well served in terms of access to employment opportunities. It has good accessibility to village services, primary education

and natural green space within Farcet but also has the option to utilise those within Peterborough. The site is located on the western edge of Farcet and development could further erode the sense of separation between the village and Peterborough, therefore very careful masterplanning will be required to provide sufficient landscaping so that the site can reflect the character of Farcet.

#### Updates after initial appraisal

#### Farcet 2: Land West of Peterborough Road and South of Grazeley Gardens, Farcet

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.  The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 2% of the site area

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The vast majority of the site is within flood zone 1, however a small strip of its western edge is within flood zones 2 and 3a. There is also some surface water flood risk on the site's western and northern edges as well as a channel of surface water flood risk running towards the centre of the site</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is greenfield land and mostly classified as grade 3 agricultural land with some also classified as non-agricultural</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	<p>The site is within 200 m of a 0.5 ha area of greenspace, within 300 m of a 2 ha natural green space and also within 1 km of a 10 ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is adjoins to the south west the Crown Lakes County Wildlife Site but is sufficiently remote form other designated nature conservation sites.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but has some potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located on the south western edge of Farcet located between the village and industrial development within Peterborough. The site has a closer relationship with the rural character of Farcet and greater connection to the wider landscape as it is adjacent to the Crown Lakes County Wildlife site. Stanground Lode which forms a natural separator from the neighbouring industrial development. Development would result in furthering the potential sense of coalescence between Farcet and Peterborough. However, development in this location will have limited wider landscape impact due to the surrounding built development but would result in some townscape impact due to the potential scale of development. This impact is somewhat minimised as in depth development has already been established through the development of Grazeley Gardens. The site area includes Farcet Recreation Ground which is currently leased to the Parish Council, the site promoter also seeks to provide some 1ha of natural, green or open space which could be utilised to retain the existing playing fields. The remaining land is for residential development which would result in a fairly low density across the site.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The site's proximity to the road network (A605) and to the largescale Amazon warehousing facility to the west could result in increased levels of air, light and noise pollution on the development.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site is for market and/or affordable housing and is over 1ha in size.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	<p>The site is about 5km of Peterborough City Centre. The site is within 800m of the Post Office and food store located on Main Street. The site is within 2.5km of Morrisons supermarket located on Bellona Drive within Peterborough.</p> <p>The site is about 800m from Farcet Church of England Primary School.</p> <p>The site is within 800m of Farcet Village Hall and St Mary's Church. The site is just over 800m of the Farcet Working Men's Club and the Black Swan Public House. The site area includes Farcet Recreation Ground which is currently leased to the Parish Council, the site promoter also seeks to provide some 1ha of natural, green or open space which could be utilised to retain the existing playing fields.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is about 1,000m of Farcet Business Centre, it is about 1.5km of Stanground Academy and Peterborough South Logistics Park. It is also about 1.5km from the Broadway Business Park and Eagle Business Park located in Yaxley.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is about 5km from Peterborough train station. It is within 800m of several bus stops on Main Street and Haddon Way which are rated as C+ on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a footpath along Haddon Way which could be extended to serve the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site area includes Farcet Recreation Ground which is currently leased to the Parish Council, the site promoter also seeks to provide some 1ha of natural, green or open space which could be utilised to retain the existing playing fields.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. Landscaping and masterplanning will be required to address how development can be delivered that reinforces the sense of separation between Farcet and Peterborough.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

#### Summary of SA

The site is somewhat constrained by flooding on its western edge. It is not constrained by heritage designations but there is the Crown Lakes County Wildlife Site to the south west of the site. It consists of land largely classified as grade 3 agricultural land. The site has very good accessibility to public transport options particularly by bus which provides a connection to Peterborough City Centre which is about 5km from the site. It is also very well served in terms of access to employment opportunities. It has good accessibility to village services, primary education and natural green space within Farcet but also has the option to utilise those within Peterborough. The site is located on the western edge of Farcet and development could further erode the sense of separation between the village and Peterborough, therefore very careful masterplanning will be required to provide sufficient landscaping so that the site can reflect the character of Farcet.

#### Updates after initial appraisal

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## Farcet 3: Land East of Peterborough Road, Farcet (cross boundary site with Peterborough City Council)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 5.3% of the site area
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is predominately located within flood zone 1 but some of the site's eastern edge is located within flood zones 2 and 3a arising from the site's eastern boundary being adjacent to the old River Nene. There is some surface water flood risk within the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>Most of the site is within 1 km of a 10 ha area of natural green space.</p> <p>It has some limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated sites to not have an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but has some potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is located on the northern edge of Farcet. The site area extends up to the A605 and partially crosses over into the Peterborough City Council area.</p> <p>Development at this scale will further erode the sense of separation between Farcet and Peterborough and mean that there will be built development up to the A605, landscaping and areas of open space could be incorporated to mitigate this however, the fundamental character of the landscape and the townscape will be adversely impacted and altered. A much smaller development area could be more suitable and provide a more modest scale extension to Farcet than across the whole site area. The site is visible in the landscape from the east including from the River Nene (Old course). 800 homes across the whole site would over double the size of the existing village in terms of housing numbers which would fundamentally alter its character and could overwhelm the village and the local road network. It is recognised that a new local centre is proposed as part of the proposal.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Development could be considered appropriate on a much reduced site area in line with the previous outline application made on the site subject to appropriate access, landscaping and design. This would represent a more proportionate level of growth for the village and retain the sense of and physical separation from Peterborough.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site's proximity to the road network (A605) and to the largescale Amazon warehousing facility to the west could result in increased levels of air, light and noise pollution on the development.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is for market and/or affordable housing and is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is about 5km of Peterborough City Centre. The site is within 800m of the Post Office and food store located on Main Street. The site is within 2.5km of Morrisons supermarket located on Bellona Drive within Peterborough.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is adjoins Farcet Church of England Primary School. The site is within 800m of Farcet Village Hall, St Mary's Church, the Farcet Working Men's Club and the Black Swan Public House. It is just beyond 800m of Farcet Recreation Ground.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site adjoins the Farcet Business Centre, it is within 1km of Stanground Academy and Peterborough South Logistics Park. It is also about 2km from the Broadway Business Park and Eagle Business Park located in Yaxley.</p> <p>Standard broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is about 5km from Peterborough train station. It is also within 800m of several bus stop on Peterborough Road which are rated as C+ on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a footpath adjacent to the site's frontage on Peterborough Road, there is also a footpath connection into the site from George Alcock Way.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	The proposal includes a local centre which provides an opportunity to enhance village services within Farcet.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it can be effectively masterplanned to become part of the existing place and community although this is challenging due to the proposed scale of the site and of the proposed development which would represent a substantial increase in the size of the village and result in in further the sense of coalescence

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			with Peterborough by providing built development up to the A605. Significant landscaping and open space will be required to mitigate this or a reduction in the site area.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is somewhat constrained by flooding on its eastern edge. It is not constrained by nature conservation or heritage designations. It consists of land classified as grade 3 agricultural land. The site has very good accessibility to public transport options particularly by bus which provides a connection to Peterborough City Centre which is about 5km from the site. It is also very well served in terms of access to employment opportunities. It has good accessibility to village services, primary education and natural green space within Farcet but also has the option to utilise those within Peterborough. The site promoter seeks to incorporate a local centre within the development which could further enhance village services. The site is located on the northern edge of Farcet extending over into Peterborough so this is a cross boundary proposal. Development could therefore further erode the sense of separation between the village and Peterborough, development at this scale would also over double the size of Farcet in terms of housing numbers which would fundamentally adversely impact the village's character.

## Updates after initial appraisal

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## Farcet 4: Former PH Plant Hire and 9 Cross Street, Farcet

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	The site is previously developed with land consisting of the former PH Plant Hire site and the residential property 9 Cross Street. In their Call for Site Statement, the site promoter states that it is intended to demolish all existing buildings on the site apart from the dwelling so there is the potential for the reuse materials and/or buildings.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 0.3% of the site area
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	The site is wholly located within flood zone 1 but there is risk from surface water flooding across the site.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	++	It is wholly classified as grade 3 agricultural land but it is previously developed consisting of the former PH Plant Hire site and the residential property 9 Cross Street.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 1 km of a 10 ha area of natural green space.  It has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated sites to not have an impact.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but has some potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is located within the built form of Farcet and offers a modest scale regeneration opportunity of a former commercial site. The existing buildings on site are of varying quality and do not enhance the character of the street scene. Therefore, the site's redevelopment is likely to improve the street scene and could over a modest development in keeping with the village character.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is sufficiently distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is for market and/or affordable housing and is 0.63ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	<p>The site is about 5km of Peterborough City Centre. The site is within 800m of the Post Office and food store located on Main Street. The site is within 2.5km of Morrisons supermarket located on Bellona Drive within Peterborough.</p> <p>The site is about 250m from Farcet Church of England Primary School.</p> <p>The site is within 800m of Farcet Working Men's Club, the Black Swan Public House, Farcet Village Hall and St Mary's Church. It is just beyond 800m of Farcet Recreation Ground.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is within 1km of the Farcet Business Centre, it is within 2km of Stanground Academy and Peterborough South Logistics Park. It is also about 1.5km from the Broadway Business Park and Eagle Business Park located in Yaxley.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is about 5km from Peterborough train station. It is also within 800m of several bus stops on Peterborough Road which are rated as C+ on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a footpath running along the site's frontage.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	++	The proposal includes the redevelopment of a site that is previously developed and is located within the built form of Farcet. The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

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## Summary of SA

The site is previously developed located within the a prominent location within Farcet. It is not constrained by fluvial flooding but there is some surface water flood risk. It is not constrained by nature conservation or heritage designations. The site has very good accessibility to public transport options particularly by bus which provides a connection to Peterborough City Centre which is about 5km form the site. It is also very well served in terms of access to employment opportunities. It has good accessibility to village services, primary education and natural green space within Farcet but also has the option to utilise those within Peterborough. The site is located within the built form of Farcet and offers a modest scale regeneration opportunity which is masterplanned well could enhance the street scene and provide a development more in keeping with the character of the village.

## Updates after initial appraisal

### Farcet 5: Collmart Growers, Pondersbridge

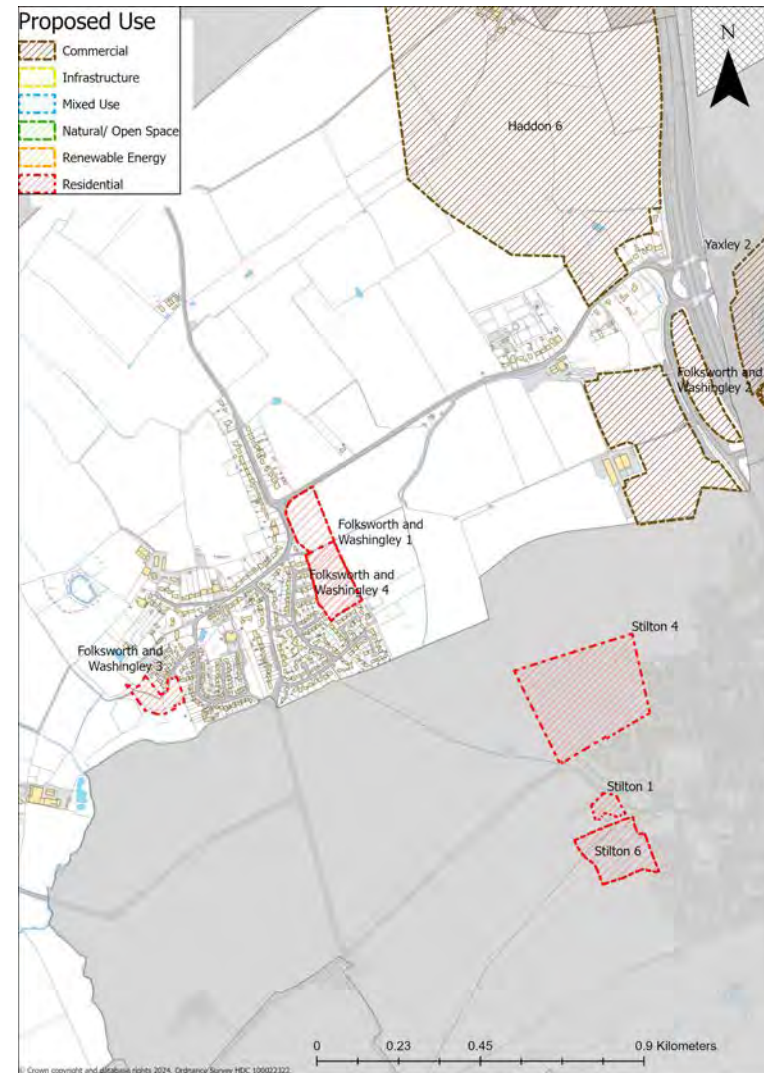
- 1.16** As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF.
- 1.17** Therefore, a sustainability appraisal for the site has not been undertaken.

## Folksworth and Washingley

**1.18** A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Folksworth and Washingley 1: Land off Hawthorn Road, Folksworth (smaller site)
- Folksworth and Washingley 2: Land adjacent A1 at Norman Cross, Folksworth
- Folksworth and Washingley 3: Land South of The Paddocks, Folksworth
- Folksworth and Washingley 4: Hawthorn/Manor Road, Folksworth (larger site)

**1.19** Please note that Haddon 6: Land West of A1(M) between junctions 16 and 17, and South of Haddon Road also partially falls within Folksworth & Washingley and Morborne parishes, but it has been included under Haddon as most of the site lies within that parish area.





# 1 North Huntingdonshire

## Folksworth and Washingley 1: Land off Hawthorn Road, Folksworth (smaller site)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No supporting documents relating to the provision and use of low and zero carbon technologies were submitted as part of the site submission and therefore the development is expected to comply with building regulations.</p> <p>The site is not impacted by an Air Quality Management Area (AQMA).</p> <p>The site is greenfield land with no existing structures on site meaning development will not involve the reuse of materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with minimal recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly green field land with no existing structures.</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The majority of the site is within 200m of 0.5ha of natural green space according to Natural England's 'Access to Green Space Standards'.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for future improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is located on the eastern edge of Folksworth relating closely to the settlement, bound by residential areas to the west and south and is potentially accessible via Manor Road or Hawthorn Road. It also relates to the countryside due to agricultural fields beyond the northern and eastern boundary. It forms part of a larger agricultural field meaning the eastern boundary is completely open but the landscape impact may be negligible due to the lack of public right of ways to the east and being well integrated into the built form. Whilst the density of the proposal is very low, the number of houses proposed is similar to the surrounding residential areas of a similar size. In addition, the eastern boundary aligns with the existing built line of the residential area to the south on Townsend Way offering an opportunity for growth in a village location. To this end, by not extending past the eastern edge of Folksworth the site has a closer relationship to the settlement than the countryside. However a portion of the site, in the south is within an oil pipeline buffer zone which may adjust the layout of the site and it's effective integration. Overall, the site would use land efficiently whilst conserving the character and form of Folksworth.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is approximately 1km from the A1 (M) major highway and therefore may be subject to noise pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site will contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond the required distance from a town centre, local convenience store and a freestanding supermarket.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within 800m of Folksworth Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of Folksworth, Washingley and Morborne Village Hall and St Helens Church.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is beyond 5km from multiple concentrations of employment and 1.5km from a range of employment sources within Huntingdonshire.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km from a station but is within 800m from a bus service F+ on the Place Based Carbon Calculator meaning there is a highly infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a pavement on Manor Road (site frontage)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site solely proposes residential use.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site proposal does not include retail or leisure uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

#### Summary of SA

The site is not constrained by flood risk and is resilient to the predicted impacts of climate change on flooding. The site is wholly classified as grade 3 agricultural land with no opportunities for the reuse of recycling of previously used buildings. It has limited accessibility to shops and employment concentrations. In addition, there is low provision of culture and leisure facilities within Folksworth and the bus service is highly infrequent. Although, the site is in close proximity to Folksworth Primary School and there is a pavement along the site frontage encouraging active travel. It is sufficiently remote designated nature and heritage assets and the majority of the land is within 200m of 0.5ha of natural greenspace. The site relates closely to the settlement and the density aligns with surrounding residential areas, preserving the form of Folksworth whilst ensuring an efficient use of land. Adverse landscape impact due to the open eastern boundary will likely be small due to no public right of ways to the east and being well integrated to the built form.

#### Updates after initial appraisal

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## Folksworth and Washingley 2: Land adjacent A1 at Norman Cross, Folksworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land meaning that there is no for the reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 but there is surface water flood risk along the main parcel's eastern and northern edges.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from natural green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The far eastern edge of the smaller parcel of land is about 100m from the Norman Cross Brickpits County Wildlife Site but the A1(M) lies in between so the potential harm to this designated site is minimised.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site consists of two parcels, one an oval shaped site located between to the B1043 and A1(M), the other larger parcel is located to the west of the B1043 consisting of agricultural fields.</p> <p>The site is located in the countryside with the B0143 and A1(M) forming strong edges to the larger parcel on its side. The oval parcel is completely surrounded by the road network. The larger site has some vegetation and hedging around its southern and eastern edges but is generally quite open, most notably to the west and north with views across the wider agricultural landscape. The site has a closer relationship with the countryside and is detached from a settlement. It is located east of Folksworth and north of Stilton. It could provide a new employment location along the A1 corridor, it is adjacent to the proposal at Norman Cross (see Yaxley 2) and located south of other employment (logistics lead) proposals being promoted along the A1 corridor.</p> <p>It is unclear at this stage whether all of the proposed development will be placed within the larger parcel or across both parcels. Roadside uses are also proposed which requires further clarity. Masterplanning will be required to mitigate the impact of the strategic road network in terms of levels of pollution and also provide sufficient landscaping to mitigate impact.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The A1(M) runs to the east of the site which increases the risk from air, light and noise pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The site is just beyond 5km from Peterborough City Centre, it is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience store.</p> <p>As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.</p> <p>The site is beyond 800m of the many leisure and cultural facilities within Folksworth &amp; Washingley and also those in Stilton and Yaxley, but as this scheme is seeking employment development, this is less crucial for the site's sustainability.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is within 5km of the Eagle Business Park and Broadway Business Park in Yaxley and also the Peterborough East logistics and distribution centre. The site is proposing between 30,000 and 40,000 sqm of employment floorspace on more than 5ha of land. It is unclear at this stage whether all of this will be placed within the larger parcel or across both parcels.</p> <p>It benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is just beyond 5km from Peterborough train station. In between the two parcels of the site is the B1043 and two bus stops, the highest rated being C- on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a footpath along the eastern side of the larger parcel, this is adjacent to the eastern parcel.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The site is proposing either 30,000 sqm of office/ light industry/ roadside uses or some 40,000 sqm of logistics and distribution development. The potential number of jobs that could be created is unknown at this stage.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing place and community due to its detachment from an existing community. There are other similar employment proposals along the A1 and adjacent to the site which may offer an opportunity to integrate the site with surrounding developments, however this would be subject to detailed masterplanning and suitability assessments.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby that would be adversely impacted by the proposal.



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## Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk across the larger parcel of the site. It is not constrained by heritage designations, a county wildlife site is about 100m from the site but the A1(M) separates them. The site is remote from natural greenspace, local services and facilities within Folksworth, Stilton or Yaxley but is served by a bus route with a good level of service. It is detached from a main settlement but is largely well constrained within the landscape arising from established vegetation and the strategic road network. Development could still lead to adverse impact if not effectively masterplanned. The site could provide employment development that could support employment opportunities for several settlements.

## Updates after initial appraisal

## Folksworth and Washingley 3: Land South of The Paddocks, Folksworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No supporting documents relating to the provision and use of low and zero carbon technologies were submitted and therefore the development is expected to comply with building regulations.</p> <p>The site is not impacted by an Air Quality Management Area (AQMA).</p> <p>The site is greenfield land with no existing structures on site meaning development will not involve the reuse of materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development.</p> <p>The site is wholly flood zone 1 and at low risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly green field land with no existing structures.</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has limited capacity for linkages to the existing green and blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	<p>The site is sufficiently remote from the designated nature assets.</p> <p>The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute to improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located west of Elm Road and south of The Paddocks, on the south western edge of Folksworth. The site adjoins to residential development to the north and east, wrapping around the curtilage of properties along The Paddocks and therefore does relate to the settlement. As identified in the LAA, there are multiple constraints impacting the layout and capacity of the site which could result in the development being out of character with the built form. The site is

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			largely screened from surrounding countryside by a TPOA, Folksworth Spinney, minimising the landscape impact but development could adversely impact this protected area and erode the rural feel of the south western edge of the settlement. The reduction in developable area/ density due to the constraints could make the promoters capacity of 26 houses unachievable.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is approximately 1.2km from the A1 (M) major highway and therefore may be subject to noise pollution
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site will contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond the required distance from a town centre, local convenience store and a freestanding supermarket.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within 800m of Folksworth Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of Folksworth, Washingley and Morborne Village Hall.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is beyond 5km from multiple concentrations of employment and 1.5km from a range of employment sources within Huntingdonshire.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is beyond 5km from a station but is within 800m from a bus service F+ on the Place Based Carbon Calculator meaning there is a highly infrequent service.</p> <p>There is a pavement immediately outside the site frontage (The Paddocks).</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site is solely for residential use.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site proposal does not include retail or leisure uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing place and community without adversely impacting the character of the settlement and the TPOA.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

### Summary of SA

The site is not constrained by flood risk and is resilient to the predicted impacts of climate change on flooding. The site is wholly classified as grade 3 agricultural land with no opportunities for the reuse and recycling of previously used buildings. It has limited accessibility to shops, employment concentrations and natural green space. Only a village hall is within 800m of the site and the bus service is highly infrequent. It is in close proximity to Folksworth primary school and there is a pavement



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immediately outside the site frontage encouraging active travel. There are no designated heritage and nature assets nearby to the site that would be adversely impacted by the development. Due to the constraints of the site, it would be difficult to effectively integrate with the settlement without adversely impacting the form and character of the south western edge of Folksworth and achieve the promoter's stated capacity.

Updates after initial appraisal

## Folksworth and Washingley 4: Land off Hawthorn/Manor Road, Folksworth (larger site)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with minimal recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land, wholly classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The majority of the site is within 200m of 0.5ha of natural green space according to Natural England's 'Access to Green Space Standards' and has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.  The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for linkages to the existing strategic green and blue infrastructure network.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is located on the eastern edge of the settlement and relates well to it being surrounded on three sides by residential development. Development could reflect the pattern of development on this side of the village. The site consists of two agricultural fields with a line of trees separating the two. The site also relates to the wider countryside on its eastern side where there are fewer established site boundaries providing some views out across the wider landscape. The site promoter seeks approximately 50 homes on a site of approximately 3ha which is very low density and would not make an efficient use of land, however this provides additional opportunity for landscaping and open space which would soften the impact of built development.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is approximately 1km from the A1 (M) major highway and therefore may be subject to noise pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is proposed for market and/or affordable housing. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km from a town centre, and is beyond 800m of a local convenience store and 2.5km of a freestanding supermarket.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within 800m of Folksworth Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of Folksworth, Washingley and Morborne Village Hall and St Helens Church.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is beyond 5km from multiple concentrations of employment and 1.5km from a range of employment sources within Huntingdonshire.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km from a train station but is within 800m from a bus service F+ on the Place Based Carbon Calculator meaning there is a highly infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a pavement on Manor Road adjacent to the site's frontage.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The site is solely proposes residential use.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site proposal does not include retail or leisure uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

#### Summary of SA

The site is not constrained by flood risk. The site is wholly classified as grade 3 agricultural land. It has limited accessibility to shops, public transport and employment opportunities. It is sufficiently remote designated nature and heritage assets and the majority of the land is within 200m of 0.5ha of natural greenspace. The site relates closely to the settlement and could provide an opportunity for some growth. The site consists of two agricultural fields separated by a line of trees. The site's frontage also has established vegetation providing a rural feel to this part of the village, the removal of some of these trees may be required to provide access which will have some impact on the character of the street scene. There is some potential for landscape impact to the east as the eastern boundary is more open.

#### Updates after initial appraisal

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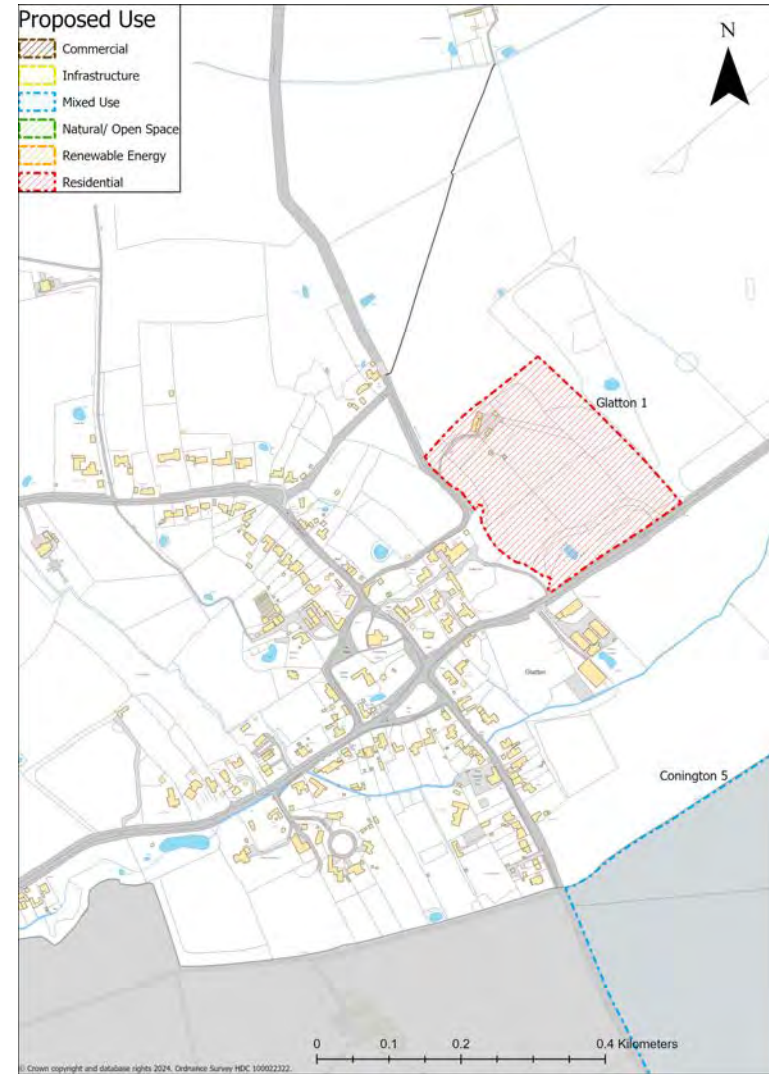


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## Glatton

**1.20** A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Glatton 1: Land North of Glatton Ways and East of Glatton Hall, Glatton



## Glatton 1: Land North of Glatton Ways and East of Glatton Hall, Glatton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an Air Quality Management Area (AQMA).</p> <p>There are several agricultural buildings to the north west of the site which could offer opportunities for the recycling or reuse of buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is partially within the Sawtry water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with minimal recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	<p>The site is classified as greenfield land but contains substantial agricultural built structures.</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's standards for accessing green space and has limited potential to contribute towards enhancing the strategic green or blue infrastructure network or linkages to it.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential for improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is situated on the north eastern edge of Glatton potentially accessible from Glatton Ways or Denton Road. Whilst being the on eastern edge of the village, there is separation from surrounding residential properties and greenfield land due to mature trees wholly bounding the site. This could reduce landscape impact of the development but may also prevent effective integration into the settlement.</p> <p>In addition, the steep topography of the site would be a key constraint to development as well as being predominantly within and oil pipeline buffer zone, consequently reducing the developable area and capacity. The topography could also lead to adverse landscape impact due to the site being visible from the south, compromising the character of Glatton.</p> <p>Therefore, the location, nature and key constraints of the site could negatively impact the form and character of the settlement and would not make an efficient use of land.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is approximately 1km west of the A1 (M) major highway and therefore could be exposed to noise pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site will contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond the required distance from a local convenience store, town centre and freestanding supermarket.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The site is within a village that does not contain a primary school and is of insufficient capacity to provide one on site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of Church of St Nicholas, Glatton village hall, Addison Arms pub and a public park.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km from multiple concentrations of employment within Sawtry.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	There is superfast broadband in the vicinity of the site
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km from a train station but is approximately 250m from a bus service rated E- on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	A pavement will need to be constructed along the site frontage to ensure integration with active travel infrastructure within Glatton.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site is solely proposed for residential use and therefore this objective is not applicable.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site would not effectively integrate into Glatton village due to key constraints outlined in SA7 and potential adverse impacts upon the conservation area.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site area adjoins to Glatton Conservation Area which could be adversely impacted by the development, particularly for potential highway access to the site.

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## Summary of SA

The site is not constrained by flood risk and is expected to be resilient to the predicted impacts of climate change on flooding. The site is wholly classified as grade 3 agricultural land. It has limited accessibility to natural green space and is not an area of strategic focus for green infrastructure. Successful integration of the site into Glatton village is challenging because of physical constraints. The location, nature and key constraints of the site could negatively impact the form and character of the settlement and also adjoining Glatton conservation area. It is sufficiently remote from all of the designated nature assets. The site is in close proximity to culture and leisure facilities within Glatton and access to them is facilitated by a active travel infrastructure. However, education facilities, town centres and local convenience scores are not available in the immediate area. Sawtry is within 5km of the site where there are employment opportunities.

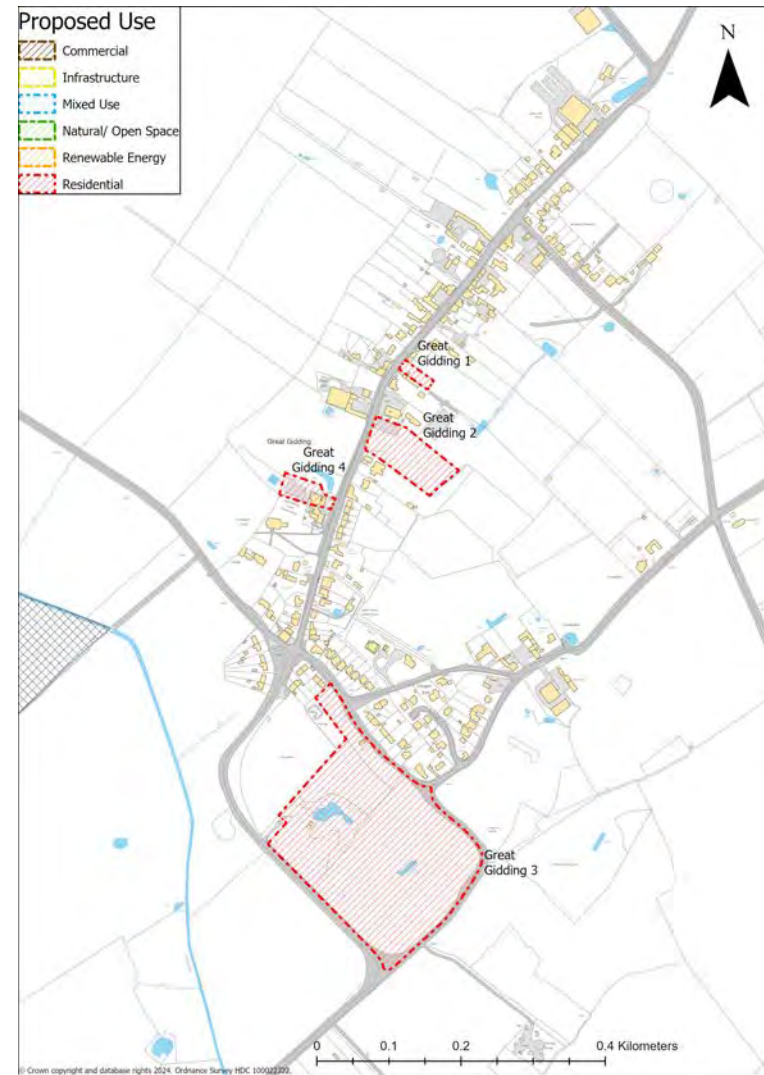
## Updates after initial appraisal

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## Great Gidding

1.21 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Gidding 1: Land adjacent to 52 Main Street, Great Gidding
- Great Gidding 2: Land South of Great Gidding village hall, Great Gidding
- Great Gidding 3: Land adjacent to Chapel Lane, Great Gidding
- Great Gidding 4: St Gidding School, Great Gidding



# 1 North Huntingdonshire

## Great Gidding 1: Land adjacent to 52 Main Street, Great Gidding

1.22 As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.

1.23 Therefore, a sustainability appraisal for the site has not been undertaken.

## Great Gidding 2: Land South of Great Gidding village hall, Great Gidding

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No supporting documents relating to the provision and use of low and zero carbon technologies were submitted as part of the site submission and therefore the development is expected to comply with building regulations.</p> <p>The site is not impacted by an Air Quality Management Area (AQMA).</p> <p>The site is green field land with no existing structures on site meaning development will not involve the reuse of materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within Great Gidding water catchment area which may need upgrades to accommodate growth to ensure no adverse impacts.</p> <p>The site is wholly within flood zone 1 with minimal risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	<p>The site is greenfield except in the north east where there is a car park which is proposed, as stated by the site promoter, to be upgraded by the development.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

## North Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is wholly classified as grade 3 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's standards for accessing green space and has limited potential to contribute towards enhancing the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 200m of a County Wildlife site but is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is situated centrally within Great Gidding fronting onto, as do a large proportion of the properties in this settlement, to Main Street. It adjoins to a village hall to the north and</p> <p>a business and large residential property to the south and therefore the western side of the site relates closely to the built form. Beyond the eastern edge there are agricultural fields meaning the site also relates closely to the countryside, enhanced by a relatively open boundary and the topography of the site and surrounding land. The site provides an infill development opportunity along main street but the number of houses proposed would require development behind the existing built line (back land development) and integration of a new on site access road which would be out of context with the area. If development goes up to the BNG/ electricity lines area of the site there would be significant landscape impact due to the site's close relationship with the countryside to the east adversely impacting</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			the form and character of the settlement. In addition, the development would need to be sensitive to Great Gidding Conservation Area and may require the removal of trees to access the site.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site will contribute towards meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There are no schools in close proximity to the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site adjoins to Great Gidding village hall and is within 800m of St Michael's and Great Gidding Baptiste church, Fox ans Hounds pub and playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is beyond 5km from employment concentrations.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	There is superfast broadband in the vicinity of the site.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km from a trains station. It is within 800m of a bus service rated F on the Place Based Carbon Calulator meaning there is a very limited service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a pavement immediately opposite the site frontage on Main Street.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site is solely for residential use and therefore this objective is not relevant.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	+	The proposal incorporates the retention and enhancement of the village hall car park.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	At a certain scale, the site could be effectively integrated into the existing community if effectively masterplanned and designed to be sensitive to the settlement and conservation area.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is wholly within Great Gidding Conservation which could be adversely impacted by the development and would need to be sensitive to the setting of several listed buildings within the village.

### Summary of SA

The site is not constrained by flood risk and is expected to be resilient to climate change on flooding. It is wholly classified as grade 3 agricultural land. The site has limited accessibility to natural green space and is not an area of strategic focus for green infrastructure. It is within 200m of a County Wildlife site but is sufficiently remote from other designated nature assets. The scale of the proposal would be out of context with the area and has potential to cause significant landscape impact due to its close relationship with the countryside. However, at a lower scale the proposal could be integrated into the existing place and community through effective masterplanning. The site has access to a local convenience store and multiple cultural and leisure facilities but is remote from education facilities and employment concentrations. It has access to active travel infrastructure and a bus stop but this service is very limited. The proposal intends to retain the car park for the village hall benefiting the wider community. The site is wholly within Great Gidding Conservation Area and located nearby to several listed buildings which may be adversely impacted by the development.

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## Updates after initial appraisal

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### Great Gidding 3: Land adjacent to Chapel Lane, Great Gidding

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No supporting documents relating to the provision and use of low and zero carbon technologies were submitted as part of the site submission and therefore the development is expected to comply with building regulations.</p> <p>The site is not impacted by an Air Quality Management Area (AQMA)</p> <p>The site is green field with no known built structures to clear.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within Great Gidding water catchment area which may need upgrades to accommodate growth to ensure no adverse impacts.</p> <p>The site is wholly within flood zone 1 with minimal risk of surface water flooding</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly green field land with no existing structures</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The majority of the site is within 200m of 0.5 ha of natural green space according to Natural England's standards.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	The site is located on the southern tip of Great Gidding, predominantly enclosed by surrounding roads, namely Chapel End, Back Lane and Winwick Road except an adjoining public park to the north west. Whilst the frontage on Chapel End is opposite residential properties the site is largely separate from the built form. The site has a closer relationship with the countryside and despite mature hedgerows and trees bordering the site, the topography of the land means the development would be highly visible when approaching the settlement from the south, eroding it's rural feel. In addition, it's scale and size would be out of context with the form of Great Gidding which is a linear settlement with a small population. As outlined in the LAA, there are substantial constraints to the development namely a Water Recycling Buffer Zone which would direct development to a relatively small area on the western edge of the site inhibiting the achievability of the proposed capacity.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is distant from major sources of pollution and not of a scale likely to cause substantial pollution.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site will contribute towards meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of a local convenience store. There are no schools in close proximity to the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The site adjoins to Great Gidding village hall and is within 800m of St Michael's and Great Gidding Baptiste church, Fox ans Hounds pub and playing fields
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is beyond 5km from employment concentrations.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	There is superfast broadband in the vicinity of the site.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km from a trains station. It is within 800m of a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service.  To join the site with active travel infrastructure, a pavement will need to be created along the site frontage.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The site is solely for residential use and therefore this objective is not relevant.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site proposal does not include retail or leisure uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets within the site but development will need to be sensitive to Great Gidding Conservation area to the north.

#### Summary of SA

The site is not constrained by flood risk and is expected to be resilient to climate change. It is wholly classified as grade 3 agricultural land. According to Natural England's mapping, most of the site is in close proximity to natural green space whilst being sufficiently remote from all of the designated nature assets. However, the location and scale of the site may not protect the character of Great Gidding and it would be difficult to effectively integrate the site with the existing community. The site has access to a local convenience store and is nearby to multiple cultural and leisure facilities. It is remote from education facilities and employment concentrations. The site has access to active travel infrastructure and a bus stop but the frequency of this service is very limited.

#### Updates after initial appraisal

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#### Great Gidding 4: St Gidding School, Great Gidding

**1.24** As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.

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1.25 Therefore, a sustainability appraisal for the site has not been undertaken

## Updates after initial appraisal

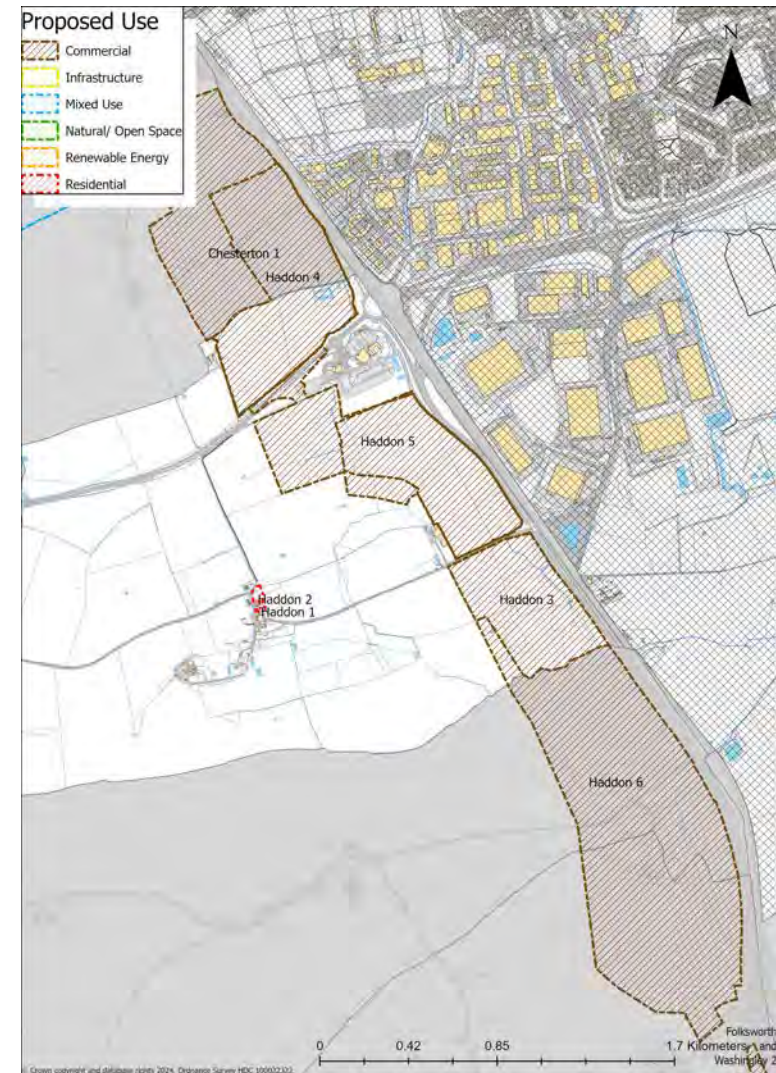
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## Haddon

**1.26** A total of 6 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Haddon 1: Manor Farm Yard, Haddon Road, Haddon
- Haddon 2: Orchard Field Allotment, Haddon Road, Haddon
- Haddon 3: Land West of A1 and South of Haddon House, Haddon
- Haddon 4: Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon - note that this site also partially falls within Chesterton parish, but it has been included under Haddon as most of the site lies within that parish area.
- Haddon 5: Land at A1 West (South) - South of Peterborough Motorway Services, Haddon
- Haddon 6: Land West of A1(M) between junctions 16 and 17, and South of Haddon Road - note that this site also partially falls within Morborne and Folksworth & Washingely parishes, but it has been included under Haddon as most of the site lies within that parish area.

**1.27** Please note that Chesterton 1: Land West of A1 (North of Peterborough Motorway Services) - Option A (larger site), Haddon (Chesterton) also partially falls within Haddon parish, but it has been included under Chesterton as most of the site lies within that parish area.





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## Haddon 1: Manor Farm Yard, Haddon Road, Haddon

1.28 As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.

1.29 Therefore, a sustainability appraisal for the site has not been undertaken.

## Haddon 2: Orchard Field Allotment, Haddon Road, Haddon

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management are (AQMA).</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site outside a water recycling catchment area but the nearest system is in Peterborough which could accommodate the development after existing committed growth. Alternatively, the site could access Elton WRC but this may need upgrading to meet the needs of the development.</p> <p>The site is wholly in flood zone 1 with no recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and wholly classified as grade 3 agricultural land.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's standards for accessing greenspace and has very limited capacity to contribute towards enhancing or improving linkages to the green and blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited capacity for improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is located in the north of Haddon which is a very small and linear settlement, fronting onto Haddon Road opposite a row of terraced housing. Therefore, the site relates closely to the settlement but also the countryside adjoining agricultural fields to the east. The site would be visible from this direction due to a very open eastern boundary but the landscape impact would be minimal due to the scale of development being well integrated to the built form. Therefore, the amount of development would protect the character of the settlement. As identified in the LAA, the achievability of the site is constrained by electricity lines which could impact its layout and capacity. To avoid the cost implications of diverting the electricity line running from west to east it may be deemed appropriate to locate development in the south of the site but this would require the removal of well established trees and hedgerow within and along the western boundary of the site, degrading the rural/ vegetated feel to this area

## 1 North Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of the settlement. Despite the proposal being low density it would be in keeping with Haddon which mostly comprises of large residential plots.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is in close proximity to the A1 (M) and therefore will likely be subject to increased levels of light, noise pollution which will require mitigation.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site will contribute to the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond the required distance from a local convenience store, freestanding supermarket and a town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There are no education facilities within Haddon
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m from St Mary's Church but is remote from other cultural and leisure facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is beyond the required distance from employment opportunities.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km from a train station and 800m of a bus service.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a bridleway adjoining the northern boundary.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for solely residential use.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that with appropriate masterplanning it could be effectively integrated into the settlement.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within or close proximity to the site that would be adversely impacted by the development.

### Summary of SA

### Updates after initial appraisal

The site is not constrained by flood risk and is expected to be resilient to the impact of climate change on flooding. It is wholly greenfield and grade 3 agricultural land. The site is remote from natural green space and is sufficiently remote from all of the designated nature assets. The site is of a scale and location that may preserve the character of Great Gidding and be integrated into the existing place and community with effective masterplanning. The site has limited access to services, amenities and key infrastructure. It is not impacted by designated heritage assets.



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## Haddon 3: Land West of A1 and South of Haddon House, Haddon

**1.30** As identified in the LAA, the cumulative constraints impacting site (landscape, trees, flood risk, public rights of way and telegraph poles) make the potential developable area of the site very small for the proposed development. Also access is very constrained from Haddon Road and connection onto the A1(M) to serve a logistics development with largescale vehicles is currently inadequate without substantial upgrades. Considering this and the cumulative constraints on the site, the site is not categorised as being either deliverable or developable at this time.

**1.31** Therefore, a sustainability appraisal for the site has not been undertaken.

## Haddon 4: Land West of A1 (North of Peterborough Motorway Services) - Option B (smaller site), Haddon

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	+	<p>The site promoter's Overarching Opportunity Document (June 2023), they state that at a minimum the BREEAM 'Excellent' rating will be the standard buildings are constructed to and that they will have a minimum EPC rating of 'A', they will be net zero carbon in operation, in line with UKGBC Net Zero Carbon</p> <p>Buildings Framework, have an embodied carbon target of &lt;400kgCO2/m2, 95% of waste diverted from landfill during construction and smart metering EV charging spaces.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with some agricultural structures on site meaning that there is limited potential for the reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is partially within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing the opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with some surface water flood risk within the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is greenfield land classified as grade 3 agricultural land. There are a number of agricultural buildings and farmhouses on site which would be demolished.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from natural green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	<p>The site is sufficiently remote designated nature conservation sites.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located within the countryside and not directly associated with any settlement. It is located to the north of Peterborough Services and west of the A1(M) adjacent to Peterborough.</p> <p>The site predominantly comprises a number of medium to large arable fields separated by hedgerows and drainage ditches. The eastern part towards the A1(M) and Junction 17 is relatively flat with some</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			parts gently sloping and the south western part rises towards the ridgeline and highest ground beyond the site to the west. The submitted concept plan shows that the western and northern edges of the site will have significant landscape buffers which will assist in mitigating longer range landscape impact as this is also where the land is highest. Development in this location is in a sensitive location within the Northern Wolds undulating landscape and particularly development of this scale will result in some impact. Development adjacent to the strategic highways network and in close proximity to similar employment development within Peterborough means that through careful masterplanning and engagement with infrastructure and utilities providers as well as other consultees development could be largely contained and form a hub for employment.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The A1(M) runs to the east of the site which increases the risk from air, light and noise pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is just beyond 5km from Peterborough City Centre, it is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m of the many leisure and cultural facilities within Peterborough, Folksworth & Washingley and also those in Stilton and Yaxley, but as this scheme is seeking employment development, this is less crucial for the site's sustainability.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is adjacent to Peterborough Services, Peterborough East logistics and distribution centre and Orton Southgate. The site is proposing approximately 70,000 sqm of employment floorspace on more than 5ha of land.  It benefits from standard broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is just beyond 5km from Peterborough train station. It is also beyond 800m of a bus stop.  There is no footpath connection currently to the site.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	--	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The site is proposing some 70,000 sqm of employment floorspace (21,460.5sqm of B2 floorspace and 50,074.5sqm of B8 floorspace). The potential number of jobs that could be created is unknown at this stage.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site could be masterplanned so that it becomes a hub for further employment and logistics development utilising connections to the strategic highways network and compliment similar nearby developments. This would be subject to a high quality landscaping scheme to mitigate adverse impact.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby that would be adversely impacted by the proposal.

## Summary of SA

The site is greenfield and classified as grade3 agricultural land. It is not constrained by fluvial flood risk but there is some risk from surface water flooding. The site is remote from natural greenspace and local services and facilities. The site is remote from public transport options which may incentivise car usage amongst future employees. It is strategically located off from junction 16 of the A1(M). The land levels rise to the west of the site but it is a large site which development at this scale could impact the landscape and alter the rural feel of this part of the district. It is of a scale whereby it could form a a new mini employment hub in a strategically good location taking advantage of its transport connections and complementing nearby uses in Peterborough. There is only standard broadband available in the immediate vicinity which may require upgrading to support future business activity.

## Updates after initial appraisal

### Haddon 5: Land at A1 West (South) - South of Peterborough Motorway Services, Haddon

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	+	The site is immediately west of the A1(M). There maybe opportunities to connect the site to the existing bus network and provide an enhanced service in the northern part of Huntingdonshire and further

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	N	<p>enhance provision between Peterborough and other urban areas such as Huntingdon and surrounding settlements in between such as Yaxley, Stilton and Sawtry. Although the proximity to the A1(M) could potentially incentivise car usage if the bus network along this corridor is not enhanced.</p> <p>The site promoter's Overarching Opportunity Document (June 2023), they state that at a minimum the BREEAM 'Excellent' rating will be the standard buildings are constructed to and that they will have a minimum EPC rating of 'A', they will be net zero carbon in operation, in line with UKGBC Net Zero Carbon Buildings Framework, have an embodied carbon target of &lt;400kgCO2/m2, 95% of waste diverted from landfill during construction and smart metering EV charging spaces.</p> <p>The illustrative concept plan for the site shows that it is intended to incorporate landscape buffers within the site, the contribution this will have to facilitate increased levels of absorption and dissipation of nitrogen dioxide and other pollutants is uncertain at this stage.</p>
SA2	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> </ul>	++	<p>The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).</p>
	<ul style="list-style-type: none"> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	N	<p>The illustrative concept plan for the site shows that it is intended to incorporate landscape buffers within the site, the contribution this will have to facilitate the ability of habitats to adjust to the impacts of the climate emergency.</p>
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	--	<p>Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	++	The site is wholly within flood zone 1 with some surface water flood risk within the site.
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	--	The site is greenfield land and is wholly classified as grade 3 agricultural land and is currently in agricultural use.
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	-	The site is remote from Natural England's access to natural green space standards but has capacity for the inclusion of green space within the site. It also has, due to the scale of the proposal, scope for linkages to the blue or green infrastructure network.  The site is outside of the Nene Valley Green Infrastructure Priority Area but due to the scale of the site has some capacity to improve habitat connectivity.
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	+	
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	+	There are no nature conservation designations on site but there are several designations nearby to the site. The scale of the site would enable the inclusion of strategic green infrastructure and networks within the site connecting to priority habitats.
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> </ul>	+	The site is located within the countryside and not associated with a settlement. Peterborough Motorway Services are located to the north of the site.
	<ul style="list-style-type: none"> <li>Reinforce local distinctiveness and a sense of place?</li> </ul>		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>It is located within the Northern Wolds Landscape Character Area which is characterised by a pattern of ridges, valleys and regularly spaced settlements. It is very rural with very few large settlements containing predominately small historic rural villages.</p> <p>The site is relatively well defined and contained by a combination of the A1, Junction 17, A605 and a service area to the north, east and north east. To the south and west is further farmland, woodland and hedgerows, and a minor watercourse/ wet ditch. The site is not level with the western part of the site comprising rising ground, which continues to rise beyond the boundary to the west. The majority of the site is relatively lower lying sloping down towards in the central and eastern part of the site. Land levels reduce by some 20m or so development on the higher ground would result in a significant landscape impact. The site is much more open to the south and west where it adjoins open countryside so will require good levels of landscaping to mitigate impact. The site has a public right of way within its south eastern section so development will be visible from a public vantage point.</p> <p>The scale of the site provides an opportunity for a comprehensive development of the site of a scale that could provide landscape enhancements and enhanced connectivity as well as a hub for commercial development utilising its strategic location and existing connections to the highways network. It would complement similar developments within Peterborough.</p>
SA8	<ul style="list-style-type: none"> <li>● Promote actions to reduce contributions to air pollution?</li> <li>● Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>	-	The site is being promoted for a commercial led scheme so will not provide any additional housing.



## 1 North Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?</li> </ul>	N	<p>The site is very large but falls solely within the Stilton, Folksworth &amp; Washingley ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 4 (where 1 is most deprived and 10 is least deprived).</p> <p>As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.</p>
SA10	<ul style="list-style-type: none"> <li>Support and enhance the more deprived areas of the district?</li> </ul>	++	<p>The site is very large but falls solely within the Stilton, Folksworth &amp; Washingley ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 4 (where 1 is most deprived and 10 is least deprived).</p> <p>As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.</p>
	<ul style="list-style-type: none"> <li>Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Contribute to regeneration activities?</li> </ul>	--	<p>The site is largely greenfield land. The site is located in a strategically prominent location in terms of its potential to utilise connections to the strategic highways network and also its proximity to existing largescale warehousing and logistics centres within Peterborough. The site promoter has provided an illustrative concept plan for the site, which will be subject to further assessment and scoping with consultees. The site has the potential to deliver a commercial scheme consisting of logistics and distribution development utilising the site's location along the A1(M) and to similar nearby developments within Peterborough. Access is proposed from an additional access off the A605 roundabout off from junction 17. Indicative floorspace figures have been provided but the potential job creation that could be provided in terms of full-time jobs have not been detailed to date.</p>
	<ul style="list-style-type: none"> <li>Enhance and diversify economic opportunities with the district?</li> </ul>	++	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	+	<p>The site is approximately 10km from Peterborough train station. There are bus stops along Oundle Road in Chesterton to the north of the site which are rated as being C- on the Place-based carbon calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. The scale of the potential development can provide opportunities to enhance the public transport network.</p>
SA13	<ul style="list-style-type: none"> <li>Attract new investment and provide opportunities to improve the resilience of the local economy?</li> <li>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> <li>Support retention and growth of indigenous companies?</li> <li>Encourage sustainable tourism?</li> </ul>	++	<p>The site has potential to attract new investment and could become commercial and logistics centre located along the A1(M) corridor. It is a sustainable location for employment opportunities being in good proximity to potential employees across the North of Huntingdonshire and Peterborough. There is potential for active travel and public transport accessibility from these locations which could be enhanced through a development at this scale. These connections could also utilise the public right of way network and provide enhancements to it.</p> <p>There is the potential to support indigenous companies.</p> <p>Tourism is unlikely to be a focal part of development on the site.</p> <p>Also considering its wider context, the site is nearby the existing logistics and warehousing developments within Peterborough and is also in close proximity and competition with other largescale commercial sites located along the A1(M) corridor which are promoting logistics and distribution commercial development (see Folksworth &amp; Washingley 2, Haddon 3, Haddon 4, Haddon 5, Haddon 6 and Yaxley 2).</p>
SA14	<ul style="list-style-type: none"> <li>Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	N	<p>The site is not expected to include local scale shopping facilities. It is close to very small settlements such as Chesterton and Haddon which have very limited services. It is close to Peterborough City</p>

## 1 North Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Centre being about 10km from it. The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of retail provision in Peterborough particularly if there is a local workforce.
SA15	<ul style="list-style-type: none"> <li>Strengthen a local sense of place?</li> </ul>	+	The site is largely arable farmland which in itself does not have a distinct identity but the scale of the development enables opportunities for a new logistics/commercial hub which could be marketed to have an identity to incentivise investment and future occupiers to the site. There is a public rights of way within the site which could be enhanced and utilised to connect the site to nearby communities and therefore supporting sustainable modes of transport.
	<ul style="list-style-type: none"> <li>Retain the character of existing settlements?</li> </ul>		
SA16	<ul style="list-style-type: none"> <li>Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	+	There are no heritage designations on site and it is not nearby to the site which may be adversely impacted by development. However, the site promoter has identified the north western corner of the site as having potentially significant archaeology which will require further investigation. The concept plan for the site shows that no built development is proposed on this part of the site.

**Summary of SA**

The site is greenfield land consisting of grade 3 agricultural land. The site is not constrained by fluvial flood risk but there is some risk from surface water flooding. It is not constrained by nature conservation designations or by heritage designations although there may be some archaeological potential within the site. Development may be subject to higher levels of air, light and noise pollution arising from its proximity to the A1(M) and be of a scale that could result in additional pollution. The site is adjacent to Peterborough Motorway Services and could provide employment development that could support job creation in a location strategically located along the strategic road network. Although the site has very limited accessibility to a local shop and local services and facilities and public transport. The scale of the proposal provides opportunities for connections to the road network and public transport enhancements, without which could incentivise car usage. The site has some potential to connect to existing public transport options and is of a scale to provide an enhanced provision as well as enhanced connections for footpath and cycle paths, potentially utilising existing public rights of way.

**Updates after initial appraisal**

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**Haddon 6: Land West of A1(M) between junctions 16 and 17, and South of Haddon Road**

- 1.32** As identified in the LAA, the cumulative constraints relating to landscape, trees, flood risk, public rights of way and telegraph poles make developing the site very challenging. Additionally, the scale of the site is fundamentally unacceptable due to the urbanising impact it would have on the landscape. Also, access is very constrained from Haddon Road and connection onto the A1(M) to serve a logistics development with largescale vehicles is currently inadequate without substantial upgrades. Considering these factors and the cumulative constraints on the site, the site is not categorised as being either deliverable or developable at this time.
- 1.33** Therefore, a sustainability appraisal for the site has not been undertaken.

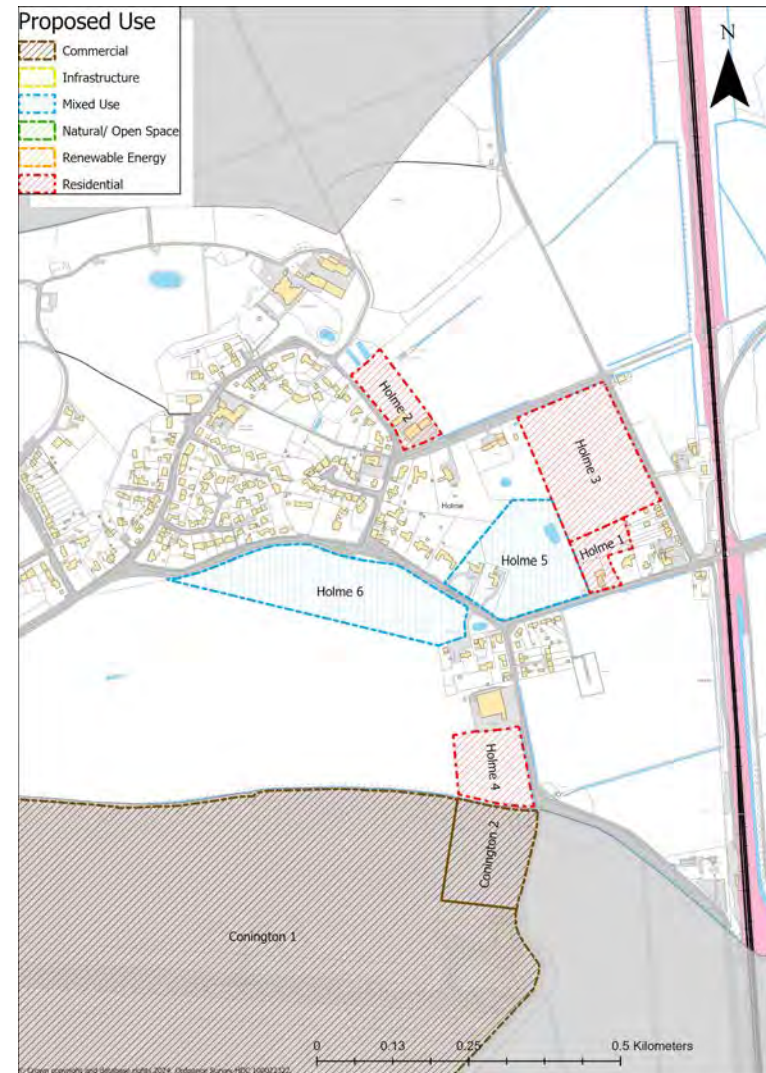


# 1 North Huntingdonshire

## Holme

**1.34** A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Holme 1: Land at 39 Station Road, Holme
- Holme 2: Land at Church Street/ Short Drove, Holme
- Holme 3: Yaxley Road, Holme
- Holme 4: Land off Pingle Bank, Holme
- Holme 5: Land to North of Station Road, Holme
- Holme 6: South of Station Road, Holme



## Holme 1: Land at 39 Station Road, Holme

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site will not be impacted by an air quality management area (AQMA).</p> <p>The site is part previously developed part greenfield land. The site promoter has stated there will be no demolition on site and therefore there are no apparent opportunities for the reuse or recycling of previously developed land.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Holme water recycling catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with no recorded risk of surface flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is part previously developed part greenfield land. The site promoter has stated there will be no demolition on site and therefore there are no apparent opportunities for development on previously developed land.</p> <p>The site is wholly classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

# 1 North Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 1km of 10ha of natural green space according to Natural England's standards but has limited capacity for linkages to the green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 1km of Holme Fen SSSI National Nature Reserve and approximately 180m from the Great Fen Project Area, a Local Geological Site. It is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited potential to contribute towards future improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located north of Station Road, on the eastern edge of Holme, separated from the main residential residential area by a relatively wide strip of greenfield land. Whilst the site does not relate well to the main residential area, it does adjoin to a cluster of houses and a pub. The site predominantly comprises of established hedgerow with some mature trees, protecting the form and character of the surrounding townscape and landscape. The developable area of the site is behind the existing house. The promoter's intended capacity is unknown.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proposal is very close to a railway line and therefore may be subject to noise pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site will contribute towards meeting the housing needs of the district.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond the required distance from a local convenience store, freestanding supermarket and town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1km from Holme village primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site adjoins a pub and is within 800m of Holme Village Hall.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	There are limited employment opportunities in close proximity to the site.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km from a train station. It is approximately 350m from a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a pavement that runs along the site frontage on Station Road.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site is solely proposed for residential use.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated into the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no heritage assets within or in close proximity to the site that would be adversely impacted by the development.

## Summary of SA

The site is not constrained by flood risk and is resilient to the predicted impacts of climate change on flooding. It is wholly grade 2 agricultural land with no opportunities for the reuse and recycling of previously used buildings. The site has access to natural green space but is in close proximity to designated nature assets, Holme Fen SSSI and Great Fen Project Area. No designated heritage assets would be adversely impacted by the development. The proposal would support back land development and is separated from the main residential area meaning it would be out of context with the form and character of Holme. The site is remote from shops and employment concentrations and only within 800m of some culture and leisure facilities. It is in close proximity to a bus stop but the service is very limited. There is a pavement along the site frontage encouraging active travel.

## Updates after initial appraisal

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## Holme 2: Land at Church Street/ Short Drove, Holme

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements</p> <p>The site will not be impacted by an air quality management area (AQMA).</p> <p>The site is wholly greenfield land but has substantial built structures on site which could offer opportunities for the reuse of recycling of buildings or materials.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	There is minuscule risk of fluvial flooding with climate change at 1 in 100 (Design Flood)
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Holme water recycling catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with minimal risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	<p>The site is classified as greenfield land but there are substantial built structures/ agricultural barns on site</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site meets all of Natural England's standards for accessing green space but has limited capacity for linkages to the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 1km of Holme Fen SSSI National Nature Reserve and approximately 180m from the Great Fen Project Area, a Local Geological Site. It is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited potential to contribute towards future improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is situated along Church Street, in the north east of Holme, opposite a row of large, detached, residential properties to the west and south. Therefore, it relates closely to the settlement but also the countryside due to the eastern boundary being completely open allowing long distance views into the site from surrounding roads and countryside. The site is wholly within the Great Fen Visual and Landcape Setting and there is a protected oak tree on the western boundary meaning the site could cause substantial adverse impact to this sensitive area. Therefore, without mitigation the development would fail to protect the landscape and townscape of Holme and the Great Fen. Whilst the promoter's intended capacity would qualify as low density, it broadly aligns with the typical size of properties within Holme.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site will contribute towards meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond the required distance from a local convenience store, freestanding supermarket and town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Holme village primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of Church of St Giles, The Admiral Wells Pub and Holme Village Hall but is remote from other culture and leisure facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	There are limited employment opportunities in close proximity to the site.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	The site is in close proximity to a public footpath along Short Drove and a public right of way
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The site is solely proposed for residential use.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	With effective masterplanning the site could become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within the site. It is in close proximity to a listed building, Holmewood Hall, but there will unlikely be adverse impact due to dense vegetation screening the development.

## Summary of SA

The site is not constrained by flood risk and is resilient to the predicted impacts of climate change on flooding. It is wholly classified as grade 3 agricultural land and there are substantial built structures on site which could be reused or recycled. The site has good access to natural green space, meeting all of Natural England's standards but is in close proximity Holme Fen and Great Fen Project Area which are designated nature assets. The site could be integrated into the existing place and community and conserve the character of Holme with effective masterplanning. However, the proposal would need to mitigate the potential of significant landscape impact due to the eastern boundary being completely open and being wholly within The Great Fen Visual and Landscape Setting. It has limited access to shops and employment concentrations but is within 800m to a primary school and multiple culture and leisure facilities. The site is in close proximity to a bus stop but the service is very limited. There is a public footpath and right of way near to the site encouraging active travel.

## Updates after initial appraisal

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## Holme 3:Yaxley Road, Holme

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site will not be impacted by an air quality management area.</p> <p>The site is wholly greenfield land with no opportunities for the reuse or recycling of buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	There is risk of fluvial flood risk with climate change at 1 in 100 (Design Flood) which is not more than 20% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Holme water recycling catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The majority of the site is within flood zone 1 with minimal risk from surface water flooding. A proportion of the site is in flood zone 2 and 3a.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is wholly classified as grade 2 agricultural land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 1km of 10ha of natural green space according to Natural England's standards but has limited capacity for linkages to the green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 1km of Holme Fen SSSI National Nature Reserve and approximately 180m from the Great Fen Project Area, a Local Geological Site. It is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited potential to contribute towards future improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	The site is situated to the west of Yaxley Road and south of Short Drove on the eastern edge of Holme, separated from the main settlement by a large patch of greenfield/ garden land. The site does have some association with the built form due to a small cluster of houses adjoining the site. Countryside beyond the northern and eastern boundary is predominantly screened by well established trees and hedgerow but is open in some areas meaning the site could be visible from long distances due to the flat nature of surrounding land. This is particularly significant because the site is wholly within the Great Fen Visual Land Landscape Setting and the site promoter's intention to have the northern boundary completely open for flood mitigation. Therefore, without mitigation/ landscaping the development would fail to protect the landscape and townscape of Holme and the Great Fen. In addition, it would be highly visible from Yaxley Road eroding the rural feel to this edge of the village.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Whilst low density development is typical of Holme, the size (3.5ha) relative to the intended capacity of the site (30 homes) would not make an efficient use of land.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is in close proximity to a railway line and therefore may be subject to noise pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site will contribute towards meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond the required distance from a local convenience store, freestanding supermarket and town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1km from Holme village primary school measuring from the potential site frontage on Short Drove.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is in close proximity to the Admiral Wells Pub but it is remote other culture and leisure facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	There are limited employment opportunities in close proximity to the site.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is beyond 5km from a train station. It is approximately 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service.</p> <p>The site would need to be connected with a nearby footpath along Long Drive.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site is solely proposed for residential use.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated into the existing place or community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no heritage assets within or in close proximity to the site that would be adversely impacted by the development.

## Summary of SA

The site is at some risk of flooding on the northern part of the site but this risk is below 20% incorporating the the impacts of climate change. The site is wholly greenfield and classified as grade 2 agricultural land. It does have access to 10 ha of natural green space but is in close proximity to Holme Fen and Great Fen Project Area which are designated nature assets. The site does not relate closely with the existing settlement and therefore would struggle to integrate effectively with the existing place

and community. Whilst the site has access to a primary school within Holme and an adjoining the pub, it has limited access to other culture and leisure facilities, employment concentrations and a frequent public transport. However, there is a public footpath close to the site and is sufficiently remote from designated heritage assets.

**Updates after initial appraisal**

**Holme 4: Land off Pingle Bank, Holme**

**1.35** As identified in the LAA, the site does not pass the fundamental constraints for assessment and therefore a sustainability appraisal has not been undertaken.

**Holme 5: Land to North of Station Road, Holme**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site will not be impacted by an air quality management area (AQMA).  The site is part previously developed part greenfield land. The site has two dwellings which will be demolished as part of the proposals so there is some potential for the reuse or recycling of previously developed land.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Holme water recycling catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with no recorded risk of surface flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	<p>The site is mostly greenfield land with some previously developed elements.</p> <p>The eastern half of the site is classified as grade 2 agricultural land while the western half is grade 3.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 1km of 10ha of natural green space according to Natural England's standards but has limited capacity for linkages to the green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is within 1km of Holme Fen SSSI National Nature Reserve and approximately 200m from the Great Fen Project Area, a Local Geological Site. It is sufficiently remote from the other designated nature assets.</p> <p>The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited potential to contribute towards future improvements in strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located north of Station Road, on the eastern edge of Holme and contains two residential properties (Brookfields and Winsbury), these properties are proposed to be demolished as part of the development. The site is broadly surrounded by residential development, the properties (apart from those to the south of the site) have very large curtilages so this development is very low density and as such as a rural feel. The site is largely contained and not prominent in long range landscape views to the north and east due to dense trees and vegetation. These assist in mitigating the potential impact of built development on the landscape and visual setting of the Great Fen, as does the site being located to the west of the East Coast Mainline railway. However, masterplanning and sufficient landscaping will still be required to address any potential impact. There are several trees across the site, some of these will likely be removed which will impact the more rural feel of this part of the village.</p> <p>The site promoter seeks to deliver a mixed use development providing residential development alongside modest retail development and health care uses alongside open spaces. Holme has very limited services currently so the provision of additional services could enhance the sustainability of the settlement. The proposed mix of uses and quantum of development would make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The proposal is in close proximity to the East Coast Mainline railway and therefore may be subject to noise pollution.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	<p>The site will contribute towards meeting the housing needs of the district. The site is over 1ha in size.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km of a town centre and is beyond 800m of a local shop and 2.5km of a freestanding supermarket. The proposal includes the potential to provide a small retail outlet.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1km from Holme village primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of the Admiral Public House and Holme Village Hall.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	There are limited employment opportunities in close proximity to the site.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km from a train station. It is within 800m of a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a pavement that runs along the site frontage on Station Road.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal does not seek new employment floorspace.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	The site is proposing a mixed use development which could include a modest retail outlet and health centre.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could be effectively integrated into the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no heritage assets within or in close proximity to the site that would be adversely impacted by the development.

#### Summary of SA

The site is not constrained by fluvial or surface water flood risk. It is largely greenfield land but there are two dwellings on site which will be demolished. Half of the site is classified as grade 2 agricultural land with the other half being grade 3. The site is not constrained by nature conservation or heritage designations. It is however within the landscape and visual setting of the Great Fen. It is located towards the eastern side of Holme largely surrounded by large residential curtilages, existing trees and vegetation is likely to minimise the impact of built development on the wider landscape. It is accessible to natural greenspace. It has limited accessibility to public transport options, employment opportunities and local services and facilities. The proposal is for a mixed use development which could provide additional retail and health uses for the village alongside residential development.

#### Updates after initial appraisal

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## Holme 6: South of Station Road, Holme

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site will not be impacted by an air quality management area (AQMA).</p> <p>The site is wholly greenfield land so there is no potential for the reuse or recycling of previously developed land.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Holme water recycling catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 with no recorded risk of surface flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The north eastern corner of the site is within 1km of 10ha of natural green space according to Natural England's standards but has limited capacity for linkages to the green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 1km of Holme Fen SSSI National Nature Reserve and approximately 400m from the Great Fen Project Area, a Local Geological Site. It is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority areas and has limited potential to contribute towards future improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located on the southern edge of Holme with residential properties to the north, west and east and the open countryside to the south. It forms part of larger agricultural field with its southern boundary being completely open with no vegetation enclosing the site. This in combination with the flat nature of the site and surrounding area makes the impact of development on the wider landscape potentially much more significant. The site therefore physically relates to the settlement but it also has a very strong relationship with the countryside. Development on this side of the settlement on the southern side of Station Road is less typical in terms of the character and form of development within the settlement, therefore built development along here may adversely impact the street scene and character of Holme.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site promoter is promoting the site for a mixed use development incorporating residential development with a retail unit and open spaces. This would make an efficient use of land. Holme has very limited services and facilities so the addition of a retail unit even a very small unit could help to support the sustainability of the settlement.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proposal is in close proximity to the East Coast Mainline railway and therefore may be subject to noise pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is proposed for market and/or affordable housing as well as some self and custom build plots. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km of a town centre and is beyond 800m of a local shop and 2.5km of a freestanding supermarket. The proposal includes the potential to provide a small retail outlet.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1km from Holme village primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of the Admiral Public House and Holme Village Hall.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	There are limited employment opportunities in close proximity to the site.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is beyond 5km from a train station. It is within 800m of a bus service rated F on the Place Based Carbon Calculator meaning there is a very limited service.</p> <p>There is a pavement that runs along the site frontage on Station Road.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not seek new employment floorspace.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	The site is proposing a mixed use development which could include a modest retail outlet.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated into the existing place and community without significant adverse landscape impact.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage assets within the site but the setting of 2 Church Street, a grade II listed building, may be impacted by proposals.

### Summary of SA

The site is not constrained by fluvial or surface water flood risk. It is greenfield land classified as grade 3 agricultural land. The site is not constrained by nature conservation designations, it is however within the landscape and visual setting of the Great Fen. There are no heritage assets on site but development may impact the setting of a designated heritage asset. It is located on the southern edge of Holme with residential properties to the north, west and east and the open countryside to the south. It forms part of larger agricultural field with its southern boundary being completely open with no vegetation enclosing the site. This in combination with

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the flat nature of the site and surrounding area makes the impact of development on the wider landscape potentially much more significant. It is accessible to natural greenspace. It has limited accessibility to public transport options, employment opportunities and local services and facilities. The proposal is for a mixed use development which could provide an additional retail outlet for the village alongside residential development.

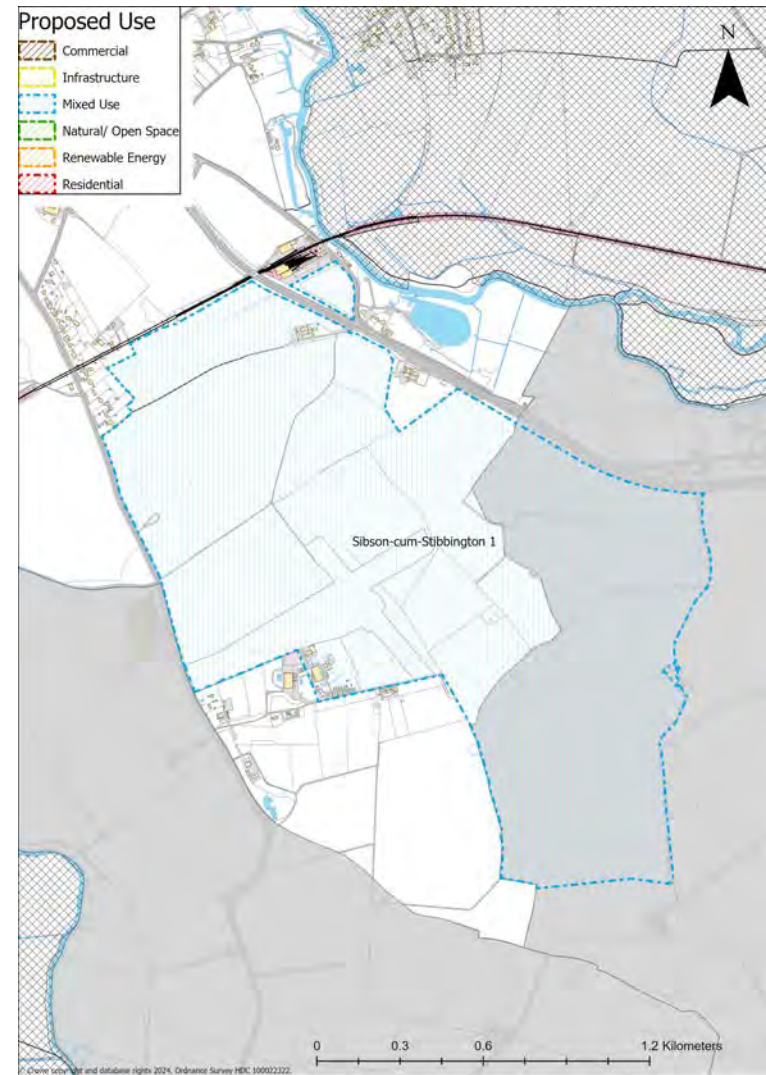
## Updates after initial appraisal

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## Sibson-cum-Stibbington

**1.36** A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Sibson-cum-Stibbington 1: Sibson Garden Community - note that this site also partially falls within Water Newton parish, but it has been included under Sibson-cum-Stibbington as most of the site lies within that parish area.





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## Sibson-cum-Stibbington 1: Sibson Garden Community

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	+	<p>The site is adjacent to the A1. There maybe opportunities to connect the site to the bus network that serves Northern Huntingdonshire villages and that runs into Peterborough. It's potential scale would make this potentially achievable. The proximity to the A1 and the site's rural location could potentially incentivise car usage if the bus network is not enhanced.</p> <p>No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements but the site is being promoted as a 'sustainable garden community'. The site promoter seeks to deliver a renewable energy park, principally in the form of a solar farm on some 20ha of the site.</p> <p>The site proposals some 92ha for open space which could incorporate green infrastructure on site and it is partially within the Nene Valley Green Infrastructure Priority Area so the site has some potential for linkages.</p>
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> </ul>	+	<p>Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 2% of the site area.</p> <p>The site proposals some 92ha for open space which could incorporate green infrastructure on site and it is partially within the Nene Valley Green Infrastructure Priority Area so the site has some potential for linkages and provide opportunities for habitats to adjust to the impacts of the climate emergency.</p>
	<ul style="list-style-type: none"> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	+	The site vast majority (98%) of the site is located within flood zone 1, with the remaining elements being in flood zones 2, 3a and 3b (this covers about 6.5ha of the site). There is some minimal surface water flood risk across the site.
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	-	The site is a mix of greenfield land and previously developed land. The site consists of a combination of largely agricultural arable fields and land at Sibson Aerodrome.
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	-	It is primarily grade 3 agricultural land with some of the northern part classified as grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	++	The site is remote from Natural England's access to natural green space standards but has capacity for the inclusion of green space within the site. It also has, due to the scale of the proposal, scope for linkages to the blue or green infrastructure network.
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	++	The majority of the site is outside of the Nene Valley Green Infrastructure Priority Area apart from its northern edge. The scale of the site means there is capacity to improve green infrastructure and habitat connectivity strategically linking to the Sibson Flood Meadows and Water Newton Flood Meadows County Wildlife Sites, although the A1(M) lies in between.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	+	<p>There are no nature conservation designations on site but there are several designations nearby to the site. Sibson Flood Meadows and Water Newton Flood Meadows County Wildlife Sites is about 100m from the site but the A1(M) separates them. The potential scale of development and population of this potential new settlement could give rise to additional recreational pressure on nearby designated sites as well as other un-designated sites of nature conservation significance as well as the wider landscape.</p> <p>The scale of the site would enable the inclusion of strategic green infrastructure and networks within the site connecting to priority habitats.</p>
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> </ul>	+	<p>The site is located within the Northern Wolds Landscape Character Area which is characterised by a pattern of ridges, valleys and regularly spaced settlements. It is very rural with very few large settlements containing predominately small historic rural villages.</p> <p>The potential scale of the development is of a scale where it form its own distinct community and could provide substantial areas of landscaping providing a softer development edge that mitigates landscape harm and also retains separation from nearby settlements. The presence of Sibson Aerodrome forms a key placemaking opportunity whereby the site's aviation heritage can be celebrated as well as its relationship with the agricultural heritage of this part of the district. While there are opportunities, development at this scale would considerably alter the character of the locality and a large proportion of of the Northern Wolds Landscape Character Area and nearby landscape areas such as the Nene Valley.</p>
	<ul style="list-style-type: none"> <li>Reinforce local distinctiveness and a sense of place?</li> </ul>		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>• Promote actions to reduce contributions to air pollution?</li> <li>• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>	-	<p>Development at this scale would require upgrades and a new junction off the A1 and other local roads and enhanced public and active travel connections into the surrounding area. The site is located to the west of the A1 where connections to existing cycle paths and bus stops are more challenging and less frequent.</p> <p>The A1 could give rise to higher levels of air, noise and light pollution on future residents. The site is of a size that significant landscaping buffers and noise mitigation could be provided to mitigate this impact. Additionally, these can be designed to mitigate the impact the air, noise and light pollution that could potentially arise from such a development. This landscaping would also assist in enclosing the development reinforcing that it could be a free standing community and therefore retaining separation from existing settlements.</p>
SA9	<ul style="list-style-type: none"> <li>• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?</li> </ul>	++	<p>This site is located in the north of Huntingdonshire district which is generally very rural with very few large villages. Peterborough is the closest urban area to the site but the A1 provides a connection to the market towns of Huntingdon and St Neots as well as larger villages such as Sawtry and Stilton. The A15 provides a connection to Yaxley which is one of Huntingdonshire's largest villages. It has some potential for public and active travel connections to each of these centres to provide sustainable access to services, employment and local facilities. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>In term of market demand and meeting community needs, the site is located within the Stilton, Folksworth &amp; Washingley ward of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows the Stilton, Folksworth &amp; Washingley ward is the fourth</p>



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			least expensive of the 26 wards in the district. This indicates that there is generally a lower level of market demand and lower costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates the Stilton, Folksworth & Washingley ward was the joint sixth least expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery of homes in a location that would help to meet existing demand but also potentially diversify the location of demand putting less pressure on existing areas facing high demand and high house prices and rental values.
SA10	<ul style="list-style-type: none"> <li>Support and enhance the more deprived areas of the district?</li> </ul>	++	<p>The site is very large but falls solely within the Stilton, Folksworth &amp; Washingley ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 4 (where 1 is most deprived and 10 is least deprived).</p> <p>Social and community facilities would be expected to be included on site as part of the development. However, the site is within 18kms of Peterborough City Centre and about 35km from Huntingdon town centre. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.</p>
	<ul style="list-style-type: none"> <li>Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	++	
SA11	<ul style="list-style-type: none"> <li>Contribute to regeneration activities?</li> </ul>	-	<p>The site is largely greenfield land but includes Sibson Aerodrome which is previously developed land as such the development of the site would contribute somewhat towards the reuse of previously developed land or regeneration.</p> <p>While the site is subject to detailed masterplanning, the site promoter has stated in their submission that employment land will be provided within the development (some 20ha) in addition to a 'Sibson Garden Community' town centre (some 4.43ha). The promoter also seeks to</p>
	<ul style="list-style-type: none"> <li>Enhance and diversify economic opportunities with the district?</li> </ul>	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>provide one new secondary school (6FE), two new primary schools (3FE) and one new primary school (2FE), nursery and community centre which will all provide further employment opportunities.</p> <p>These have the potential to provide jobs, the quantity of which cannot be determined at this stage until the detailed use classes of these are refined indicating the potential jobs density the they will provide.</p>
SA12	<ul style="list-style-type: none"> <li>Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	+	<p>The site is located to the south of the A1 where connections to existing cycle paths and bus stops are more challenging and infrequent. At present, Sibson is not served by a bus route, residents are therefore heavily reliant on private car usage. The site promoter seeks to deliver a realigned section of the A1 access with connections from it providing vehicular access into the site as well as active travel connections across and into the site. This is likely to improve the sustainability of transport in the area, however the infrastructure costs to do are likely to be very significant and could adversely impact the viability of the scheme.</p> <p>The site is also remote from a train station being some 18km from Peterborough train station and some 14km from Stamford train station. The site is much closer to Wansford station but this only provides a leisure route along the Nene Valley Railway so is not appropriate for journeys other than leisure. While it is recognised that this is a new settlement proposal and much of the daily needs of residents could be met within the site without the need to travel far, there will be occasions where residents will need to or want to travel outside of the garden communtiy. Therefore, to promote sustainable modes of transport a bus service is essential to integrate the site with nearby</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			settlements to maximise connectivity to other services, facilities and employment opportunities and providing connections to the rail network.
SA13	<ul style="list-style-type: none"> <li>Attract new investment and provide opportunities to improve the resilience of the local economy?</li> <li>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> <li>Support retention and growth of indigenous companies?</li> <li>Encourage sustainable tourism?</li> </ul>	++	<p>The site has potential to attract new investment, the site promoter expects some 20ha of employment land to come forward across the site. In their submission, they state that some 87,500 to 100,000 sqm of commercial floorspace could be delivered within an 'EcoDynamo Sustainable Business Park'. For a site of this size, this is a very small amount of land for employment development.</p> <p>The site is located within the countryside with very limited existing direct connections via public transport and to the strategic road network. However, a these could be enhanced through a development at this scale. As highlighted above, the potential infrastructure costs to do could be very significant and impact the viability and deliverability of the scheme.</p> <p>The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated.</p> <p>Tourism is unlikely to be a focal part of development on the site but development here could increase the number of visitors to the Nene Valley and further support nearby tourism opportunities.</p>
SA14	<ul style="list-style-type: none"> <li>Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	+	<p>The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. The site promoter has stated that there could be some 4.43ha of the site used for the 'Sibson Garden Community' town centre which could comprise retail, leisure and community uses. The site is in relatively close proximity to Peterborough City Centre so future residents also</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>have the option to travel to this urban centre, however the additional demand generated from and expenditure capacity of the site's future occupants has limited potential to assist in facilitating some modernisation of town centres due to their distance from these areas.</p>
SA15	<ul style="list-style-type: none"> <li data-bbox="293 568 1126 619">• Strengthen a local sense of place?</li> <li data-bbox="293 619 1126 662">• Retain the character of existing settlements?</li> </ul>	+	<p>The site is largely arable farmland which in itself does not have a distinct identity but the Sibson Aerodrome part of the site has an established identity. The site is very large and it is proposed that as a whole the site could provide an opportunity for a new free standing community. The Aerodrome forms a key placemaking opportunity whereby the site's aviation heritage can be celebrated as well as its relationship with the agricultural heritage of this part of the district. The site promoter is pursuing the concept of a sustainable garden community for this new settlement.</p> <p>Its landscape character is shaped by it being wholly located within the Northern Wolds Landscape Character Area which is characterised by a pattern of ridges, valleys and regularly spaced settlements. It is very rural with very few large settlements containing predominately small historic rural villages. Land levels vary across the site with the highest part of the site being where the Aerodrome is located. This part of the site is some 30m higher than the northern edge of the site adjacent to the A1. These varying land levels means development would be visible from some distance from a number of different directions and very significantly alter the landscape character of the area. There are several public rights of way within the site. While the visibility of development could be significant, the scale of the site can accommodate such changes to land levels through careful masterplanning and landscaping.</p>



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	-	There are no heritage designations on the site, however, Wansford Railway Tunnel immediately north of the site is grade II listed. Sibson House Hotel and its associated Barns situated to the east of the site are also grade II listed. Other heritage assets that could be impacted by proposals include Sibson Manor House, Sibson Manor Cottage and The Granary south of Sibson Manor House but due to the presence of the A1 between the site and these, development is likely to have a negligible impact.

**Summary of SA**

The site includes Sibson Aerodrome, as such there is some previously developed that can be redeveloped but most of the site is greenfield. It is largely greenfield land consisting of grade 3 and grade 2 agricultural land. The site is largely unconstrained by flood risk with almost all of the site being within flood zone 1 apart from a very small amount of the site being within flood zones 2, 3a and 3b. There are designation conservation sites about 100m from the site but the A1(M) separates them so the impact of development on these sites is reduced. There are no heritage designations on site although there are several that could be impacted by proposals. Part of the site falls within the Nene Valley Green Infrastructure Priority Area and the scale of the site could contribute towards strategically to enhanced green infrastructure and habitat connectivity. Currently the site has very limited accessibility to employment opportunities, primary education and local services and facilities within the village itself relying on nearby settlements for these but the scale of the proposal will provide new education facilities, employment opportunities, sports facilities and a local 'town centre'. It is also of a scale that could provide a mix of housing types, sizes and tenures and a mix of housing in the north of Huntingdonshire and assist in balancing development away from the established towns within the central and southern parts of the district. There is no frequent bus service currently from the site to nearby settlements and very limited connectivity via sustainable modes of transport to a railway station - the scale of the development should seek to incorporate active and sustainable modes of transport and connectivity to surrounding areas. The scale of the proposed development will fundamentally alter the landscape of the Northern Wolds providing a new settlement in an area characteristic by undulating landscape and very small historic settlements. The scale and nature of the proposal means there are opportunities for detailed masterplanning and placemaking which can frame a new settlement and provide it with a sense of identity.

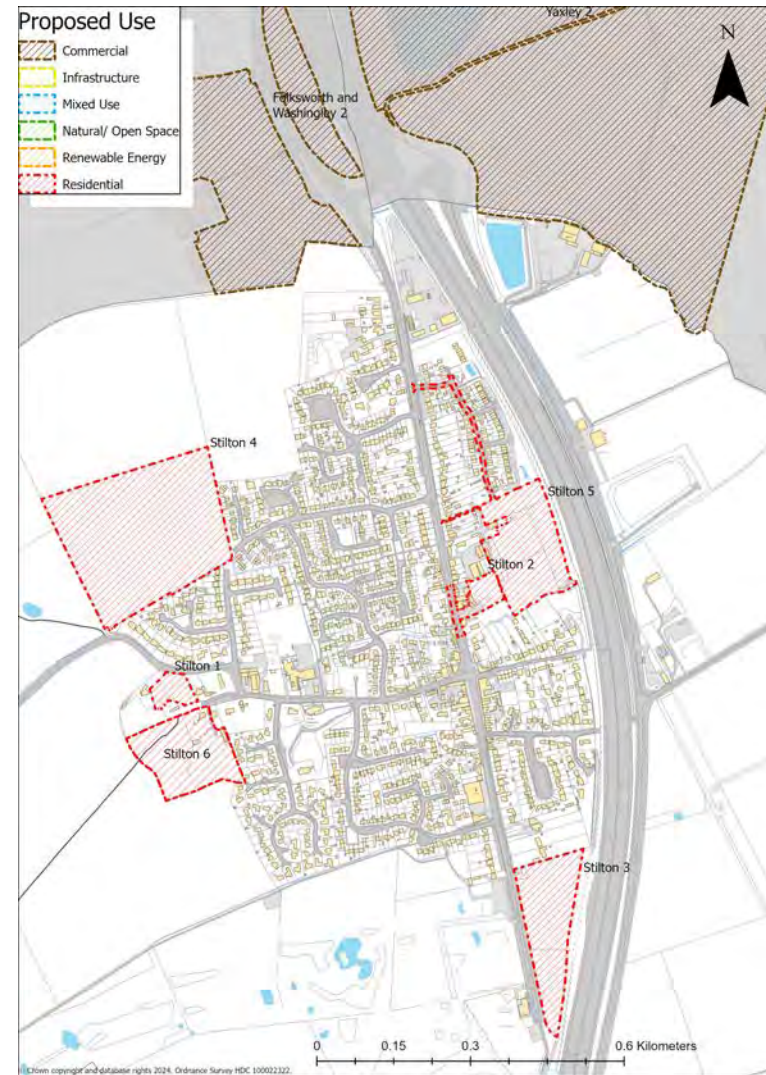
**Updates after initial appraisal**

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## Stilton

1.37 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Stilton 1: Goldthorns, Stilton
- Stilton 2: Land to the rear of The Stilton Cheese Inn, Stilton
- Stilton 3: Land off High Street, Stilton
- Stilton 4: Land off Caldecote Road, Stilton
- Stilton 5: Land rear of 16 to 58 North Street, Stilton
- Stilton 6: Land to the South and West of 61 Church Street, Stilton



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## Stilton 1: Goldthorns, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with over half of the site being at risk form surface water flooding with the most risk being along its frontage along Caldecote Road.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and is wholly classified as urban land comprising of grassland and paddock land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is located on western edge of Stilton accessed from Caldecote Road. It forms grassland/paddock land associated with the neighbouring property Goldthorns. It is bounded by residential development on three sides and is adjacent to development to the north, it therefore relates well to the settlement and its location means that the site could form a a modest infill opportunity that can be successfully integrated into the existing landscape and townscape character of Stilton.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is proposed for either market and/or affordable housing or self and custom build plots. The site is also 0.48ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre. The site is about 500m from a Nisa Local located along Church Street.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is about 250m of Stilton Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is about 1,200m from Stilton Pavilion and Community Centre and playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	It benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km of Peterborough and Huntingdon train stations but it is within 800m of several bus stops rated as being C on the Place Based Carbon Calculator meaning there is a regular service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route a both train stations.  There is a pavement immediately across the road from the site
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

#### Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified as urban land which is currently used as grassland/paddock land. It is not constrained by heritage or nature conservation designations. The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton and provides an opportunity for infill development, as such the site could be integrated into the existing place and community.

#### Updates after initial appraisal

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#### Stilton 2: Land to the rear of The Stilton Cheese Inn, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	<p>The site is not impacted by an air quality management area.</p> <p>The site is partly greenfield land and partly previously developed land. There are some outbuildings formerly used as visitor accommodation, parking and open space formerly associated with public house so there is some potential for the reuse materials or buildings.</p>
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with a small amount of surface water flood risk in the south eastern corner of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is partly greenfield but is wholly classified as urban land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is is remote from natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is centrally located within the built form of Stilton. The site includes land rear of the former Stilton Cheese Inn. Development would result in a densification of the site which will need to sympathetically reinforce the townscape of Stilton and its character and consider its impacts on designated heritage assets, there is also a protected tree within the site. The proposed capacity of the site is for 5 to 7 homes which is very low density but this allows for greater opportunities to incorporate landscaping and open space that can provide a higher quality form of development consistent with surrounding development.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proposal is not of a scale likely to cause substantial pollution but it is adjacent to the A1(M) so there is an increase in the risk of light, noise and odour pollution which could impact the development.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is proposed for market and/or affordable housing. The site is 0.44ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre. The site is 200m of the Nisa Local located on Church Street.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is about 500m of Stilton Church of England Primary School.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	It is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is just beyond 800m of the Stilton Pavilion and Community Centre and playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	<p>The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development.</p> <p>It benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is beyond 5km of Peterborough and Huntingdon train stations. The site is adjacent to two bus stops, these are rated as being C on the Place Based Carbon Calculator meaning there is a regular service. This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route to both train stations.</p> <p>There is a pavement running along the site's frontage along North Street.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>• Provide high quality development sensitive to the character of the local environment?</li> <li>• Promote sustainable design solutions?</li> <li>• Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>• Impact on any heritage assets or their settings?</li> </ul>	-	The western half of the site is located within the conservation area and it adjoins the grade II listed 24 North Street (Stilton Cheese Inn). The site includes the curtilage of The Stilton Cheese Inn - a grade II listed building from the late 17th early 18th century. Within the site sits associated outbuildings associated with the former coaching inn use. Development on this site could impact the setting of the listed building. However, due to the significant hardstanding fronting North Street and the current state and setting of the listed building and associated buildings, there is opportunity to provide benefit by enhancing the setting of these buildings. Development would be required to mitigate the impact on the setting of the existing listed building, this would include the renovation of the associated outbuildings where necessary.

#### Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified as urban land which is currently associated with the former Stilton Cheese Inn. It is not constrained by nature conservation designations. It is however partially within a conservation area and within the setting of the Cheese Inn which is listed. Within the site sits associated outbuildings associated with the former coaching inn use. Development on this site could impact the setting of the listed building. However, due to the significant hardstanding fronting North Street and the current state and setting of the listed building and associated buildings, there is opportunity to provide benefit by enhancing the setting of these buildings. Development would be required to mitigate the impact on the setting of the existing listed building, this would include the renovation of the associated outbuildings where necessary.

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The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton being centrally located and provides an opportunity for infill development and gentle densification, as such the site could be integrated into the existing place and community subject to appropriate mitigations to overcome heritage constraints in particular.

## Updates after initial appraisal

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### Stilton 3: Land off High Street, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1, there is some minimal risk from surface water flooding in the site's north western corner along High Street.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield. Approximately two thirds of the land is classed as grade 3 agricultural land, the remaining third of the land immediately south of 53 High Street, is classed as urban land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 200m of a 0.5 ha greenspace but has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is located on the southern edge of Stilton and is currently in use as a dog training area known as the 'Stilton Dog Field'. It is adjacent to the A1(M) which forms a strong eastern edge to the site. The site therefore relates well to the build form of the village. Developing the site would continue built development along High Street which would alter the the quieter nature of this part of the village. Development of the site could also result in the loss of trees that currently existing along its frontage along High Street which could disrupt this character further, however they also provide an opportunity to integrate established vegetation into a future landscaping scheme.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proposal is not of a scale likely to cause substantial pollution but it is adjacent to the A1(M) so there is an increase in the risk of light, noise and odour pollution which could impact the development.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is proposed for market and/or affordable housing. The site is over 1ha in size so would not contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre. The site is about 700m from a Nisa Local located along Church Street.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is about 800m of Stilton Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House and it is adjacent to Stilton Pavilion and Community Centre and playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development.  It benefits from standard broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km of Peterborough and Huntingdon train stations but it is within 800m of several bus stops rated as being C on the Place Based Carbon Calculator meaning there is a regular service. This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route a both train stations.  There is a pavement immediately across the road from the site
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

#### Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified mostly as grade 3 agricultural land but some of the site is classified as urban land. It is not constrained by heritage or nature conservation designations. The site has good accessibility to services, facilities, natural greenspace and primary education but is remote from employment opportunities. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton and provides an opportunity for southern extension to the village which could be integrated into the existing place and community subject to appropriate landscaping and mitigation of the potential adverse impacts arising from its proximity to the A1(M).

#### Updates after initial appraisal

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## Stilton 4: Land off Caldecote Road, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1, there is risk form surface water flooding along its southern edge where it adjoins residential development at Ash Road.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is greenfield. Most of the land is classed as grade 3 agricultural land with the south-east corner of the site abutting dwellings at Harvest Close is classed as 'urban' land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is located on western edge of Stilton accessed from Caldecote Road. The site is situated to the north of Elm Close on the north-western edge of Stilton. To the south and along part of the eastern site boundary is residential development. Therefore the site does relate well to the existing built form of the village. To the north and west the site adjoins open countryside, although it is relatively well contained in the landscape as the land slopes south east towards Stilton village. Development at the north western edge of this site would be visible from Folksworth and also to the north east. Therefore, retaining development within the south and east of the site would be preferable as the natural land form will assist in screening the site from significant landscape impact. The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement. Reducing the developable area of the site will also shape the development so that the potential scale of development can more successfully integrate and reflect the character of the landscape and townscape.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site promoter is proposing to provide 100 new homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre. The site is about 750m from a Nisa Local located along Church Street.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is about 500m of Stilton Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is about 1,400m from Stilton Pavilion and Community Centre and playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development.  It benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km of Peterborough and Huntingdon train stations but it is within 800m of several bus stops rated as being C on the Place Based Carbon Calculator meaning there is a regular service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route a both train stations.</p> <p>There is a pavement along Caldecote Road and also St Marys Road that could be connected to the site.</p>
SA13	<ul style="list-style-type: none"> <li>• Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>• Facilitate retention or expansion of existing businesses?</li> <li>• Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>• Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>• Provide high quality development sensitive to the character of the local environment?</li> <li>• Promote sustainable design solutions?</li> <li>• Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to successful landscaping and access being achieved overcoming the ransom strip, the site promoter states that it is intended to secure vehicular and pedestrian access from Norman Drive/St Mary's Road.
SA16	<ul style="list-style-type: none"> <li>• Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

#### Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified mostly as grade 3 agricultural land but some of the site is classified as urban land. It is not constrained by heritage or nature conservation designations. The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and

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Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton and provides an opportunity for a western extension to the village which could be integrated into the existing place and community subject to appropriate landscaping and access issues being overcome. The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement.

## Updates after initial appraisal

### Stilton 5: Land rear of 16 to 58 North Street, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 but is constrained by surface water flood risk on over 50% of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield but is wholly classified as urban land.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is located on the eastern edge of the built form of Stilton. To the east the A1(M) forms a strong boundary to the site. The site would be a second phase of development from the development immediately north of the site and continue in depth development to the rear of North Street. As such the character of the area has already changed considerably. The proposed capacity for the site would make a good use of land while providing opportunities for landscaping to mitigate impacts associated with the A1(M) and on heritage assets. The site promoter also proposes vehicular access from Houghton Way which runs through the recent development to the north of the site. An additional pedestrian/ cycle route is proposed via an existing access route between 58 and 60 North Street which will further integrate the site with the village enhancing access to local services and facilities by sustainable modes of transport.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proposal is not of a scale likely to cause substantial pollution but it is adjacent to the A1(M) so there is an increase in the risk of light, noise and odour pollution which could impact the development.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is proposed for market and/or affordable housing. The site is over 1ha in size so would not contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	<p>The site is beyond 5km of a town centre. Taking a measurement from its proposed pedestrian access between 58 and 60 North Street, the site is 450m of the Nisa Local located on Church Street, taking the measurement from site's other proposed access via Houghton Way, the measurement is about 1,000m.</p> <p>The site is about 800m of Stilton Church of England Primary School from its North Street access and about 1,30m form its Houghton Way access.</p> <p>From its North Street access, the site is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is about 1,000m from the Stilton Pavilion and Communitiy Centre and playing fields.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	<p>The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development.</p> <p>It benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is beyond 5km of Peterborough and Huntingdon train stations. Taking a measurement from its proposed pedestrian access between 58 and 60 North Street, the site is 350m of several bus stops. Taking the measurement from site's other proposed access via Houghton Way, the measurement is about 850m. These bus stops are rated as being C on the Place Based Carbon Calculator meaning there is a regular service. This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route a both train stations.</p> <p>There is a pavement along North Street which the site promoter proposes to connect the site to via an additional pedestrian/ cycle route. The site will also be connected to the site to the north via a connection onto Houghton Way.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations within the site but it is within 60m of a conservation area and listed buildings including the Stilton Cheese Inn, there are a collection of trees that are protected under a blanket Tree Preservation Order. Built development and any removal of trees within the site could impact the setting of.

## Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified as urban land. It is not constrained by nature conservation designations. It is however within the setting of a conservation area and of the Cheese Inn which is listed. The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton and form a second phase of development from the site to the north. The site is in close proximity to the A1(M) which will require mitigation.

## Updates after initial appraisal

## Stilton 6: Land to the South and West of 61 Church Street, Stilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is not impacted by an air quality management area.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is mostly greenfield land but some is previously developed as the site consists of a residential property (61 Church Street), it is unclear if this property to be retained as part of the site's development so the reuse materials or buildings is likely to be limited.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located within flood zone 1 but is constrained by surface water flood risk across a third of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	<p>The site is mostly greenfield with a small amount of previously developed land.</p> <p>Approximately a third of the site is classified as being grade 3 agricultural land with the remain two thirds being urban land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is located on the south western edge of Stilton. It consists of a residential property (61 Church Street) with the remaining land being garden land. There is a public right of way that cuts through the north western corner of the site which provides a connection from Church Street through to Denton via the open countryside. It is unclear from the submission if the property is to be retained within proposals or to be demolished and the site completely redeveloped. The site slopes from its western to eastern edge down by some 10m. The site's western and southern edges also have fairly thick vegetation running along them which screen the site from view and encloses it. The combination of this established screening and the land levels means that the site is not very visible in longer range views. This means that the eastern half of the site could be developed providing a rounding off opportunity that relates well to the exiting built form and could retain landscape and townscape character as the natural land form and vegetation help to form an established landscape buffer. These could be enhanced and incorporated into any future development proposals.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site is proposed for market and/or affordable housing. The site is over 1ha in size so would not contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre. The site is about 500m from a Nisa Local located along Church Street.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is about 250m of Stilton Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is about 1,200m from Stilton Pavilion and Community Centre and playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development.  It benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km of Peterborough and Huntingdon train stations but it is within 800m of several bus stops rated as being C on the Place Based Carbon Calculator meaning there is a regular service. This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route a both train stations.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is an existing access to the site from Church Street, there is no pavement along this street but there may be potential to add enhance footpath access. From Church Street, a public right of way runs through the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified as mostly grade 3 agricultural land with some land classified as urban land. It is not constrained by heritage or nature conservation designations. The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton and provides an opportunity for a modest scale extension to the south west of the village, as such the site could be integrated into the existing place and community.

**Updates after initial appraisal**

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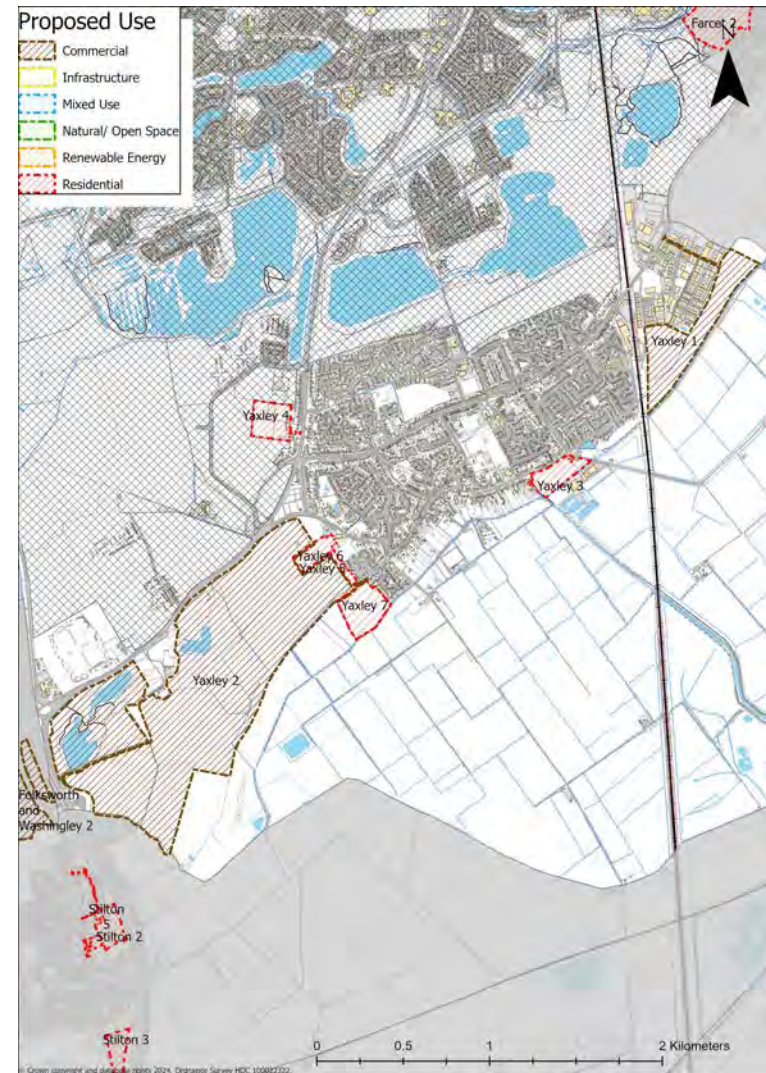


# 1 North Huntingdonshire

## Yaxley

**1.38** A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Yaxley 1: Eagle Business Park Phase 3, Yaxley
- Yaxley 2: Land South West of Yaxley and East of A1(M) near Norman Cross
- Yaxley 3: Land South of Main Street, Yaxley
- Yaxley 4: Folly Farm, London Road, Yaxley
- Yaxley 5: Land off The Wykes, accessed from West End, Yaxley
- Yaxley 6: Land to the rear of St Peter's Church, Yaxley
- Yaxley 7: Land South of 25 West End, Yaxley



## Yaxley 1: Eagle Business Park Phase 3, Yaxley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	+	<p>The site promoter states that 'the scheme would be designed to minimise water and energy consumption and utilise low emission and recycled materials. Buildings could also be designed with installation of photovoltaic panels. Solar-gain would be maximised though the design and orientation of buildings.' It is unclear if these will go above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 12% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The majority of the site is located within flood zone 1 but its southern/eastern edge falls within flood zones 2 and 3a. This flooding is associated with the Pig Water drain which adjoins the southern/eastern edge of the site. There is some surface water flood risk across the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield with approximately 50% of the site classified as grade 1 agricultural land, the western and northern parts of the site are classified as grade 2 and 3.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 1 km of a 10 ha area of natural green space and has some capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is located within the landscape and visual setting of the Great Fen so there is some potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is located on the south eastern edge of Yaxley. It is proposed to be a third phase to the Eagle Business Park, an established employment area. The East Coast Mainline railway line forms a clear western edge to the site and separates it from the main residential elements of Yaxley. The site is in landscape terms in a very sensitive location being within the landscape and visual setting of the Great Fen with long range views out across the Fenland landscape to the south. Development is likely to have significant landscape impacts on the flat Fenland landscape. The site promoter's potential capacity is low but when the constraints impacting the site are considered this is sufficient as it provides more land to potentially mitigate these constraints and incorporate a high quality employment development. These would be required in order to make any future development acceptable.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The East Coast Mainline runs to the west of the site which increases the risk from air, light and noise pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	<p>The site is just beyond 5km from Peterborough City Centre but is within 2.5km of a Co-Op food store located off Bentley Avenue as well as several other smaller convenience shops within Yaxley.</p> <p>As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.</p> <p>The site is beyond 800m of the many leisure and cultural facilities within Yaxley, but as this scheme is seeking employment development, this is less crucial for the site's sustainability.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site adjoins the Eagle Business Park and the scheme proposes a third phase to it consisting of some 16ha of employment land. The site is also within 400m of Broadway Business Park in Yaxley. The site is within 3km of Peterborough South Logistics Park.</p> <p>It benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is just beyond 5km from Peterborough train station, the site is within two bus stops located along Broadway which are both rated as being C+ on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>The site proposes to extend the Falcon Way to provide a vehicular access into the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The scheme seeks to provide a third phase to the Eagle Business Park, the site promoter seeks to provide 35,000 sqm of commercial floor space. The planning application submitted on site specifies this as being use classes E (g) (i-iii), B2 & B8. Their supporting statement alongside the call for sites submission identifies that some 978 jobs could be created.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The scheme is proposed a third phase to the Eagle Business, as such it is located that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

Half of the site is the highest quality agricultural land (grade 1). It is constrained by flood risk along its eastern and southern edges. It is not constrained by heritage or nature conservation designations but it is within the landscape and visual setting of the Great Fen. The site has good accessibility to public transport options and could provide an extension to an established employment area located within one of Huntingdonshire's larger villages. As such subject to masterplanning the site could be

integrated into the existing place and community. Noise pollution may be higher due to its proximity to the East Coast Mainline railway. The site is sensitively located and could give rise to significant landscape impact due to the flat and open nature of the fenland landscape. It would also further extend the built form of Yaxley into this landscape.

#### Updates after initial appraisal

#### Yaxley 2: Land South West of Yaxley and East of A1(M) near Norman Cross

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	+	The site is immediately east of the A1(M), it is also located immediately south of the A15.
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	+	<p>There maybe opportunities to connect the site to the existing bus network and provide an enhanced service between Yaxley and Peterborough and surrounding settlements. Although the proximity to the A1(M) and A15 could potentially incentivise car usage if the bus network along this corridor is not enhanced.</p> <p>No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The illustrative masterplan for the site shows that it is intended to incorporate some open space and green infrastructure within the site and that there will be no built development within Norman Cross Brickpits County Wildlife Site.</p>
SA2	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	+	The illustrative masterplan for the site shows that it is intended to incorporate some open space and green infrastructure within the site and that there will be no built development within Norman Cross Brickpits County Wildlife Site.
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	++	The site is wholly located within flood zone 1 with some surface water flood risk within the site, mostly within the former brickworks where there are two large water bodies.
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	--	The site mostly consists of greenfield land but there are some previously developed elements. The site is wholly classified as grade 3 agricultural land which is currently farmed and approximately 21ha comprising a local wildlife site and fishing lakes. Whilst in agricultural use now, the site historically comprised the Normans Cross brickworks with over 50% of the site being subject to mineral workings, extracting brick clay from the site which has subsequently, in part, been filled with inert fill.
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	-	The site is remote from Natural England's access to natural green space standards but has capacity for the inclusion of green space within the site. It also has, due to the scale of the proposal, scope for linkages to the blue or green infrastructure network.
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	+	The site is outside of the Nene Valley Green Infrastructure Priority Area but due to the scale of the site has some capacity to improve habitat connectivity particularly with linkages to the Norman Cross Brickpits CWS.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	--	<p>The northern part of the site contains the Norman Cross Brickpits County Wildlife Site. It is also within 2km of Orton Pit SSSI and SAC. The site is also within the Landscape and Visual Setting of the Great Fen. The proposed masterplan for the site shows that the area of the site falling within the County Wildlife Site will be used for biodiversity net gain or will not be developed on at all.</p>
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> </ul>	--	<p>The site is located immediately south of the A15, adjacent to Peterborough City Council and the Great Haddon development. To the west is the A1(M) and the B1043, and to the east is Yaxley. There is open countryside to the south. It is proposed to provide a largescale big-box warehousing units used for logistics and distribution development. Development of the site in combination with Great Haddon will have a continuingly urbanising impact on the surrounding landscape and the character of Yaxley.</p> <p>The site slopes from its northern edge to southern edge by some 10-15m. It is visually contained from the west and north due to the escarpment. The site is much more visible from the south and east with views across the Fenland landscape and also Yaxley. The site is within landscape and visual setting of the Great Fen. Considering these factors development could have very significant adverse landscape impacts with the greatest impact being experienced to the south and east and as such on fenland landscape and setting of the Great Fen.</p>
	<ul style="list-style-type: none"> <li>Reinforce local distinctiveness and a sense of place?</li> </ul>		
SA8	<ul style="list-style-type: none"> <li>Promote actions to reduce contributions to air pollution?</li> </ul>	-	<p>The site's proximity to the strategic road network mean that development is at greater risk form air, light and noise pollution, additionally the proposed development could increase levels of pollution.</p>
	<ul style="list-style-type: none"> <li>Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>		



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?</li> </ul>	N	The site is being promoted for a commercial led scheme so will not provide any additional housing.
SA10	<ul style="list-style-type: none"> <li>Support and enhance the more deprived areas of the district?</li> </ul>	++	<p>The site is large and falls within the Yaxley ward. Analysis of deprivation by Cambridgeshire County Council gives the Yaxley ward a local index of deprivation score of 2 (where 1 is most deprived and 10 is least deprived) meaning it is the most deprived wards in the district.</p> <p>As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.</p>
	<ul style="list-style-type: none"> <li>Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Contribute to regeneration activities?</li> </ul>	--	<p>The site is largely greenfield land consisting of land in current agricultural use. Historically, the site had been used for mineral workings, extracting brick clay.</p> <p>The site is located in a strategically prominent location in terms of its potential to utilise connections to the strategic highways network and also its proximity to existing largescale warehousing and logistics centres within Peterborough.</p> <p>The site promoter has provided an illustrative masterplan for the site, which will be subject to further assessment and scoping with consultees. The site has the potential to deliver a commercial scheme consisting of logistics and distribution development utilising the site's location along the A1(M) and to similar nearby developments within Peterborough. Indicative floorspace figures have been provided but the potential job creation that could be provided in terms of full-time jobs have not been detailed to date.</p>
	<ul style="list-style-type: none"> <li>Enhance and diversify economic opportunities with the district?</li> </ul>	++	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	+	<p>The site is approximately 14km from Peterborough train station. There are bus stops adjacent to the site along London Road which are rated as being D+ on the Place-based carbon calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. The scale of the potential development can provide opportunities to enhance the public transport network.</p>
SA13	<ul style="list-style-type: none"> <li>Attract new investment and provide opportunities to improve the resilience of the local economy?</li> <li>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> <li>Support retention and growth of indigenous companies?</li> <li>Encourage sustainable tourism?</li> </ul>	++	<p>The site has potential to attract new investment and could become commercial and logistics centre located along the A1(M) corridor. It is a sustainable location for employment opportunities being in good proximity to potential employees in Yaxley and Peterborough as well as several other smaller settlements in the north of Huntingdonshire. There is potential for active travel and public transport accessibility from these locations which could be enhanced through a development at this scale.</p> <p>There is the potential to support indigenous companies.</p> <p>Tourism is unlikely to be a focal part of development on the site.</p> <p>Also considering its wider context, the site is nearby the existing logistics and warehousing developments within Peterborough and is also in close proximity and competition with other largescale sites located on the western side of the A1(M) corridor that are also promoting logistics and distribution commercial development (see Chesterton 1, Folksworth &amp; Washingley 2, Haddon 3, Haddon 4, Haddon 5, Haddon 6 ).</p>
SA14	<ul style="list-style-type: none"> <li>Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	+	<p>The site is not expected to include local scale shopping facilities. It is close to Yaxley village centre and also relatively close to Peterborough City Centre being about 14km from it. The additional</p>

## 1 North Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of retail provision in Yaxley particularly if there is a local workforce.
SA15	<ul style="list-style-type: none"> <li data-bbox="293 536 1126 584">• Strengthen a local sense of place?</li> <li data-bbox="293 584 1126 1238">• Retain the character of existing settlements?</li> </ul>	-	<p data-bbox="1296 536 2087 823">The site is located to the west of Yaxley but has a closer relationship with the countryside and has a rich heritage with its former mineral workings. The site is large and it is proposed that as a whole the site could provide an opportunity for a logistics and distribution hub to the east of the A1(M). The site adjoins the existing built form of Yaxley on its eastern edge and is not compatible with the proposed land uses in terms of integration. Additionally, its potential scale would considerably adversely impact the setting and character of the settlement and also the Great Fen.</p> <p data-bbox="1296 855 2087 1206">Its landscape character is largely shaped by it being wholly within the Fen Margin Landscape Character Area which is characterised by being low-lying with most of the area being on 0m contour line, the area slopes gently eastwards towards the Fens. Considering this, development would be highly visible in long range views across the Fens. There is a public right of way along the site's southern edge providing views into the site and making this likely impact more prominent from publicly viewable vantage points. The sensitivity of this is heightened as the site is located within the landscape and visual setting of the Great Fen. The scale of the potential development could undermine the priorities of the Great Fen project.</p>
SA16	<ul style="list-style-type: none"> <li data-bbox="293 1254 1126 1318">• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	-	There are no heritage designations on site, however, it is adjacent to two grade 2 listed buildings along London Road (Norman House and the Former Governor's House. It is also adjacent to the scheduled

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			monument of the site of the Norman Cross Depot for Prisoners of War. Further to the east the site is within the setting of the grade I listed St Peter's Church in Yaxley and the conservation area.

**Summary of SA**

The site is partially greenfield and partially previously developed land consisting of land formerly used for mineral extraction. It is classified as grade 3 agricultural land in current agricultural use. The site is within flood zone 1 but is constrained by some surface water flood risk. The site is constrained by nature conservation designations with part of the site contains the Norman Cross Brickpits County Wildlife Site and within 2km of the Orton Pit SSSI and SAC. It is also constrained by designated heritage assets. The proposals has the potential to support job creation within Yaxley which is rated as being one of the most deprived wards in Huntingdonshire, however the number of potential full time jobs is unclear at this time. The proposed development of the site for big-box warehousing units used for logistics and distribution may result in a lower dense density across the site. It is strategically located in terms of accessibility to the strategic highways network and is of a scale that could provide enhancements to the local public transport network and is of a scale that could provide enhancements to the bus network. It is located to the west of Yaxley with the potential to significantly adversely impact the landscape and townscape character and setting of the settlement. This impact is furthered by the urbanising impact of the development at Great Haddon in Peterborough to the north which is will have an urbanising impact on Yaxley. Additionally, the site is within the landscape and visual setting of the Great Fen, development at this scale could have a fundamental adverse impact on the the Great Fen and wider fenland landscape.

**Updates after initial appraisal**

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**Yaxley 3: Land South of Main Street, Yaxley**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	



## 1 North Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is greenfield land with an existing agricultural structure on site meaning that there is very minimal potential for the reuse materials or buildings.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is between 10% and 32% of the site area
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	The majority of the site is located within flood zone 1, with a proportion of the site's southern edge being located within flood zones 2 and 3a (about 34% of the site). There is also surface water flood risk along the site's southern and eastern edges.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land. It is largely classified as being urban land apart from a small part of the site's north eastern corner which is classified as grade 1 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	+	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is fairly remote from natural greenspace with only its north western corner being within 200m of a 0.5ha area of natural greenspace. There is some capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is located within the landscape and visual setting of the Great Fen so there is some potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located on the southern edge of Yaxley accessed from Main Street. The site's frontage relates to the settlement but it also has a close relationship with the fenland landscape where it extends further southwards. The site therefore provides a transitional point between the village and the countryside. The concept masterplan submitted alongside the site shows that development will be placed on land within flood zone 1. It shows a cul-de-sac layout which is generally not characteristic of the historic development of the village, however some recent infills and redevelopment proposals have started to integrate some in depth development along Main Street. Considering the constraints of the site and the need to reflect local character and the conservation area, the anticipated capacity for the site is fairly high and a reduction of the net developable area may be required to overcome these constraints.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is being promoted for market and affordable housing and is over 1ha in size.

# 1 North Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is just beyond 5km of Peterborough City Centre but it is within 2.5km of the Co-Op on Bentley Avenue.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 250m of Yaxley Infants School and the William De Yaxley Church of England Academy but is beyond 800m of Fourfields Community Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is opposite the Duck and Drake Public House, it is also within 800m of the recreation ground, tennis courts and sports grounds, Yaxley Methodist Church and the community centre. The site is beyond 800m of several other leisure and cultural facilities within Yaxley including St Peter's Church, Yaxley football ground and allotments.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is 2km from the Eagle Business Park and the Broadway Business Park. The site is within 5km of Peterborough South Logistics Park and Stanground Academy.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available within the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is just beyond 5km from Peterborough train station, there is a bus stop along the site's frontage along Main Street which is rated as being C+ on the Place Based Carbon Calculator meaning there is a frequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a footpath along Main Street adjacent to the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it can be effectively masterplanned to become part of the existing place and community although this is subject to successful masterplanning to overcome flooding, landscape and heritage constraints.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations on site but it does adjoin a conservation area on its northern and part of its western boundary.

#### Summary of SA

#### Updates after initial appraisal

Most of the site is classified as being urban land but there is a small amount of the site classified as being grade 1. About a third of the site is constrained by fluvial flood risk. The site is not constrained by nature conservation designations but it is within the landscape and visual setting of the Great Fen. The site is adjacent to a conservation area. The site is located along the southern edge of Yaxley with views out across the Fenland landscape, there is typically a more rural feel here. The site is located such that it could be effectively integrated with the existing place and community if built development were focused towards Main Street to focus development on land at a lower risk of flooding and where landscape impact is less and where there will be greater opportunities to reflect the character of the wider built environment. The site has good accessibility to leisure and cultural facilities within Yaxley as well as to primary education and shops. It also has good accessibility to employment opportunities within the settlement and within nearby Peterborough. It is served by a frequent bus route. The site is fairly remote from natural greenspace.



# 1 North Huntingdonshire

## Yaxley 4: Folly Farm, London Road, Yaxley

1.39 As set out in the LAA, the site will be appraised for biodiversity net gain opportunities. This is to support the proposed neighbouring land uses and to reduce coalescence between Yaxley and Great Haddon.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with some existing agricultural structures on site associated with its current equestrian use meaning that there will be minimal reuse of materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The scheme is being appraised for open space and biodiversity net gain opportunities.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with some risk from surface water flooding across the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	N	The site is wholly greenfield land but there are some agricultural structures on site. The whole of the site is classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	N	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is remote from accessible natural greenspace, but the proposal is for biodiversity net gain.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 1km of Orton Pit SSSI and SAC.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is within 1km of Orton Pit SSSI and various lakes and woodlands, additionally, the concept masterplan for Great Haddon shows that it is proposed that Folly Farm will adjoin the Haddon Common community woodland and a sports park so there is capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	Biodiversity net gain across the site makes good use of this site as built development is not appropriate due to likelihood of coalescence between Yaxley and Great Haddon. Enhancing the site with open spaces and biodiversity net gain would help to reinforce the character of the area, utilise the existing public right of way that runs through the centre of the site providing connectivity between the two communities without urbanising the landscape further. This approach could compliment wider development proposals within Great Haddon as the site adjoins the proposed Haddon Common community woodland and a sports park.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proposal is near to the A15 so there may be an increased risk of air, light and noise pollution. The proposal is not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site is being considered for open space uses and biodiversity net gain opportunities.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	N	The site is being appraised for open space and biodiversity net gain opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	N	The site is being appraised for open space and biodiversity net gain opportunities.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	N	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is over 5km from a railway station but is adjacent to a bus stop at Folly close which is rated as being D+ on the Place-based Carbon Calculator meaning there is a frequent service.</p> <p>There is a footpath along the A15 (London Road) which the site boundary connects to. site is not served by a footpath and there are no nearby opportunities to connect the site to an existing footpath. There is track to access the site that runs between Glatton Lane and Church Road making it unsustainable as a location for open space or commercial leisure uses.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site is being appraised for open space and biodiversity net gain opportunities.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site is being appraised for open space and biodiversity net gain opportunities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that open spaces and biodiversity net gain opportunities can be effectively masterplanned to become part of the existing place and community within Yaxley as well as complimenting the evolving wider community within Great Haddon while also assisting in retaining a degree of separation between the two communities.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

#### Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. The site is grade 3 agricultural land and consists of an equestrian centre with some existing structures on site. Built development is not considered suitable as this would further urbanising effect and would likely result in furthering the potential for coalescence between Yaxley and the evolving new community at Great Haddon within Peterborough. However, the site could be developed for open space and biodiversity net gain as this would compliment the proposed surrounding land uses, this would also utilise the existing public right of way through the site which would link the communities while keeping this sense of separation. The site is not constrained by heritage assets but is within 1km of Orton Pits SSSI so there is potential to provide linkages between habitats.

#### Updates after initial appraisal

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# 1 North Huntingdonshire

## Yaxley 5: Land off The Wykes, accessed from West End, Yaxley

**1.40** As identified in the LAA, the cumulative constraints impacting the site and the uncertainty of the achievability of access to the site mean that it is considered unsuitable for development and therefore not deliverable.

**1.41** Therefore, a sustainability appraisal for the site has not been undertaken.

## Yaxley 6: Land to the rear of St Peter's Church, Yaxley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with some surface water flood risk through the eastern edge of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land with about 60% of the site being classified as urban land with the remaining part of the site being classified as grade 3 agricultural land.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	+	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is remote from natural greenspace but has some capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 2km of Orton Pit SSSI and SAC.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is located within the landscape and visual setting of the Great Fen so there is some potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is located on the western edge of Yaxley. It is sensitively located as the site adjoins the grounds of St Peter's Church, a grade 1 listed church. While the site is fairly enclosed along its northern, southern and western edges, it is more open to the east where it immediately adjoins the churchyard. Additionally, it is within the landscape and visual setting of the Great Fen. This edge of Yaxley is much more rural in character and therefore more sensitive to change.</p> <p>The site extends westwards into the countryside, the site promoter is proposing that 1.47ha of the site be used for natural, open space, biodiversity et gain and land to mitigate against flooding meaning that built development may only occur on 1ha of the site. However, built development across any of the site would still introduce in depth development uncharacteristic of this part of the settlement and wold be incongruous to the existing built form.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is near to the A15 so there be an increased risk form light, noise and visual pollution. The site is not of a scale to lead to increased levels of pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is being promoted for market and affordable housing with two self and custom built plots. The overall site is over 1ha in size but the site promoter is proposing that 1.47ha of the site be used for natural, open space, biodiversity et gain and land to mitigate against flooding meaning that built development may only occur on 1ha of the site.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is just beyond 5km of Peterborough City Centre but it is within 2.5km of the Co-Op on Bentley Avenue.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is beyond 800m of Yaxley Infants School, William De Yaxley Church of England Academy and Fourfields Community Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site adjoins St Peter's Church, it is also within 800m of the Three Horseshoes Public House, the Royal British Legion and allotment grounds. The site is just beyond 800m of several other of Yaxley's leisure and cultural facilities including the recreation ground, tennis courts and sports grounds, the community centre and Yaxley football ground.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is 3km from the Eagle Business Park and the Broadway Business Park. The site is within 6km of Peterborough South Logistics Park and Stanground Academy.  Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is just beyond 5km from Peterborough train station, the site is within two bus stops located along Church Street which are both rated as being C+ on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a footpath along Church Street and access from Pound Street into the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing place and community and would likely result in adverse landscape impact and harm the character of Yaxley and the rural edge of the village on this side.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations within the site but the northern edge of the site adjoins the conservation area and is within 15m of the grade I listed St Peter's Church. Development is likely to be viewable from these designated heritage assets.



# 1 North Huntingdonshire

## Summary of SA

Most of the site is classified as being urban land with 40% being grade 3 agricultural land. The site is not constrained by fluvial flood risk but there is some risk from surface water flooding. The site is not constrained by nature conservation designations but it is within the landscape and visual setting of the Great Fen. The site is within the setting of St Peter's Church and also a conservation area which could be adversely impacted by development. The site is located on the western edge of Yaxley where it typically has a more rural feel. Introducing in depth development in this location is likely to have a much more prominent impact on the character of the settlement and be more challenging to mitigate and integrate. The site has good accessibility to leisure and cultural facilities within Yaxley as well as to primary education and shops. It also has good accessibility to employment opportunities within the settlement and within nearby Peterborough. It is served by a frequent bus route. The site is not accessible to natural greenspace.

## Updates after initial appraisal

### Yaxley 7: Land South of 25 West End, Yaxley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>		

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>Most of the site is flood zone 1 but the southern half of the site is constrained by fluvial flood risk being located within flood zones 2 and 3a. There is substantial risk of surface water flooding in this part of the site too as well as surface water risk through the centre of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is greenfield land. A small portion of the site's southern edge is classified as grade 1 agricultural land and a portion of its eastern edge is classified as urban land but the vast majority of the site is classified as being grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from natural greenspace but has some capacity for linkages to the existing strategic green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is within 2km of Orton Pit SSSI and SAC.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	<p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is located within the landscape and visual setting of the Great Fen so there is some potential to contribute towards improvements strategically in habitat connectivity.</p>
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located on the south western of Yaxley and adjoins residential development on its northern and eastern edges. It therefore relates well to the settlement but it does extend into the countryside</p>

# 1 North Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>so its western and southern boundaries have a closer relationship to the countryside. The site is somewhat open affording views out across the Fenland landscape. It is also within the landscape and visual setting of the Great Fen.</p> <p>Considering the flood risk and the presence of grade 1 agricultural land within the southern half of the site and how it extends into the countryside, built development across the whole site would not be appropriate and would adversely impact the landscape character of the area. However some development towards the northern and eastern edges of the site where it adjoins existing development within Cookson Close may offer some opportunities for a small extension to the built form in keeping with the wider townscape character. This would significantly reduce the potential capacity for the site.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is near to the A15 so there be an increased risk form light, noise and visual pollution. The site is not of a scale to lead to increased levels of pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site promoter is proposing to provide 100 new homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is just beyond 5km of Peterborough City Centre but it is within 2.5km of the Co-Op on Bentley Avenue.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	<p>The site is beyond 800m of Yaxley Infants School, William De Yaxley Church of England Academy and Fourfields Community Primary School.</p> <p>The site is within 800m of St Peter's Church, Methodist Church, the Three Horseshoes Public House, allotment grounds and Yaxley football club. The site is just beyond 800m of several other of Yaxley's leisure and cultural facilities including the recreation ground, tennis courts and sports grounds and also the community centre.</p>
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is 3km from the Eagle Business Park and the Broadway Business Park. The site is within 6km of Peterborough South Logistics Park and Stanground Academy.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is just beyond 5km from Peterborough train station, the site is within two bus stops located along Main Street which are both rated as being C+ on the Place Based Carbon Calculator meaning there is a frequent service.</p> <p>There is a footpath connection to the site form West End and a public right of way runs along its northern edge.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.



# 1 North Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could be effectively integrated with the existing place and community if built development were focused on the northern and eastern edges of the site focusing development on land at a lower risk of flooding and where landscape impact is less.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations within the site or within its immediate vicinity but views from St Peter's Church may be impacted by proposals.

## Summary of SA

Most of the site is classified as being grade 3 agricultural land but there are parts of the site classified as being urban land and as grade 1. The site is constrained by fluvial and surface water flood risk. The site is not constrained by nature conservation designations but it is within the landscape and visual setting of the Great Fen. The site could impact the setting of St Peter's Church. The site is located on the south western edge of Yaxley where it typically has a more rural feel. The site is located such that it could be effectively integrated with the existing place and community if built development were focused on the northern and eastern edges of the site focusing development on land at a lower risk of flooding and where landscape impact is less. The site has good accessibility to leisure and cultural facilities within Yaxley as well as to primary education and shops. It also has good accessibility to employment opportunities within the settlement and within nearby Peterborough. It is served by a frequent bus route. The site is not accessible to natural greenspace.

## Updates after initial appraisal

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## Sustainability Appraisal Appendix 4 - North Eastern Huntingdonshire Site Appraisals



## Document Information

**Title:** Sustainability Appraisal Appendix 4 - North Eastern Huntingdonshire Site Appraisals

**Status:** Draft for Consultation

**Date of approval for consultation:** Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

**Document availability:** Sustainability Appraisal Appendix 4 - North Eastern Huntingdonshire Site Appraisals can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

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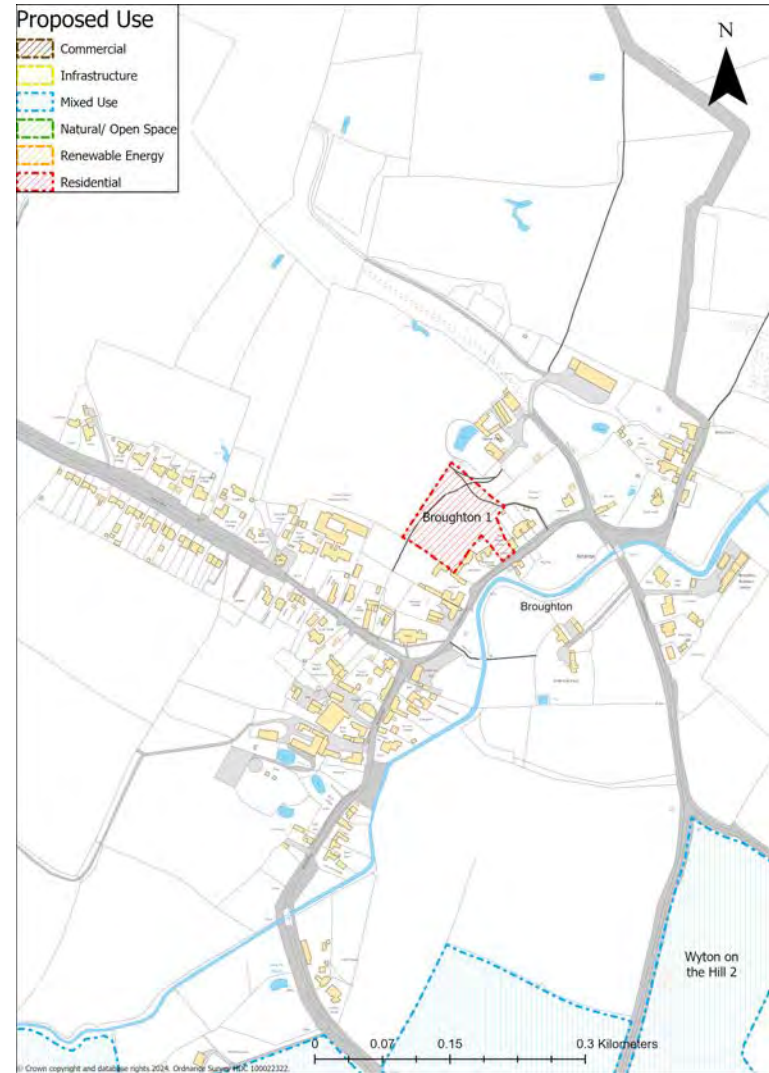
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# 1 North East Huntingdonshire

## Broughton

1.1 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Broughton 1: Land off Causeway Road, Broughton



## 1 North East Huntingdonshire

## Broughton 1: Land off Causeway Road, Broughton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 0.65% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The majority of the site is within flood zone 1 apart from a small portion of the site that adjoins Causeway Road which falls within flood zone 2 and 3a (about 1%). This part of the site is also at some risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land and classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural greenspace and it has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 200m of Broughton Meadow and Broughton Cemetery County Wildlife Sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	<p>sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is fairly centrally located within Broughton accessed from Causeway Road. It adjoins residential development on three sides, it therefore relates well to the settlement and more so to the settlement than to the open countryside. It is however in a sensitive location due to its being within the conservation area and within the setting of various listed buildings. The site is 0.75ha in size and the site promoter is only seeing 5 homes on the site which is very low density, while this not make the most efficient use of land it would be in keeping with surrounding densities of development along Causeway Road and enable mitigation against adverse impact to heritage assets.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	The site is proposed for market/ and or affordable housing. The site area is 0.75ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.



# 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The site is beyond 5km of a town centre (it is about 7.5km from Huntingdon and St Ives town centres), is beyond 2.5km of a freestanding supermarket and also beyond 800m of a local convenience store.</p> <p>There is no primary school in Broughton, with it falling within the catchment for Abbots Ripton Church of England Primary School.</p> <p>The site is within 350m of All Saints Church, the Crown Inn Public House and village hall.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is about 300m from Broughton Business Centre and it is about 2.5km from Warboys Airfield Industrial Estate.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is beyond 5km of Huntingdon railway station. It is within 300m of a bus stop on School Road which is rated F on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>A pavement adjoins the site frontage along Causeway Road.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community, however high quality design and careful masterplanning will be required in order to achieve this.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	It is wholly located within the conservation area and is adjacent to several listed buildings: Brooklands Cottage, Manor Farm and the Baptist Chapel, all of which are grade II designated.

#### Summary of SA

The site is somewhat constrained by flood risk, it is greenfield and classified as being grade 2 agricultural land. It is also not constrained by nature conservation designations. It is however sensitively located being within a conservation area and within the setting of several listed buildings which could be impacted by development. It has some accessibility to local leisure and cultural facilities but it does have limited accessibility to public transport options, employment options and the primary school is located in the nearby village of Abbots Ripton. It is not accessible to natural greenspace. Ultrafast broadband is available in the vicinity. There is a footpath on Causeway Road connecting the site. The site relates well to the settlement being located fairly centrally with built development on three sides. Landscaping and masterplanning of the site so that development mitigates any adverse impact on character and heritage assets is required.

#### Updates after initial appraisal

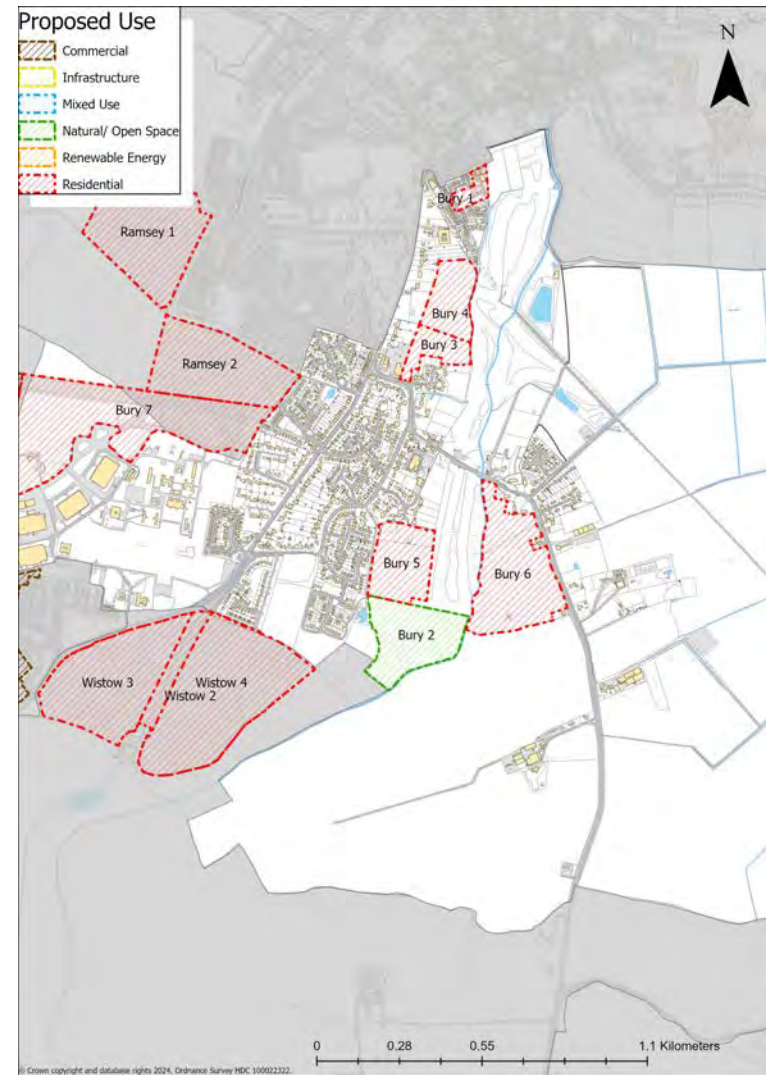
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# 1 North East Huntingdonshire

## Bury

1.2 A total of 7 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Bury 1: Bury Industrial Estate, Old Station Road, Bury
- Bury 2: Land off Cheveril Lane, Bury
- Bury 3: Land North of High Street and East of Bury Road, Bury
- Bury 4: Land East of Bury Road, Bury
- Bury 5: Land off Brookfield Way, Bury
- Bury 6: Land West of Warboys Road, Bury
- Bury 7: RAF Upwood - Phase 3, Bury



## Bury 1: Bury Industrial Estate, Old Station Road, Bury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is partly previously developed commercial buildings on site. There may be some opportunity to reuse some materials within the redevelopment of the site.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	<p>Approximately 50% of the site is previously developed. The half of the site closest to Old Station Road is greenfield with no built structures on it. It is wholly classified as being urban land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The western edge of the site is within 200m of a 0.5ha area of natural greenspace, the remainder of the site is just beyond this threshold. It has some capacity for linkages to the strategic green infrastructure network being located adjacent to Ramsey golf course.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from nature conservation sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to Ramsey Golf course which forms a large green wedge to the east of Bury and could enable some linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is located on the northern edge of Bury and has a close association with neighbouring Ramsey. The site is largely contained by residential development on three of its sides apart from its eastern edge which adjoins Ramsey golf club. It therefore relates well to the existing built form. The existing commercial buildings are contained to the back of the site with western half of the site being open and undeveloped. The proposed capacity for the site of a minimum of 24 homes on a site of about 1ha is low but considering the surrounding densities is in keeping with the form of surrounding development, it also enables land to be used for enhanced landscaping and sustainable drainage. However, considering the accessibility of the site and the location of it neighbouring a town, this density could be slightly intensified subject to masterplanning and the impact on the conservation area.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is being promoted for market and/ or affordable housing. It is also 0.96ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	It is about 600m from Ramsey town centre and is about 1.7km from the Tesco Superstore located on the northern edge of Ramsey.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is 400m from Ramsey Spinning Infant School and is about 1,500m Bury Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of Ramsey Cricket Club, Ramsey Town Football Club, Ramsey Methodist Church, the George Public House and Hotel, The Angel Public House, a library. It is also in close proximity to other local leisure and cultural facilities within Bury and Ramsey but these are over 800m from the site.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of Upwood Air Park Established Employment Area Highlode Industrial Estate Established Employment Area and Abbey College Secondary School in Ramsey.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available within the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km of a train station but is within 250m of bus stops on Bury Road. These are rated D on the Place-based carbon calculator meaning there is a good level of service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	A footpath runs adjacent to the site's frontage on Old Station Road which could be extended to provide a connection.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could be effectively integrated with the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is located within a conservation area, the existing commercial buildings are currently largely obscured from view, however developing the greenfield part of the site closest to Old Station will impact the openness of the site and this part of Old Station Road. It therefore will have an impact on the street scene and conservation area. However, harm can be minimised and the conservation area even enhancements be made through masterplanning and high quality design.

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**Summary of SA**

The site is partially previously developed with existing commercial structures on half of the site. It is not constrained by fluvial flood risk but there is some risk from surface water flooding. It is not constrained by nature conservation designations but it is located within the conservation area. The site has good accessibility to public transport via bus, to local services and facilities, primary education and employment opportunities within Bury and Ramsey. There is ultrafast broadband available within the vicinity. The site is located on the northern edge of Bury and has a close association with neighbouring Ramsey. It is located such that it can be successfully integrated with the existing place and community subject to masterplanning and high quality design that is in keeping and where possible enhances the conservation area.

**Updates after initial appraisal**

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## Bury 2: Bury Industrial Estate, Old Station Road, Bury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The scheme is for biodiversity net gain opportunities.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 51% of the site is within flood zone 3b, 27% is within flood zone 3a, 2% is in flood zone 2 leaving some 20% in flood zone 1. There is also significant flood risk within the site particularly towards the eastern side of the site where the fluvial flood risk is greatest.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	--	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	N	The site is wholly greenfield and the majority of the site is classified as grade 3 agricultural land with some of the western side of the site being grade 2.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	N	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is remote from accessible natural greenspace, but the proposal is for biodiversity net gain.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	<p>The site is sufficiently remote from nature conservation sites.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	<p>The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to Ramsey Golf course which forms a large green wedge to the east of Bury and could enable some linkages to the strategic green infrastructure network.</p>
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>Biodiversity net gain across the site makes good use of this site as built development is not appropriate due to the extensive risk of flooding impacting the site. Enhancing the site with biodiversity net gain would help to reinforce the character of the area and could compliment any wider development proposals within the area particularly if on site biodiversity net gain cannot be achieved on those sites. It could also assist in enhancing linkages between habitats and enhance the rural edge of Bury.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	<p>The site is being considered for biodiversity net gain opportunities.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	N	The site is being appraised for biodiversity net gain opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	N	The site is proposed solely for biodiversity net gain opportunities.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	N	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is over 5km from a railway station. The site is also beyond 800m of a bus stop.</p> <p>The site is not served by a footpath but a public right of way connects the site through to Cheveril Lane to the north. IT is unclear from the proposal where it is intended for the site to be used as a recreational area in addition to solely biodiversity net gain. If the latter than access apart from monitoring species levels and the biodiversity improvements on site would be necessary.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site is being appraised for biodiversity net gain opportunities.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site is being appraised for biodiversity net gain opportunities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could be integrated with the existing place and community and reinforce its rural character as it is on the eastern edge of Bury adjoining residential development and Ramsey golf course. There is also a public right of way running along its western edge which further supports this.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is heavily constrained by fluvial flood risk with 51% of the site being within flood zone 3b. Utilising the site for biodiversity net gain is therefore a more appropriate use of the site. The site is located on the south eastern edge of Bury and utilising the site for biodiversity net gain would enhance the rural edge of the village and could provide some linkages for habitat connectivity. There is a public right of way connecting the site to the main built form of Bury and into the countryside providing some opportunity for linkages.

## Updates after initial appraisal

### Bury 3: Land North of High Street and East of Bury Road, Bury

- 1.3** As identified in the LAA, the site forms the southern third of the protected settlement break designated in the Bury Neighbourhood Plan. The purpose of this is to prevent the spatial, physical and visual coalescence of Bury with Ramsey. The site while not extending beyond the existing building line on its western and southern sides would detrimentally start to erode the settlement break and would further the sense of coalescence between the two settlements and therefore be in direct conflict with the neighbourhood plan policy.
- 1.4** Therefore, a sustainability appraisal of the site has not been undertaken.

**Bury 4: Land East of Bury Road, Bury**

- 1.5 As identified in the LAA, the site forms the majority of the protected settlement break designated in the Bury Neighbourhood Plan. The purpose of this is to prevent the spatial, physical and visual coalescence of Bury with Ramsey. The scale of the site with its edges adjoining built development on three sites would further the sense of coalescence between the two settlements and therefore be in direct conflict with the neighbourhood plan policy.
- 1.6 Therefore, a sustainability appraisal of the site has not been undertaken.

**Bury 5: Land off Brookfield Way, Bury**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with some existing minor agricultural structures on site that are not likely to be reused within development meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 60.45% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is approximately 30% in flood zone 3b with a further 28% in flood zone 3a and 3% in flood zone 2. This increased risk of fluvial flooding is focused on the eastern half of the site. The remaining 39% of the site is within flood zone 1. The site is also constrained by some surface water flood risk, particularly on its eastern side.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	--	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield. The majority of the site is classified as grade 2 agricultural land apart from about a third of the site along its eastern side which is classified as grade 3.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The northern third of the site is within 200m of a 0.5ha area of natural greenspace, the remainder of the site is just beyond this threshold. It has some capacity for linkages to the strategic green infrastructure network being located adjacent to Ramsey golf course.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to Ramsey Golf course which forms a large green wedge to the east of Bury and could enable some linkages to the strategic green infrastructure network.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located on the south eastern edge of the built form of Bury. It is adjacent to residential development on its northern and western sides. Ramsey golf course is to the east of the site which provides a large green wedge on the eastern side of Bury and Ramsey. Development of the site would further erode the rural edge of Bury. The site is heavily constrained by fluvial flood risk with almost two thirds of the site being in flood zones 2, 3a and 3b. This severely reduces the potential developable area of the site. The part of the site within flood zone 1 accounts for some 2ha of the site and is located on its western side which most closely relates to the existing built form. A public right of way runs from Cheveril Lane along the site's western edge which provides opportunities to potentially integrate development. Development may not The potential capacity for the site of 45 homes across the site is very low density but only considering this being located within flood zone 1 would make more

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			efficient use of land, however this capacity may not be achievable considering that enhanced landscaping and sustainable drainage will be required to mitigate flood risk now and in the future accounting for climate change.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is being proposed for market and/or affordable housing. It is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	It is about 2km from from Ramsey town centre and is just beyond 2.5km from the Tesco Superstore located on the northern edge of Ramsey. It is within 800m of Bury Stores.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is about 500m from Bury Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of the White Lion Public House, Bury Village Hall. It is also in close proximity to other local leisure and cultural facilities within Bury and Ramsey but these are over 800m from the site.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of Upwood Air Park Established Employment Area Highlode Industrial Estate Established Employment Area and Abbey College Secondary School in Ramsey.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available within the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is beyond 5km of a train station but is within 800m of a bus stop on High Street. This is rated D on the Place-based carbon calculator meaning there is a good level of service.</p> <p>The site does not have a direct footpath access, it could instead be accessed via a public right of way from Cheveril Lane which runs adjacent to the site's western edge.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	It may be possible to integrate built development on the part of the site within flood zone 1 with the existing place and community. This is subject to current and future flood risk accounting for climate change being managed as well as the landscape impact of further development and access to the site. Integration may be possible because the third of the site within flood zone 1 is located on its western side which most closely relates to the existing built form. A public right of way runs from Cheveril Lane along the site's western edge which provides opportunities to potentially integrate development.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

### Summary of SA

The site is heavily constrained by fluvial flood risk with about 58% of the site within flood zone 3. With climate change this is expected to worsen. Built development is unsuitable in such at risk zones. The site is greenfield and mostly grade 2 agricultural land. It is not constrained by nature conservation or heritage designations. It is accessible to natural greenspace. It has good accessibility to public transport by bus, to shops, leisure and cultural facilities, primary education and employment opportunities within Bury and Ramsey. Development of the site would further erode the rural edge of Bury.

### Updates after initial appraisal

### Bury 6: Land West of Warboys Road, Bury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is constrained by fluvial and surface water flood risk along its western edge which is attributed to its proximity to Bury Brook. This part of the site falls within flood zone 3b and 3a.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	--	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and wholly classified as being grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The north western corner of the is within 200m of a 0.5ha area of natural greenspace, the remainder of the site is just beyond this threshold. It has some capacity for linkages to the strategic green infrastructure network being located adjacent to Ramsey golf course.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to Ramsey Golf course which forms a large green wedge to the east of the main built form of Bury and could enable some linkages to the strategic green infrastructure network.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located to the east of the main built form of Bury, it is separated by Ramsey golf course. This part of Bury has a more rural character and feel than the rest of the settlement as a whole and is much more sensitively locate within the landscape and by heritage designations.</p> <p>The site promoter is proposing a capacity of 90 homes at 15 dwellings per hectare on 6ha of the 9.64ha site. This is considerably low density even for this more rural part of Bury and would not make the most efficient use of land, it does however provide more scope to use more of the site for enhanced landscaping and mitigation of flooding and heritage impacts. The remainder of the site could be used for biodiversity net gain opportunities and used to safeguard against flooding.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is being proposed for market and/or affordable housing, although the site promoter has also identified the site could provide specialist housing and/or nursing and care home uses. It is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	It is about 2km from from Ramsey town centre and is just beyond 2.5km from the Tesco Superstore located on the northern edge of Ramsey. It is within 800m of Bury Stores.  The site is about 500m from Bury Church of England Primary School.  The site is within 800m of the White Lion Public House, Bury Village Hall. It is also in close proximity to other local leisure and cultural facilities within Bury and Ramsey but these are over 800m from the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of Highlode Industrial Estate Established Employment Area and Abbey College Secondary School in Ramsey.  Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km of a train station but is within 300m of a bus stop on High Street. This is rated D on the Place-based carbon calculator meaning there is a good level of service.  There is a footpath adjacent to the site along Warboys Road.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The scale of the potential development will be challenging to successfully and effectively integrate it with the existing community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	<p>The site is wholly located within the conservation area and it is adjacent to several listed buildings: The Manor House, Bury Bridge, Hall Farm and Holy Cross Church. All of these are grade II listed apart from the Church which is grade I listed. These could be adversely impacted by the development proposal.</p> <p>The highest point of the site also contains a historic feature called Mill Mound which could historically have been the location of a windmill. This is not designation as a heritage asset but is a feature of local interest and should be retained.</p>

### Summary of SA

The site is heavily constrained by fluvial flood risk. With climate change this is expected to worsen. Built development is unsuitable in such at risk zones. The site is greenfield and grade 3 agricultural land. It is not constrained by nature conservation designations. It is located within a conservation area and development could adversely impact the setting of several listed buildings as well as the general character of this part of Bury. It is accessible to natural greenspace. It has good accessibility to public transport by bus, to shops, leisure and cultural facilities, primary education and employment opportunities within Bury and Ramsey. The site is located to the east of the main built form of Bury separated by Ramsey golf course which further accentuates the more rural feel of this part of the village.

### Updates after initial appraisal

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### Bury 7: RAF Upwood - Phase 3, Bury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is previously developed consisting of hardstanding formerly part of the airbase activities. There is therefore some potential for the reuse materials as well as land.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).



# 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	++	<p>The site is previously developed and is wholly classified as non-agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from accessible natural greenspace It has some capacity for linkages to the strategic green infrastructure network as it forms a potential next phase of development to a strategic redevelopment of RAF Upwood which is of a scale to provide substantial amounts of green infrastructure.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	<p>The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it forms a potential next phase of development to a strategic redevelopment of RAF Upwood which is of a scale to provide substantial amounts of green infrastructure.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>This site proposes a third phase to the current redevelopment of former RAF Upwood. It is located to the north of Phases One and Two. Its edges are defined by security fencing and some vegetation along its northern and western sides. It will require landscaping along its northern and western edges in particular to provide a soft development edge and retain a sense of visual separation between the site and Bury.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>There are areas of existing hardstanding which once formed the runway of RAF Upwood stretches along the northern boundary of the site with spurs connecting to the existing hangers. The site's character therefore relates to its military heritage.</p> <p>While the site forms an extension to the former RAF Upwood redevelopment, the former RAF base as a whole while historically a separate entity from the settlements of Upwood, Bury and Ramsey, the closure of military activities and its redevelopment for a residential led mixed use development means that its character and its relationship with these settlements is evolving. Considering the wider redevelopment works going on within RAF Upwood, the site's immediate context to the south in particular is continuing to evolve and this site would further this evolution.</p> <p>The site promoter anticipates that almost 12ha of the almost 18ha site will be used for natural, green and open space leaving approximately 200 homes on around 6ha of the site. This will assist in providing a soft development edge to the site and the wider redevelopment as a whole and would make a good use of land. The additional pressure and demand on services will need to be assessed to determine if additional infrastructure including social and cultural facilities are required to serve this site and the wider redevelopment as a whole.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site is proposes market and/or affordable housing.

# 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	<p>The site is approximately 2.6km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop.</p> <p>It is beyond 800m of Upwood Primary School and Bury Church of England Primary School. It is beyond 1.5km of primary education within Ramsey.</p> <p>The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is adjacent to the Upwood Air Park Established Employment Area and is within 2.6km of Ramsey town centre, 5km of Highlode Industrial Estate Established Employment Area and Abbey College Secondary School in Ramsey.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is beyond 5km of a railway station but is within 800m of a bus stop located on Ramsey Road. This stop is rated as being E- on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>There is currently no direct footpath access to the site but the site promoter proposes that the site is accessed via the second phase site immediately south of the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community as it forms a potential next phase to the ongoing redevelopment and the growing community at the former RAF Upwood. Masterplanning and engagement will be required to achieve this.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

#### Summary of SA

The site is not constrained by flood risk. It is previously developed with more military hardstanding on the site. It is classified as being non-agricultural land. It is not accessible to nature greenspace but the submitted vision document shows large amounts of natural and open spaces are being planned on the site. It is not constrained by nature conservation or by heritage designations. The site has good accessibility to public transport via bus, employment options within Bury and Ramsey and primary education. It is over 800m of the various leisure and cultural facilities within Bury and Ramsey but these are accessible via sustainable modes of transport. The potential scale of development could deliver a mix of housing sizes, tenures and types. The site forms an additional phase of development to the ongoing redevelopment of the former RAF Upwood and as such is located such that it can successfully be integrated with the evolving place and community that is being delivered on the wider site.

#### Updates after initial appraisal

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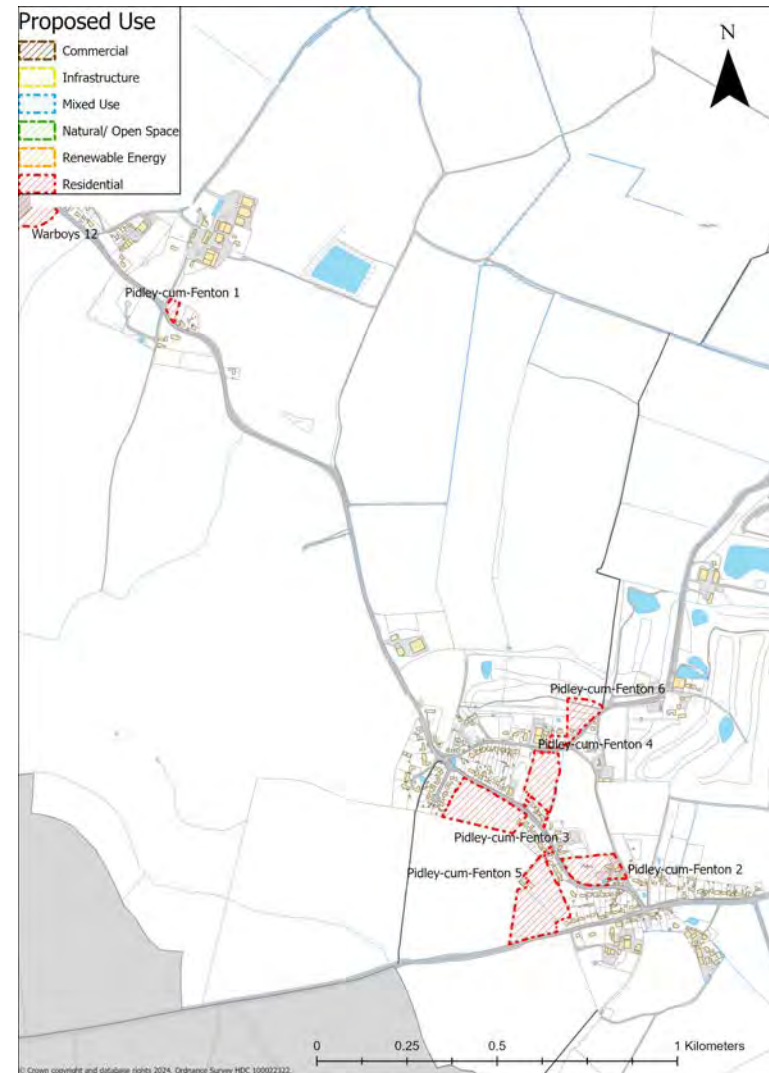
# 1 North East Huntingdonshire

## Pidley-cum-Fenton

1.7 A total of 6 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Pidley-cum-Fenton 1: Land South at Manor Farm, Fenton Road, Fenton
- Pidley-cum-Fenton 2: Land End Farm, Pidley
- Pidley-cum-Fenton 3: Old Football Field, Warboys Road, Pidley
- Pidley-cum-Fenton 4: Bittens Field, North of Warboys Road, Pidely
- Pidley-cum-Fenton 5: Land North of Oldhurst Road, Pidley
- Pidley-cum-Fenton 6: Gloucester Barn, Fen Road, Pidley

1.8 Please note that Warboys 12: Land off Fenton Road, Warboys also partially falls within Pidley-cum-Fenton parish, but it has been included under Warboys as most of the site lies within that parish area.



**Pidley-cum-Fenton 1: Land South at Manor Farm, Fenton Road, Fenton**

**1.9** As identified in the LAA, the site falls below the site size threshold so does not pass the fundamental constraints for assessment.

**1.10** Therefore, a sustainability appraisal for the site has not been undertaken.

**Pidley-cum-Fenton 2: Land End Farm, Pidley**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield land with some existing farm buildings meaning that there would be negligible opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is not at risk of flooding with climate change at 1 in 100 (Design Flood) .
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, medium surface water flood risk is present on 3.64% of the site (0.01ha). Approximately 22% of the site is at low surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land with some existing farm buildings which are not classified as previously developed land.

## 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is classified as wholly grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is well located within the existing settlement, with existing residential properties to the south. The site forms a break, with housing located either side. It is fairly well enclosed meaning landscape impact would be minimal.</p> <p>The site is currently used for grazing and is home to a number of self built agricultural buildings. The current use of the site does not contribute to the form and character of the area. The density proposed is low in keeping with the nature of the settlement, that being a small village.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. However, the use of the site means that there is the potential for contamination on site which may require assessment and mitigation

# North East Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is approximately 1ha in size which contributes to the governments aspiration to promote sites suitable for SME builders.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is not within 5km of a town centre, or within 2.5km of a free standing supermarket, nor within 800m of local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	It is not within 800m of a primary school not with 1.5km of a town based primary school and there is no primary school within the settlement.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of All Saints Church, public park and a village hall.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is not within 5km of multiple concentrations of employment or within 1.5kms from a range of employment sources.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is within the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is not within 5km of a railway station. It is within 800m of a bus stop rated D which is just below average frequency.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	A footpath runs along the site frontage allowing active travel integration with current community. A public right of way runs along eastern boundary.



## 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is well located within the existing settlement, with existing residential properties to the south. The site forms a break, with housing located either side. A footpath runs along the site frontage allowing active travel integration with current community. The site is located such that it could be effectively masterplanned to become part of the existing area. Integration and retention of the public right of way which runs along the eastern boundary would assist with the integration of the site. Access may be an issue that requires resolution due to the location of the site on a bend.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	A number of listed buildings are located nearby, however the site is positioned as such so as not to have a negative impact on them.

**Summary of SA**

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is greenfield land with some existing farm buildings which are not classified as previously developed land.

The site is classified as wholly grade 2 agricultural land.

The site is approximately 1ha in size which contributes to the governments aspiration to promote sites suitable for SME builders. The site has no immediate access to a convenience store primary school or employment opportunities. It is within 800m of a church, public park and a village hall. The site is beyond 5kms of a railway station, and is within 800m of a bus stop rated D which is just below average frequency. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. However, the use of the site means that there is the potential for contamination on site which may require assessment and mitigation. The site is well located within the existing settlement. The site forms a break, with housing located either side and to the south. A footpath runs along the site frontage allowing active travel integration with current community. The site is located such that it could be effectively masterplanned to become part of the existing area. It would have limited landscape impact. Integration and retention of the public right of way would assist with the integration of the site. Access may be an issue that requires resolution due to the location of the site on a bend. The current use of the site does not contribute to the form and character of the area. The density proposed is low in keeping with the nature of the settlement, that being a small village.

#### Updates after initial appraisal

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#### Pidley-cum-Fenton 3: Old Football Field, Warboys Road, Pidley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield land with a small existing barn/stables on site meaning that there would be negligible opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is not at risk of flooding with climate change at 1 in 100 (Design Flood) .
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is not constrained by fluvial flood risk nor medium surface water flood risk. Approximately 2% (0.04ha) of the site is at low surface water flood risk.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land with a small barn/stables present which is not classified as previously developed land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is classified as wholly grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.

## North East Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is well located within the existing settlement. The site forms a break with existing residential properties to the east and west. The site frontage on Warboys Road is lined by hedgerow and some trees line, although views can be seen into the site. The southern boundary of the site looks out across open countryside and although some trees and hedgerow are present, further landscaping or mitigation may be required to allow the site to transition to the open countryside.</p> <p>The site is currently used for arable farming and a small barn/stables sits within it. The density proposed is extremely low and may not make the best use of land. A higher density development should be considered.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site proposes 6 homes which contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is not within 5km of a town centre, or within 2.5km of a free standing supermarket, nor within 800m of local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	It is not within 800m of a primary school not with 1.5km of a town based primary school and there is no primary school within the settlement.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of All Saints Church, public park and a village hall.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is not within 5km of multiple concentrations of employment or within 1.5kms from a range of employment sources.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is within the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is not within 5km of a railway station. It is within 800m of a bus stop rated D+ which is slightly below average frequency.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	No footpath adjoins the site frontage, however 2 public rights of way are with 500m of the site. There is a footpath opposite the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>The site is well located within the existing settlement, with residential properties to the to the east and west. The site is located such that it could be effectively masterplanned to become part of the existing area. Access to the site could be achieved from Warboys Road.</p> <p>No footpath adjoins the site frontage, however there is a footpath opposite the site. Safety of residents and active travel access to the site should be considered.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no heritage assets nearby and site is not in a location that would impact on heritage assets and their settings

### Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is greenfield land with an existing barn/stables which are not classified as previously developed land. The site is classified as wholly grade 2 agricultural land.

The site proposes 6 homes which contribute to meeting the housing needs of the district. The site has no immediate access to a convenience store primary school or employment opportunities. It is within 800m of a church, public park and a village hall. The site is beyond 5kms of a railway station, and is within 800m of a bus stop rated D+ which is slightly below average frequency. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is well located within the existing settlement, with residential properties to the to the east and west. The site is located such that it could be effectively masterplanned to become part of the existing area. Access to the site could be achieved from Warboys Road. No footpath adjoins the site frontage, however there is a footpath opposite the site. Safety of residents and active travel access to the site should be considered. The southern boundary of the site looks out across open countryside and although some trees and hedgerow are present, further landscaping or mitigation may be required to allow the site to transition to the open countryside. A higher density development should be considered.

### Updates after initial appraisal

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# 1 North East Huntingdonshire

## Pidley-cum-Fenton 4: Bittens Field, North of Warboys Road, Pidely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	+	<p>The site proposes zero carbon properties with communal ground source heating.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield land on site meaning that there is no opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is not at risk of flooding with climate change at 1 in 100 (Design Flood) .
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk medium surface water flood risk is present on 0.18% of the site (0.0019ha). Some low and high surface water flood risk is present at low levels.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is classified as wholly grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is well related to the existing settlement with residential properties to the south and north. It is relatively well screened and would have minimal landscape or townscape impact if trees and hedgerow were retained. The proposed density is extremely low and may not make the best use of land. A higher density development may need to be assessed and considered.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site proposes 10 homes which contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is not within 5km of a town centre, or within 2.5km of a free standing supermarket, nor within 800m of local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	It is not within 800m of a primary school not with 1.5km of a town based primary school and there is no primary school within the settlement.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is within 800m of All Saints Church, public park and a village hall.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	<p>The site is not within 5km of multiple concentrations of employment or within 1.5kms from a range of employment sources.</p> <p>Ultrafast broadband is within the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is not within 5km of a railway station. It is within 800m of a bus stop rated D which is just below average frequency.</p> <p>A footpath adjoins the site frontage and a public right of way traverses the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is well located within the existing settlement. The site forms a break with existing residential properties to the east and west. A footpath runs along the opposite side of the site, consideration of safe crossing would be required. The site is located such that it could be effectively masterplanned to become part of the existing area. There is existing access to the site. Pidley park sits to the west and

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			is relatively well screened, however assessment would be required to ensure integration and mitigation where necessary to ensure complimentary integration of the differing uses.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no heritage assets nearby and site is not in a location that would impact on heritage assets and their settings

#### Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is classified as wholly grade 2 agricultural land.

The site proposes 10 homes which contribute to meeting the housing needs of the district. The site proposes zero carbon properties with communal ground source heating which would assist with meeting net zero carbon targets. The site has no immediate access to a convenience store primary school or employment opportunities. It is within 800m of a church, public park and a village hall. The site is beyond 5kms of a railway station, and is within 800m of a bus stop rated D which is just below average frequency. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is well located within the existing settlement. The site forms a break with existing residential properties to the east and west. A footpath runs along the opposite side of the site, consideration of safe crossing would be required. The site is located such that it could be effectively masterplanned to become part of the existing area. There is existing access to the site. Pidley park sits to the west and is relatively well screened, however assessment would be required to ensure integration and mitigation where necessary to ensure complimentary integration of the differing uses. It is relatively well screened and would have minimal landscape or townscape impact if trees and hedgerow were retained. A higher density development may need to be assessed and considered.

#### Updates after initial appraisal

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# 1 North East Huntingdonshire

## Pidley-cum-Fenton 5: Land North of Oldhurst Road, Pidley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield land with an existing farm buildings on site meaning that there would be negligible opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is not at risk of flooding with climate change at 1 in 100 (Design Flood) .
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk or medium surface water flood risk. Some low surface water flood risk is present on 1% of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is greenfield land with a existing barn present which is not classified as previously developed land.</p> <p>The site is classified as wholly grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is well related to the existing settlement with residential properties lining the south east corner continuing along the eastern edge. It is exposed to the wider countryside to the west which would require landscaping. An established tree line runs through the site, the retention of which should be considered and assessed. The proposed density is extremely low and may not make the best use of land. A higher density development may need to be assessed and considered.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site proposes 6 custom and self build plots which contribute to meeting the housing needs of the district.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The site is not within 5km of a town centre, or within 2.5km of a free standing supermarket, nor within 800m of local convenience store.</p> <p>It is not within 800m of a primary school not with 1.5km of a town based primary school and there is no primary school within the settlement.</p> <p>The site is within 800m of All Saints Church, public park and a village hall.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	<p>The site is not within 5km of multiple concentrations of employment or within 1.5kms from a range of employment sources.</p> <p>Ultrafast broadband is within the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is not within 5km of a railway station. It is within 800m of a bus stop rated D which is just below average frequency.</p> <p>No footpath adjoins the site frontage on Oldhurst Road, however a public right of way is with 500m of the site and there is a footpath on Warboys road which could provide active travel linkages to the main residential area.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	<p>The proposal does not include employment, commercial or tourism uses.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>The site is well related to the existing settlement with residential properties lining the south east corner continuing along the eastern edge. The site is located such that it could be effectively masterplanned to become part of the existing area. There are two potential access options to the site for vehicles, with a footpath available from Warboys Road to allow active travel linkages to the existing residential community.</p> <p>Landscaping to the west would be required to mitigate landscape impact and consideration of the integration of an existing residential property just outside the northern boundary and established tree line within the site. A higher density development may need to be assessed and considered.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no heritage assets nearby and site is not in a location that would impact on heritage assets and their settings

### Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is greenfield land with a existing barn present which is not classified as previously developed land. The site is classified as wholly grade 2 agricultural land.

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The site proposes 6 custom and self build plots which contribute to meeting the housing needs of the district. The site has no immediate access to a convenience store primary school or employment opportunities. It is within 800m of a church, public park and a village hall. The site is beyond 5kms of a railway station, and is within 800m of a bus stop rated D which is just below average frequency. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is well related to the existing settlement with residential properties lining the south east corner continuing along the eastern edge. The site is located such that it could be effectively masterplanned to become part of the existing area. There are two potential access options to the site for vehicles, with a footpath available from Warboys Road to allow active travel linkages to the existing residential community. Landscaping to the west would be required to mitigate landscape impact and consideration of the integration of an existing residential property just outside the northern boundary and established tree line within the site. A higher density development may need to be assessed and considered.

## Updates after initial appraisal

### Pidley-cum-Fenton 6: Gloucester Barn, Fen Road, Pidley

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is mostly greenfield land, with garden land and some land used for commercial (storage use) with no permanent structures on site meaning that there would be negligible opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	

## North East Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is not at risk of flooding with climate change at 1 in 100 (Design Flood) .
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is not constrained by fluvial flood risk or medium surface water flood risk. Some low surface water flood risk is present on 6.3% of the site (0.05ha)
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is mostly greenfield land, with garden land and some land used for commercial (storage use) with no permanent structures on site meaning prioritisation of previously developed land is negligible at best.  The site is classified as wholly grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site sits on the north eastern edge of Pidley where development is more dispersed and the transition begins to a countryside setting. Some of the site is more related to the countryside, whilst it is noted that the southern edge of the site includes garden land and a commercial (storage use). The site would extend development further north, this is not in keeping with the limited development in this area that fronts Fen Road and is bound by an established tree line. The proposed development would create an extension to the village with limited relationship to the main concentration of residential development within the village.</p> <p>The site has the ability to also substantially impact the landscape and biodiversity and ecology of the area if existing extensive tree coverage were to be removed.</p> <p>The proposed density is extremely low and may not make the best use of land. A higher density development may need to be assessed and considered.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. Contamination may be present as part of the commercial (storage) use of part of the site requiring assessment and mitigation.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is approximately less than 1ha in size (0.80ha) which contributes to the governments aspiration to promote sites suitable for SME builders.</p>

## North East Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is not within 5km of a town centre, or within 2.5km of a free standing supermarket, nor within 800m of local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	It is not within 800m of a primary school not with 1.5km of a town based primary school and there is no primary school within the settlement.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of All Saints Church, public park and a village hall.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is not within 5km of multiple concentrations of employment or within 1.5kms from a range of employment sources.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is within the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is not within 5km of a railway station. It is within 800m of a bus stop rated D+ which is slightly below average frequency.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	No footpath adjoins the site frontage, however 2 public rights of way are with 500m of the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is in a location such that it is not considered that it could be effectively masterplanned to become part of the existing community. The site is more related to the countryside. The site would extend development further north, this is not in keeping with the limited development in this area that fronts Fen Road and is bound by an established tree line. The proposed development would create an extension to the village with limited relationship to the main concentration of residential development within the village. The site would require the assembly of land in multiple uses (garden land, employment and greenfield).
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no heritage assets nearby and site is not in a location that would impact on heritage assets and their settings

**Summary of SA**

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is mostly greenfield land, with garden land and some land used for commercial (storage use) with no permanent structures on site meaning prioritisation of previously developed land is negligible at best. The site is classified as wholly grade 2 agricultural land.

The site is approximately less than 1ha in size (0.80ha) which contributes to the governments aspiration to promote sites suitable for SME builders. The site has no immediate access to a convenience store primary school or employment opportunities. It is within 800m of a church, public park and a village hall. The site is beyond 5kms of a railway station, and is within 800m of a bus stop rated D+ which is slightly below average frequency. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. Contamination may be present as part of the commercial (storage) use of part of the site requiring assessment and mitigation. The site is in a location such that it is not considered that it could be effectively masterplanned to become part of the existing community. The site is more related to the countryside. The site would extend development further north, this is not in keeping with the limited development in this area that fronts Fen Road and is bound by an established tree line. The proposed development would create an extension to the village with limited

relationship to the main concentration of residential development within the village. The site has the ability to also substantially impact the landscape and biodiversity and ecology of the area if existing extensive tree coverage were to be removed. The site would require the assembly of land in multiple uses (garden land, employment and greenfield).

#### Updates after initial appraisal



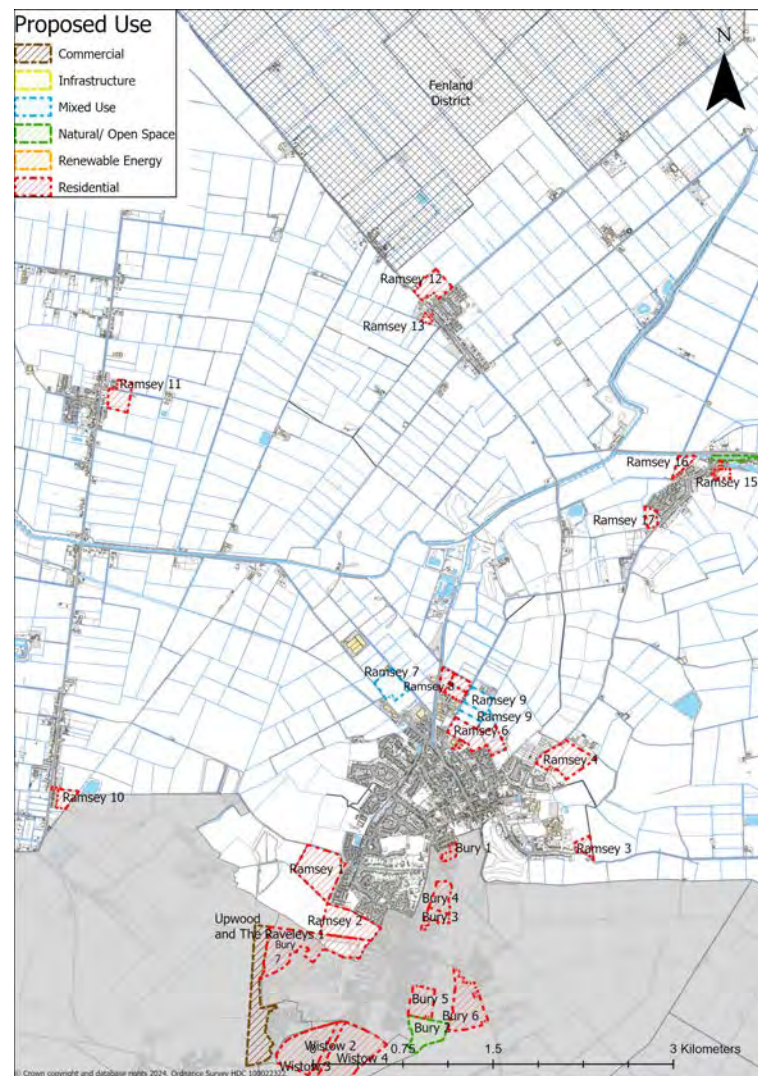
# 1 North East Huntingdonshire

## Ramsey

1.11 A total of 17 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Ramsey 1: Land South of Biggin Lane, Ramsey
- Ramsey 2: Land to the West of Longland Crescent, Ramsey
- Ramsey 3: Land North of Hollow Lane, Ramsey
- Ramsey 4: Land East of Wood Lane, Ramsey
- Ramsey 5: Land at Newtown Road, Ramsey
- Ramsey 6: Land East of Stocking Fen Road, Ramsey
- Ramsey 7: Ramsey Gateway, St Mary's Road, Ramsey
- Ramsey 8: Peppers yard, Stocking Fen, Ramsey
- Ramsey 9: School Farm, Stocking Fen Road, Ramsey
- Ramsey 10: Land off Ugg Mere Court Road, Ramsey Heights
- Ramsey 11: Land off Middlemoor Road, Ramsey St Mary
- Ramsey 12: Chestnut Farm, Ramsey Mereside
- Ramsey 13: Land on Oillmills Road, Ramsey Mereside
- Ramsey 14: Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot
- Ramsey 15: Land at Bridge Farm, Ramsey Forty Foot
- Ramsey 16: Forty Foot Field, North of Mill Lane, Ramsey Forty Foot
- Ramsey 17: Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey

Please note that Bury 7: RAF Upwood - Phase 3, Bury also partially falls within Ramsey parish, but it has been included under Bury as most of the site lies within that parish area.



## Ramsey 1: Land South of Biggin Lane, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>It is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and is classified as being non- agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located on the western side of Ramsey off from Biggin Lane. It somewhat relates to the settlement as it is adjacent to residential development on its eastern side but it extends out away from the settlement into the countryside. Over the past few years, this side of Ramsey has undergone a significant amount of development which has urbanised the adjoining countryside and seen the built environment of the village extend into the countryside. Development on this site will continue this. The site promoter states that highways improvements will be required to facilitate development of this site.</p> <p>The site promoter seeks to provide some 175 homes on this 11ha site, this would result in a very low density if built across the whole site and be incongruous with the surrounding area, however there is an opportunity to contain development on the eastern side of the site where it relates more closely to the built form and also allowing a substantial portion of the site to be used for landscaping and open space to minimise the extend to which development extends into the countryside. Masterplanning will be required to achieve this as well as exploring how connections could be made to the adjacent development at Stoneman Way to aid integration of the site.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is proposed for some 175 market and affordable housing, this could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	<p>The site is about 1.4km from Ramsey town centre. It is also within 2.5km of the Tesco superstore located on the northern edge of Ramsey. It is not within 800m of a local convenience store.</p> <p>The site is within 1.5km of Ramsey Spinning Infant School and also Ramsey Junior School.</p> <p>The site is beyond the numerous leisure and cultural facilities available within Ramsey and Bury.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is within 5km of multiple concentration and clusters of employment opportunities. It is approximately 2.5km from the Highlode Industrial Estate Established Employment Area, Abbey College Secondary School and is about 1.4km of Ramsey town centre. When calculating the route from the site via active and sustainable modes of transport, the site is just beyond 5km of Upwood Air Park Established Employment Area.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is beyond 5km of a railway station. It is however about 800m from bus stops along Bury Road, the highest rated being D on the Place-based carbon calculator meaning there is a good level of service.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a footpath adjacent to the site's north eastern most corner along Biggin Lane which could be extended to provide a connection to the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	Development on the site could be incongruous to the surrounding area and could only be successfully integrated with the existing place and community subject to masterplanning and the incorporation of links into the adjacent development at Stoneman Way and highways improvements to Biggin Lane.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is greenfield land classified as being non-agricultural land. It is not constrained by flood risk, nature conservation or heritage designations. The site 1.4km from Ramsey town centre and therefore has good accessibility to services, primary education, employment opportunities and shops within Ramsey. It is also accessible to the various leisure and cultural facilities within Ramsey albeit beyond 800m of these. It is accessible to public transport via bus. The site is proposed for some 175 market and affordable housing, this could include a wide range of types, sizes and tenures. It is located on the western side of Ramsey in an area where the town has expanded considerably. The site extends into the countryside making landscape impact greater and would continue to urbanise the western side of the town and countryside. Integration is also a challenge and accessibility from Biggin Lane will require upgrades to facilitate development.

## Updates after initial appraisal

## Ramsey 2: Land to the West of Longland Crescent, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>It is wholly located within flood zone 1 with some recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and is classified as being non- agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located on the south western edge of Ramsey. It also has a close relationship with Bury and Upwood forming a key landscape break between these settlements and also Ramsey. This part of Ramsey is undergoing a significant amount of development which is further urbanising the adjoining countryside and as such the site's immediate context is evolving. Additionally, it is in a sensitive location in terms of it being a key landscape break between Ramsey, Bury and the redevelopment of RAF Upwood. The proposed capacity of the site of over 200 homes on almost 10ha of land could make an efficient use of land inline with surrounding densities, however development of the site would continue the urbanising impact of development on this part of the countryside and risk the further sense of coalescence between these settlements and therefor adversely impacting landscape ad townscape character.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	The site is proposed for over 200 market and affordable housing, this could include a wide range of types, sizes and tenures.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is about 1.5km from Ramsey town centre. It is about 2.5km of the Tesco superstore located on the northern edge of Ramsey. It is not within 800m of a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is 800m from Bury Church of England Primary School and is just about 1.5km of Ramsey Spinning Infant School and also Ramsey Junior School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of the White Lion Public House, but is beyond 800m of the other numerous leisure and cultural facilities available within Ramsey and Bury.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of multiple concentration and clusters of employment opportunities: Ramsey town centre, Highlode Industrial Estate Established Employment Area, Abbey College Secondary School and Upwood Air Park Established Employment Area.  Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km of a railway station. It is however within 800m from bus stops along Bury Road, the highest rated being D on the Place-based carbon calculator meaning there is a good level of service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no existing footpath connection to the site but a public right of way runs along its northern edge which provides a connection through to Upwood Road to the east and Biggin Lane to the north.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	There are challenges in successfully integrating the site into the existing place and community as there is no direct vehicular access into the site, one would have to provided from a neighbouring development site or from Rose Street put this would require upgrades. There is a public right of way along the site's northern edge which provides a pedestrian route.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is greenfield land classified as being non-agricultural land. It is not constrained by flood risk, nature conservation or heritage designations. The site 1.5km form Ramsey town centre and therefore has good accessibility to services, primary education, employment opportunities and shops within Ramsey. It is also accessible to the various leisure and cultural facilities within Ramsey albeit beyond 800m of these. It is accessible to public transport via bus. The site is proposed for some 200 market and affordable housing, this could include a wide range of types, sizes and tenures. It is located on the south western side of Ramey in an area where the town has expanded considerably. It is also in a sensitive location in terms of it being a key landscape break between Ramsey, Bury and the redevelopment of RAF Upwood.

Development of the site would continue the urbanising impact of development on this part of the countryside and risk the further sense of coalition between these settlements. Integration is also a challenge, pedestrian access is possible via public right of way but vehicular access would require a route via a pre-existing development which may not be possible to achieve.

#### Updates after initial appraisal

#### Ramsey 3: Land North of Hollow Lane, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.  The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.  It is wholly located within flood zone 1 with no recorded risk from surface water flooding.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and is classified as being urban land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located on the eastern side of the built form of Ramsey accessed from Hollow Lane. It has been in use as playing fields for Abbey College. This part of Ramsey has as a much more rural character as it extends into the countryside, as such development of the site at the proposed scale promoted by the site promoter would have an urbanising impact on the this part of Ramsey and could adversely impact its landscape setting. The presence of established trees along its eastern boundary would help to minimise this though. Additionally, this could adversely impact its townscape character as development along Hollow Lane is typically linear fronting onto Hollow Lane, the potential capacity of 30 homes would result in an in depth development out of character with its immediate locality. Therefore, the potential capacity of the site may have to be reduced to enable a development in keeping with local character.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is proposed for over some 30 market and affordable housing, on a site over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	<p>The site is about 1.1km from Ramsey town centre. It is about 2.2km from the Tesco superstore located on the northern edge of Ramsey. It is beyond 800m of a local convenience store.</p> <p>The site is not within 800m of a primary school but it is about 1.5km from Ramsey Spinning Infant School and also Ramsey Junior School.</p> <p>The site is 800m from the Abbey Terrace leisure club and bowling green and St Thomas A Becket Church but is beyond the other numerous leisure and cultural facilities available within Ramsey and Bury.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is within 1.5km of multiple concentrations of employment opportunities: it is adjacent to the Abbey College Secondary School and is 1.1km from Ramsey town centre. It is also approximately 2.5km from the Highlode Industrial Estate Established Employment Area.</p> <p>Superfast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is beyond 5km of a railway station and is about 500m from a bus stop along Abbey Road, this is rated as being E- on the Place-based carbon calculator meaning there is an infrequent service.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is not a footpath along Hollow Lane to the site and there is limited opportunity to provide one to the site. A public right of way runs along the site's eastern edge which provides a connection northwards to Wood Lane but this is quite a protracted route to access services within Ramsey.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	Integrating the site successfully with the existing place and community is challenging due to its edge of town location and is subject to overcoming heritage, landscape and townscape considerations.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is wholly located within a conservation area.

## Summary of SA

The site is greenfield land classified as being urban land. It is not constrained by flood risk or by nature conservation designations. It is located within a conservation area and its location on the eastern side of the built form of Ramsey accessed from Hollow Lane. As such, its development will impact heritage assets which masterplanning may be able to overcome, it will also have an urbanising impact on the this part of Ramsey which has a much more rural character as it extends into the countryside. It has been in use as playing fields for Abbey College. The site 1.1km from Ramsey town centre and therefore has good accessibility to services, primary education, employment opportunities and shops within Ramsey. It is also accessible to the various leisure and cultural facilities within Ramsey. It is accessible to public transport via bus. It is not accessible to natural greenspace.

## Updates after initial appraisal

## Ramsey 4: Land East of Wood Lane, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>It is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is greenfield. The south western third of the site (closest to the built form of Ramsey) is classified as being urban land with the remaining two thirds being classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

# 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located on the north eastern edge of the built form of Ramsey accessed from Wood Lane. Adjacent to the site to the north west are cemetery grounds, to the south are residential properties and Ramsey Rural Museum, to the north east is a farm complex where local historical events are held. To the east and south eastern is open countryside. Development would be visible in long distance views from the south and east. Considering the nearby uses surrounding the site and its location, the site has a close relationship not only to the town but also to the countryside. Development could have an urbanising impact on the this part of Ramsey which has a much more rural character as it extends into the countryside, however, the site promoter seeks a very modest number of homes on a site of this size meaning there is scope for much of the site to be used for landscaping and open space being let undeveloped and potentially concentrate built development within the south western corner of the site where it has the closest relationship with the existing built form.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

## North East Huntingdonshire

1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is proposed for over some 30 market and affordable housing, on a site over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is about 0.9km from Ramsey town centre. It is about 1.9km from the Tesco superstore located on the northern edge of Ramsey. It is beyond 800m of a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is not within 800m of a primary school but it is within 1.5km from Ramsey Spinning Infant School and also Ramsey Junior School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of the Three Horseshoes Public House, the Abbey Terrace leisure club and bowling green and St Thomas A Becket Church and Ramsey Rural Museum.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 1.5km of multiple concentrations of employment opportunities: it is nearby to Abbey College Secondary School and is 0.9km from Ramsey town centre. It is also approximately 2km from the Highlode Industrial Estate Established Employment Area.  Superfast broadband is available within the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km of a railway station and is also beyond 800m of a bus stop.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a footpath on the opposite side of Wood Lane which provides a connection to the cemetery.



# 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	Development on the site particularly if build development were focused within the south western corner of the site could be successfully integrated with the existing place and community. Development across the whole site would unlikely be able to achieve successful integration without significant landscape and townscape impact.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is wholly located within a conservation area and is located adjacent to two grade II listed buildings: Chapel And Mortuary within the cemetery and also 23 Wood Lane.

## Summary of SA

The site is greenfield land with the majority of the site being classified as being grade 2 agricultural land. It is not constrained by flood risk or by nature conservation designations. It is located within a conservation area and is within the setting of two grade II listed buildings. Its location on the north eastern edge of the built form of Ramsey accessed from Wood Lane means the site has a close relationship not only to the town but also to the countryside. Also, development could have an urbanising impact on the this part of Ramsey which has a much more rural character as it extends into the countryside, however, the site promoter seeks a very modest number of homes on a site of this size meaning there is scope for much of the site to be used for landscaping and open space being let undeveloped. The site 0.9km from Ramsey town centre and therefore has good accessibility to services, primary education, employment opportunities and shops within Ramsey. It is also accessible to the various leisure and cultural facilities within Ramsey. It is not immediately accessible to public transport via bus being beyond 800m of a bus stop. It is not accessible to natural greenspace.

## Updates after initial appraisal

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## Ramsey 5: Land at Newtown Road, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is previously developed with land previously in commercial use. There is the potential for the reuse materials and/or buildings as well as regenerating previously developed land.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 100% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is heavily constrained by fluvial flood risk with 97.3% of the site being within flood zone 3a and 2.7% is in flood zone 2. There is also risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	--	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	++	The site is previously developed and consists of land classified as being urban.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	

## 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>The site is located on a previously developed site within the built form of Ramsey. There is a large commercial building located towards the rear of the site. To the west is a B&amp;M store, to the south and east are residential properties. The presence of established trees and vegetation along its northern, eastern and western edges mean that there is already some landscaping that could be utilised within a potential redevelopment of the site and soften the impact of building development.</p> <p>The proposed capacity of the site makes an efficient use of land that is in keeping with the area and aligns with the adjoining site to the east which has also been redeveloped for 10 new homes. A key constraint to development is flood risk, which will impact the layout and design of development and what sustainable drainage features are incorporated.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

## North East Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is being promoted for 8 market/ and or affordable houses. The site is 0.3ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is about 0.6km from Ramsey town centre. It is about 0.6km from the Tesco superstore located on the northern edge of Ramsey. It is within 800m of the SPAR in Ramsey town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is not within 800m of a primary school but it is within 1.5km from Ramsey Spinning Infant School and also Ramsey Junior School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of numerous leisure and cultural facilities within Ramsey, some of these are: Ramsey Community Centre, Catholic Church of the Sacred Heart, Jolly Sailor Public House, Ramsey library and the Abbey Terrace leisure club and bowling green.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 1.5km of multiple concentrations of employment opportunities: it is about 0.6km from Ramsey town centre and also the Highlode Industrial Estate Established Employment Area and it is about 1km from Abbey College Secondary School.  Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km of a railway station, it is adjacent to bus stops along Newtown Road but the highest is rated as F on the Place-based carbon calculator meaning there is an infrequent service.  There is a footpath along the site's frontage along Newtown Road.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	



## 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	-	The proposal is for the residential redevelopment of a commercial site. It has not been specified if the existing business on the site is to relocate elsewhere so the proposal may result in the loss of a employment in the local area.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	++	The proposal includes the redevelopment of a site that is previously developed and is located within the built form of Ramsey. The site can therefore be integrated into the existing place and community subject to detailed flood risk assessment and exploration of mitigation measures to ensure its safety and resilience for future occupiers.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within the site or in the immediate vicinity of the site.

**Summary of SA**

The site is a previously developed site within the built form of Ramsey. It is not constrained by heritage or nature conservation designations. It is however heavily constrained by fluvial flood risk with the whole of the site being at risk, 97% of it being within flood zone 3a. Climate change is likely to make this impact worse. The site is located in a sustainable location with good access to shops, services, leisure and cultural facilities, employment opportunities, primary education and public transport via bus. It is not within thresholds for accessible natural greenspace. The site can be successfully integrated into the existing place and community utilising pre-existing vegetation as established landscaping. Whether the site can successfully be redeveloped and made safe from flooding will require engagement with the Environment Agency and LLFA.

**Updates after initial appraisal**

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**Ramsey 6: Land East of Stocking Fen Road, Ramsey**

As identified in the LAA, the majority of the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity. Also a third of the site is classified as grade 1 agricultural land and about two thirds of the site is within flood zone 3a.

Therefore, a sustainability appraisal for the site has not been undertaken.

**Ramsey 7: Ramsey Gateway, St Mary's Road, Ramsey**

As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF.

Therefore, a sustainability appraisal for the site has not been undertaken.

**Ramsey 8: Peppers yard, Stocking Fen, Ramsey**

As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF. Also the site is within 400m of a water recycling area and within 250m of a waste management area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity

Therefore, a sustainability appraisal for the site has not been undertaken.

**Ramsey 9: School Farm, Stocking Fen Road, Ramsey**

As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity. Also the vast majority of the site is classified as grade 1 agricultural land.

Therefore, a sustainability appraisal for the site has not been undertaken.

**Ramsey 10: Land off Ugg Mere Court Road, Ramsey Heights**

As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF.

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Therefore, a sustainability appraisal for the site has not been undertaken.

### Ramsey 11: Land off Middlemoor Road, Ramsey St Mary

As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF.

Therefore, a sustainability appraisal for the site has not been undertaken.

### Ramsey 12: Chestnut Farm, Ramsey Mereside

As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF.

Therefore, a sustainability appraisal for the site has not been undertaken.

### Ramsey 13: Land on Oillmills Road, Ramsey Mereside

As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF.

Therefore, a sustainability appraisal for the site has not been undertaken.

### Ramsey 14: Ramsey Forty Foot Village rural mooring, Ramsey Forty Foot

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	

## North East Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The scheme is for open space opportunities compatible with water related development including leisure moorings.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	38% of the site is within flood zone 3b, 28% in flood zone 3a, 3% in flood zone 2 and 31% in flood zone 1. There is also risk from surface water flooding. The proposed land use is water compatible development as it proposes moorings as well as open space opportunities.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	N	The site is wholly greenfield with Forty Foot/ Vermuden's Drain running through the site. It is classified as being grade 2 agricultural land but it is being promoted for open space opportunities.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	N	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 200m of a 0.5ha area of natural greenspace but it has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from nature conservation sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	--	The site is located outside of Natural Cambridgeshire's Priority Landscapes and has limited capacity to linkage to the strategic green infrastructure network.



# 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	Open space uses including the potential for a leisure mooring across the site makes good use of this site as built development is not appropriate due to the extensive risk of flooding impacting the site. Enhancing the site with open space uses would help to reinforce the character of the area and could provide an additional community leisure facility utilising the local landscape.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site is being considered for open space opportunities.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	N	The site is being appraised for open space opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	N	The site is proposed solely for open space opportunities.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	N	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is over 5km from a railway station. The site is within 800m of bus stops along Ramsey Road, the highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a footpath over the bridge (Ramsey Road) to the west of the site but no footpath along Hollow Road or Forty Foot Bank.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site is being appraised for open space opportunities.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site is being appraised for open space opportunities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could be integrated with the existing place and community and provide additional leisure opportunities.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations on site but it is adjacent to Bridge House which is a grade II listed building.

#### Summary of SA

The site is heavily constrained by fluvial flood risk with 38% of the site being within flood zone 3b. Utilising the site for open space uses and a mooring is therefore an appropriate use of the site. The site is located on the northern edge of Ramsey Forty Foot, utilising the site for open space and leisure uses would enhance the rural edge of the settlement and provide additional leisure facilities for residents. There are no nature conservation designations impacting the site, but it is within the setting of Bridge House which is a grade II listed building which could be impacted by proposals. Enhancing the site with open space uses would help to reinforce the character of the area and could provide an additional community leisure facility utilising the local landscape.

#### Updates after initial appraisal

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# 1 North East Huntingdonshire

## Ramsey 15: Land at Bridge Farm, Ramsey Forty Foot

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with some existing agricultural structures on site. It is unclear if these structures are to be retained as they already benefit from prior approval to be converted to residential dwellings or whether they will be demolished to enable a comprehensive development on the site.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>It is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and is classified as being grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 200m of a 0.5ha area of natural greenspace. It has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is located on the eastern edge of Ramsey Forty Foot. It relates well to the settlement being in agricultural use and residential development is to the north and west. The existing barns on the site have prior approval to be converted to dwellings already. Hedgerows and other vegetation provide clear southern and eastern boundaries to the site and assist in screening the impact of further development of the site. The site promoter has put the site forward from some 30 homes on the site alongside some open spaces uses which would make an efficient use of land and be in keeping with surrounding densities.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site is proposed for over some 30 market and affordable housing, on a site over 1ha in size.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is about 4km from Ramsey town centre. It is beyond 2.5km of a freestanding super market and is beyond 800m of a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The site is not within 1.5km of the primary educational facilities within Ramsey.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of the village hall and The George Public House.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of Ramsey town centre, the Highlode Industrial Estate Established Employment Area and Abbey College Secondary School.  Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km of a railway station. The site is within 800m of bus stops along Ramsey Road, the highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.  There is no footpath along Hollow Road but there there is greenspace opposite to enable a safe pedestrian route to Ramsey Road where there is a footpath connection.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located that development can be successfully integrated with the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations on site but some 50m from the site's western boundary is 15 Ramsey Road which is a grade II listed building whose setting could be impacted by the development of this site.

#### Summary of SA

The site is located on the eastern edge of Ramsey Forty Foot, it is in agricultural use with existing barns on the site. It is not constrained by flood risk or by nature conservation designations. There are no heritage designations on the site but it is within 50m of a listed building whose setting could be impacted by developing the site. It is accessible to natural greenspace. The site has good accessibility via sustainable modes to services and cultural facilities within Ramsey Forty Foot and while within 5km of Ramsey town centre and employment and educational facilities within Ramsey access to these will likely require journeys being made by private car as the bus service is limited. The site is located that development can be successfully integrated with the existing place and community.

#### Updates after initial appraisal

#### Ramsey 16: Forty Foot Field, North of Mill Lane, Ramsey Forty Foot

As identified in the LAA, the majority of the site being located within flood zones 1, 3a and 3b and the proposed residential uses being classed as a more vulnerable use.

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Therefore, a sustainability appraisal for the site has not been undertaken.

## Summary of SA

## Updates after initial appraisal

### Ramsey 17: Woodlane Farm, West of Ramsey Road, Ramsey Forty Foot, Ramsey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>It is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and classified as being grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is located on the south western edge of Ramsey Forty Foot. It relates well to the settlement being bounded by residential development to the north and east and a car dealership to the south. To the west of the site is an established area of trees which provides existing landscaping that can be utilised to soften the impact of development on the countryside to the west. There are also some trees along its frontage on Ramsey Road which provide add to the rural nature of the townscape, some of these will need to be removed in order to provide an access to the site which will impact this character but though masterplanning and design this impact is likely not to be substantial. The site promoter has put the site forward from some 30 homes on the site alongside some open spaces uses which would make an efficient use of land and be in keeping with surrounding densities.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is proposed for over some 30 market and affordable housing, on a site over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	<p>The site is about 4km from Ramsey town centre. It is beyond 2.5km of a freestanding super market and is beyond 800m of a local convenience store.</p> <p>The site is not within 1.5km of the primary educational facilities within Ramsey.</p> <p>The site is within 800m of the village hall and The George Public House.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is within 5km of Ramsey town centre, the Highlode Industrial Estate Established Employment Area and Abbey College Secondary School.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is beyond 5km of a railway station. The site is within 800m of bus stops along Ramsey Road, the highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a footpath that runs along the site's frontage on Ramsey Road, some of the existing trees that line the frontage of the site would need to be removed to facilitate access.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located that development can be successfully integrated with the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within the site or in the immediate vicinity of the site.

#### Summary of SA

The site is located on the south western edge of Ramsey Forty Foot. It is not constrained by flood risk, nature conservation or heritage designations. It is not accessible to natural greenspace. The site has good accessibility via sustainable modes to services and cultural facilities within Ramsey Forty Foot and while within 5km of Ramsey town centre and employment and educational facilities within Ramsey access to these will likely require journeys being made by private car as the bus service is limited. The site is located that development can be successfully integrated with the existing place and community and utilise and enhance established vegetation to provide an soft landscape edge softening the impact of built development on the wider countryside.

#### Updates after initial appraisal

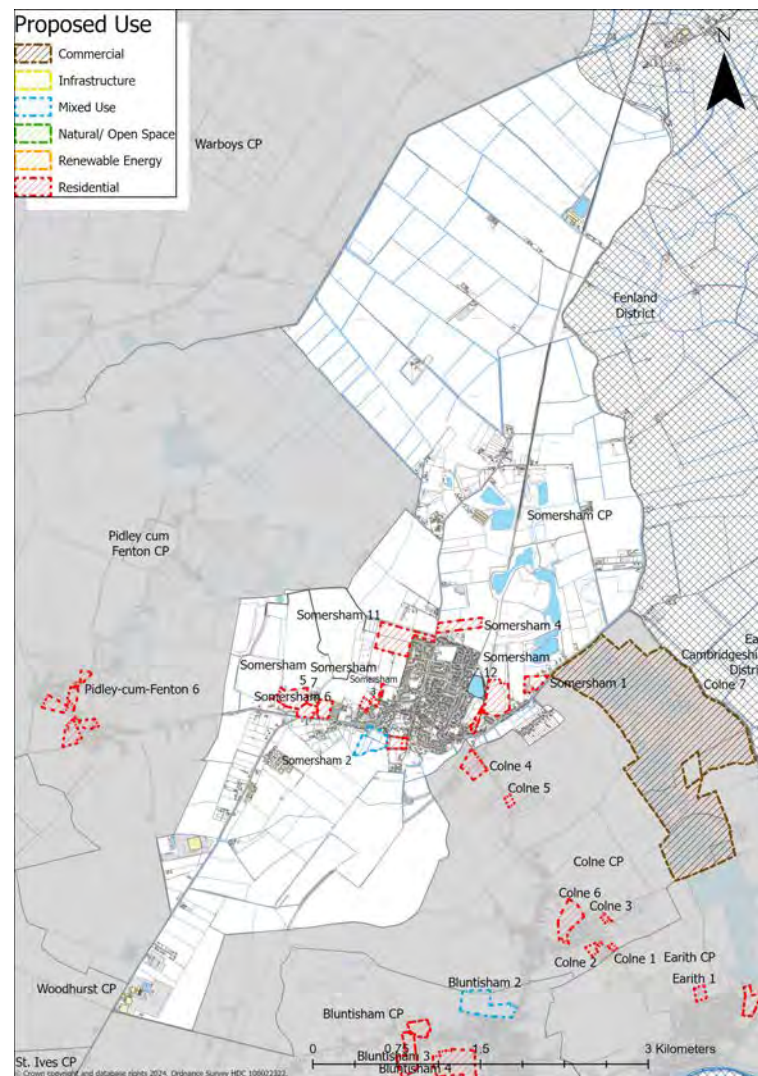
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# 1 North East Huntingdonshire

## Somersham

**1.12** A total of 14 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Somersham 1: Dews Bus and Coach Depot, Chatteris Road, Somersham
- Somersham 2: Somersham Town Football Club and land to the south of the Football Club, Somersham
- Somersham 3: Land North of The Pasture and South of Rectory Lane, Somersham
- Somersham 4: Land East of Parkhall Road, Somersham
- Somersham 5: Land to West of College Farm, Somersham
- Somersham 6: Land to South of College Farm (smaller site), Somersham
- Somersham 7: Land to South of College Farm (larger site), Somersham
- Somersham 8: College Farm, West of Newlands Industrial Estate, Somersham
- Somersham 9: Land South of 35 Church Street (smaller site), Somersham
- Somersham 10: Land South of 35 Church Street (larger site), Somersham
- Somersham 11: Land to the west of Parkhall Road, College Farm, Somersham
- Somersham 12: Land North of Chatteris Road, Somersham
- Somersham 13: Land East of Chapel Field Lane, Somersham
- Somersham 14: Somersham Telephone Exchange



## Somersham 1: Dews Bus and Coach Depot, Chatteris Road, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is part previously developed and part greenfield land with existing structures on site meaning that there may be opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 0.04% of the site equating to 0.0008ha.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is predominantly not constrained by fluvial flood risk (99.96%). Flood zone 2 is present on 0.038% of the site equating to 0.0008ha. Medium surface water flood risk is present on 5% of the site in locations near Chatteris Road and in the west of the site. Low risk surface water flood risk is more prominent on 30% of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	<p>Approximately one third of the site previously developed land associated with a coach and bus depot with the remaining land categorised as greenfield.</p> <p>The site is grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is somewhat removed from the main residential centre of Somersham, however housing allocation 'SM5 North of the Bank, Somersham' abuts the western boundary of the proposed site, meaning that integration with this development would be achievable if the allocation were to be built out. Allocation SM5 has reserved matters approval for 132 dwellings. The site is part previously developed land and is well screened from the surrounding countryside meaning landscape impact would be minimal. The proposed density of the development would be in keeping with the density approved for allocation SM5.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site promoter proposed 50 homes which would contribute towards meeting the housing needs of the district.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket and 800m of a Convenience Store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site beyond is 800m Somersham Primary School, however there is a primary school within the village that could be accessed.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site beyond 800m of leisure and cultural facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is more than 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	The site benefits from superfast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5kms of a railway station, and is just beyond 800m (850m) of a bus service rated D meaning it has a slightly below average service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	No pavement adjoins the site frontage, but a public right of way is present across the road from the south eastern corner of the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>The site is part previously developed land and part greenfield. The site offers opportunities for the redevelopment of previously developed land.</p> <p>The site is somewhat removed from the main residential centre of Somersham, however has the opportunity to be integrated with the community once housing allocation 'SM5 North of the Bank, Somersham' has been completed or is underway. Pedestrian footpaths would be required to facilitate safe active travel routes into the centre of Somersham to access services and facilities.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no heritage within or in the nearby vicinity of the site.

## Summary of SA

The majority of the site is not constrained by fluvial flood risk (99.96%). Flood zone 2 is present on 0.038% of the site, with some surface water flood risk which would require mitigation. Approximately one third of the site previously developed land associated with a coach and bus depot with the remaining land categorised as greenfield. The site is wholly grade 2 agricultural land.

The site proposes 50 homes which would contribute to the housing needs of the district. The site has no immediate access to services, facilities, primary school or employment opportunities, although there is a primary school within the village. The site is beyond 5kms of a railway station, and is just beyond 800m (850m) of a bus service rated D meaning it has a slightly below average service. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is part previously developed land and is well screened from the surrounding countryside meaning landscape impact would be minimal. The site is somewhat removed from the main residential centre of Somersham, however has the opportunity to be integrated with the community once housing allocation 'SM5 North of the Bank, Somersham' has been completed or is underway. Pedestrian footpaths would be required to facilitate safe active travel routes into the centre of Somersham to access services and facilities. The proposed density of the development would be in keeping with the density approved for allocation SM5.

#### Updates after initial appraisal

#### Somersham 2: Somersham Town Football Club and land to the south of the Football Club, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is technically greenfield land although partially in use as a football ground, there are some existing structures on site used as part of the existing football ground and facilities meaning that there is some potential for the reuse materials and land.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	The site is wholly located within flood zone 1 with substantial risk from surface water flood risk across the whole of the site.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	The whole of the site is classified as grade 3 agricultural land. The site is not considered to be previously developed land as it is in recreational use.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site includes the existing football ground which is classified on Natural England's Green Infrastructure map as being a 0.5ha of natural greenspace. This sports provision is proposed to be relocated within the site and also provide an additional pitch.</p> <p>It has limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.

## North East Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>The site is located on the western edge of the built form of Somersham. It includes the existing football grounds and is surrounded by residential development to the north, east and west. It therefore has a strong relationship with the settlement, the site does extend away from the built form but is largely contained by the existing hedgerows and vegetation.</p> <p>The site promoter has submitted within their planning statement an illustrative masterplan for the site which shows that the eastern edge of the site will be left undeveloped to address concerns regarding impact on heritage assets, it also shows that existing tree belts will be retained along the site's edges as well as within the site. The existing access into the site from High Street which serves the current football club will be retained.</p> <p>The proposed uses are compatible with the surrounding area and the proposed capacity would make an efficient use of land and be in keeping with the character of the local landscape and built form.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site proposes market and/or affordable housing on a site over 1ha in size.</p>

# 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre and beyond 2.5km of a freestanding supermarket. It is within 800m of Somersham Convenience Store and Post Office.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is just beyond 800m of Somersham Primary School, but there is a primary school within the village that can be accessed.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site proposes relocated and enhanced sports provision for the village alongside residential development. It is also within 800m of The Rose And Crown Public House. It is just beyond 800m of St John the Baptist Church and Somersham Library.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	-	The site is about 400m from the West Newlands Industrial Estate Established Employment Area, it is about 6km from the Marley Road Industrial Area and Somersham Road Industrial Area Established Employment Areas located on the edge of St Ives.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available within the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km of a train station but it is within 800m of a several bus stops along West End/ St Ives Road. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	A footpath runs along the site's frontage on West End/ St Ives Road.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for a mixed use residential and leisure development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	The proposal supports provision of a replacement football pitch and also an additional pitch alongside residential development.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to overcoming heritage and landscaping constraints and provide additional leisure and cultural facilities within the village.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations on site, it is however in a very sensitive location in terms of heritage assets as it is adjacent to the conservation area to the east and also adjacent to a scheduled monument Pond Closes, the site of the former residence of the Bishop of Ely's Palace with fishponds and a later moated site. Therefore, impact on these heritage assets is a development constraint but the existing established vegetation provides some mitigation to potential impact already which should be utilised in a future masterplan for the site.

### Summary of SA

The site is technically classified as greenfield land but part of the site is in use football grounds. It is classified as being grade 3 agricultural land. It is constrained by significant risk from surface water flood risk. It is not constrained by nature conservation designations. It is adjacent to several designated heritage assets which could be impacted by the proposal without appropriate mitigation. The site has good accessibility to a local shop, primary education and leisure and cultural facilities within Somersham. The proposal includes relocating the existing football ground and providing an additional pitch. It is accessible to some local employment opportunities but remote from large concentrations of employment. It is accessible to public transport via bus but the service is infrequent. The site relates well to the built form of Somersham and its proposed uses are compatible with the neighbouring land uses and could be effectively integrated into the existing place and community.



# 1 North East Huntingdonshire

## Updates after initial appraisal

### Somersham 3: Land North of The Pasture and South of Rectory Lane, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some risk from surface water flooding along its southern edge near to The Pasture.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is just beyond Natural England's distance thresholds for natural greenspace. It also has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is located on the western edge of the built form of Somersham. It has a strong relationship with the settlement and provides an opportunity for some infill development as the site is located north of The Pasture, east of Rectory Lane and south of the curtilage of Somersham House. The site is largely well contained with existing established vegetation (some protected). Landscape impact is therefore reduced subject to these being retained. However tree preservation areas are present in two locations, one of which covers the area that joins the eastern and western parcels together, this could present significant ecological and biodiversity impact if removed, affecting the form and character of the existing area. Access is a constraint as Rectory Lane is very narrow with substantial parking impeding movement, The Pasture would be a more appropriate access for the site. There are however impediments to achieving the interconnectedness of the two parcels, as land provided to adjoin the eastern and western parcels includes the curtilage of a grade II listed building. The removal of this could have substantial impact on the

# 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>setting of the heritage asset altering its form and character. The eastern parcel is also within a conservation area meaning development would require careful design to assist with integration.</p> <p>The proposed uses are compatible with the surrounding area and the proposed capacity would make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site proposes market and/or affordable housing on a site of 0.95ha. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre and beyond 2.5km of a freestanding supermarket. It is within 800m of Somersham Convenience Store and Post Office.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	Measuring from The Pasture, the site is within 800m of The Rose And Crown Public House and football ground. It is just beyond 800m of St John the Baptist Church and Somersham Library.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	-	<p>The site is about 400m from the West Newlands Industrial Estate Established Employment Area, it is about 6km from the Marley Road Industrial Area and Somersham Road Industrial Area Established Employment Areas located on the edge of St Ives.</p> <p>Ultrafast broadband is available within the vicinity,</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is beyond 5km of a train station but it is within 800m of a several bus stops along West End/ St Ives Road. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>A footpath runs along the site's frontage on The Pasture, there is also a footpath adjacent to the site along Rectory Lane.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>It is currently unclear whether the comprehensive development of the two parcels of land to could be effectively masterplanned. Major impediments include heritage impact and impact on protected trees.</p> <p>The site is well located adjacent to existing residential development and development of the southern parcel has been confirmed through the approval of an outline planning permission.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The eastern parcel presents issues relating to access, especially from Rectory Lane and would require significant consideration of the impact on transport movements, the conservation area, tree preservation areas and the setting of the grade II listed building.</p> <p>Without further evidence it is unclear whether development within the eastern parcel could be developed as an interconnected development. Development on the site may require the separation of parcels with separate access. The western parcel presents less significant challenges.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	<p>The eastern parcel of the site is within the conservation area. To the north is the grade II listed Somersham House, development on any part of the site could have a significant impact on heritage assets by virtue of obstructing views through or physically detracting from the character of the conservation area. The site proposal has included part of the curtilage of the listed building to allow access to and from the eastern and western parcels. The removal of this could have substantial impact on the setting of the heritage asset altering its form and character. The eastern parcel is also within a conservation area meaning development would require careful design to assist with integration.</p>

**Summary of SA**

Development on the site would contribute to national objectives of diversifying supply of housing on sites of 1ha or less. The site is greenfield land and classified as being grade 2 agricultural land. It is constrained by some surface water flood risk. It is not constrained by nature conservation designations. The site has good accessibility to a local shop, primary education and leisure and cultural facilities within Somersham. It is just beyond the distance thresholds to natural greenspace. It is accessible

to some local employment opportunities but remote from large concentrations of employment. It is accessible to public transport via bus but the service is infrequent. The site relates well to the built form of Somersham and its proposed uses are compatible with the neighbouring land uses and could be effectively integrated into the existing place and community.

It is currently unclear whether the comprehensive development of the two parcels of land could be effectively masterplanned. Major impediments include heritage impact and impact on protected trees.

The site is well located adjacent to existing residential development and development of the southern parcel has been confirmed through the approval of an outline planning permission. The eastern parcel presents issues relating to access, especially from Rectory Lane which is very narrow with substantial parking impeding movement. This and would require significant consideration of the impact on transport movements, the conservation area, tree preservation areas and the setting of the grade II listed building. Additional parking for residents on Rectory lane within the western parcel has the opportunity to alleviate some pressure on the Lane.

Without further evidence it is unclear whether development within the eastern parcel could be developed as an interconnected development. Development on the site may require the separation of parcels with separate access. The western parcel presents less significant challenges.

#### Updates after initial appraisal

#### Somersham 4: Land East of Parkhall Road, Somersham

- 1.13** As identified in the LAA, the site adjoins a Mineral Development Area. No assessment has been submitted to justify this development and demonstrate that the potential impact from and on the MDA could be adequately mitigated to ensure acceptable levels of residential amenity.
- 1.14** Therefore, a sustainability appraisal for the site has not been undertaken.

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## Somersham 5: Land to West of College Farm, Somersham

- 1.15** As identified in the LAA the site is not suitable for development due to significant constraints such as lack of access and detached nature of the site. An alternative development proposal including this site is set out in Somersham 7: Land to the West of College Farm (larger site), Somersham. Therefore, a sustainability appraisal for the site has not been undertaken.

## Somersham 6: Land to South of College Farm, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk. Approximately 3.5% of the site is at medium surface water flood risk (0.3ha) along the southern edge. Medium and high surface water is also present on some of the site covering less than 0.2ha.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is somewhat removed from the main residential centre of Somersham, however small clusters of residential development an industrial estate and public house are nearby. Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home. However the proposed site's relationship to nearby development would still be fairly remote.</p> <p>Trees and hedgerow bound the north western boundary meaning that landscape impact would be minimal if they were to be retained. The proposed density is very low which would reflect the site's location.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site promoter proposed 42 homes which would contribute towards meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket and 800m of a Convenience Store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site beyond is 800 Somersham Primary School, however there is a primary school within the village that could be accessed.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of The Windmill Public House and football ground, but beyond 800m of other leisure and cultural facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 300m of West Newlands Industrial Estate, which could provide some employment opportunities it is more than 5kms of multiple concentrations of employment.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service.</p> <p>A footpath adjoins the site frontage making it accessible to reach the site using active travel. The site is within 500m of a public right of way to the east accessible off St Ives Road and 600m of another accessible off Pidley Hill</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The location of the proposed site is somewhat remote and has no substantial community with which to integrate with. The site does however link to the village of Somersham, providing active travel solutions to encourage access to services and facilities.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	A Scheduled Monument, Obelisk at - White Post, is situated approximately within 40 metres south-west of the site on the opposite side of St Ives Road, development is unlikely to impact this, however opportunities to enhance or minimise impact on this should be considered.

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## Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.

The site proposes 42 homes which would contribute to the housing needs of the district. The site has limited access to services and facilities with a public house and football ground within 800m of the site. The site is beyond 800m of a primary school although there is a primary school within the village. The site is within 300m of West Newlands Industrial Estate, which could provide some limited employment opportunities. The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. A scheduled monument is within 40m of the site which would require assessment.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The location of the proposed site is somewhat remote and has no substantial community with which to integrate with. Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home. However the proposed site's relationship to nearby development would still be fairly remote. The site does however link to the village of Somersham, providing active travel solutions to encourage access to services and facilities. Trees and hedgerow bound the north western boundary meaning that landscape impact would be minimal if they were to be retained. The proposed density is very low which would reflect the site's location.

## Updates after initial appraisal

## Somersham 7: Land to South-West of College Farm (larger site), Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk. Approximately 1% of the site is at medium surface water flood risk (0.3ha) along the southern edge. Medium and high surface water is also present on some of the site covering less than 0.2ha.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is somewhat removed from the main residential centre of Somersham, however small clusters of residential development an industrial estate and public house are nearby. Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home. However the proposed site's relationship to nearby development would still be fairly remote.</p> <p>The northern boundary of the site is exposed to the wider countryside and landscaping may be required to mitigate the impact on the landscape. The proposed density is very low which would reflect the site's location.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	The site promoter proposed 125 homes which could include a wide range of types, sizes and tenures.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket and 800m of a Convenience Store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site beyond is 800 Somersham Primary School, however there is a primary school within the village that could be accessed.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of The Windmill Public House and football ground, but beyond 800m of other leisure and cultural facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 300m of West Newlands Industrial Estate, which could provide some employment opportunities it is more than 5kms of multiple concentrations of employment.  The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service.  A footpath adjoins the site frontage making it accessible to reach the site using active travel. The site is within 500m of a public right of way to the east accessible off St Ives Road and 600m of another accessible off Pidley Hill
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The location of the proposed site is somewhat remote and has no substantial community with which to integrate with. The site does however link to the village of Somersham, providing active travel solutions to encourage access to services and facilities.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	A Scheduled Monument, Obelisk at - White Post, is situated approximately within 40 metres south-west of the site on the opposite side of St Ives Road, development is unlikely to impact this, however opportunities to enhance or minimise impact on this should be considered.

## Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.

The site proposes 125 homes which could include a wide range of types, sizes and tenures. The site has limited access to services and facilities with a public house and football ground within 800m of the site. The site is beyond 800m of a primary school although there is a primary school within the village. The site is within 300m of West Newlands Industrial Estate, which could provide some limited employment opportunities. The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. A scheduled monument is within 40m of the site which would require assessment.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The location of the proposed site is somewhat remote and has no substantial community with which to integrate with. Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home. However the proposed site's relationship to nearby development would still be fairly remote. The site does however link to the village of Somersham, providing active travel solutions to encourage access to services and facilities. The northern boundary of the site is exposed to the wider countryside and landscaping may be required to mitigate the impact on the landscape. The proposed density is very low which would reflect the site's location.

#### Updates after initial appraisal

#### Somersham 8: College Farm, West of Newlands Industrial Estate, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is not constrained by fluvial flood risk. Medium surface water flood risk is present on 0.65% of the site (0.01ha). Low and high surface water is also present covering less than 7% of the site.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The eastern edge of the site is adjacent to Newlands Industrial Estate. Housing allocation SM2, St Ives Road Somersham is within 200m. This site is currently under construction and will comprise housing and residential care

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>home. The proximity of the industrial estate and housing allocation mean that integration nearby development would be well related to existing built development.</p> <p>Clear views into the site from the open countryside and existing public rights of way mean that some landscaping may be required to allow transition to the countryside. The site promoter proposes low density housing which would reflect its relationship with the countryside to the north.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. However it may be impacted from existing uses at Newlands Industrial estate which would require assessment and mitigation where necessary.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site promoter proposed 55 homes which would contribute towards meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket and 800m of a Convenience Store. However it is within 850m of Costcutter.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site beyond is 800 Somersham Primary School, however there is a primary school within the village that could be accessed.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of The Windmill Public House and football ground but beyond 800m of other leisure and cultural facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is adjacent to West Newlands Industrial Estate, which could provide some employment opportunities it is more than 5kms of multiple concentrations of employment.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service.</p> <p>A footpath adjoins the site frontage making it accessible to reach the site using active travel. The site is within 300m of a public right of way to the east accessible off St Ives Road and 750m of another accessible off Pidley Hill</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The eastern edge of the site is adjacent to Newlands Industrial Estate, housing allocation SM2, St Ives Road Somersham is within 200m. As such the site has the opportunity to be integrated into the existing community to the east. To enable the development to be effectively masterplanned the development would have to consider Newlands Industrial Estate and the impact of this would have on future occupiers of the site including mitigation where necessary. Landscape impact

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			and mitigation measures would also require consideration. The site links to the village of Somersham, providing active travel solutions to encourage access to services and facilities.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	A Scheduled Monument, Obelisk at - White Post, is situated approximately within 250 metres south-west of the site on the opposite side of St Ives Road, development is unlikely to impact this, however opportunities to enhance or minimise impact on this should be considered.

#### Summary of SA

The site is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.

The site proposes 55 homes which would contribute to the housing needs of the district. The site has limited access to services and facilities with a convenience store, public house and football ground within 800m of the site. The site is beyond 800m of a primary school although there is a primary school within the village. The site is adjacent to West Newlands Industrial Estate, which could provide some employment opportunities. The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. A scheduled monument is within 250m of the site which would require assessment.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution, but may be impacted by the adjacent industrial estate. The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The eastern edge of the site is adjacent to Newlands Industrial Estate, housing allocation SM2, St Ives Road Somersham is within 200m. As such the site has the opportunity to be integrated into the existing community to the east. To enable the development to be effectively masterplanned the development would have to consider Newlands Industrial Estate and the impact of this would have on future occupiers of the site including mitigation where necessary. Clear views into the site from the open countryside and existing public rights of way mean that some landscaping may be required to allow transition to the countryside. The site promoter proposes low density housing which would reflect its relationship with the countryside to the north. The site links to the village of Somersham, providing active travel solutions to encourage access to services and facilities.



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## Updates after initial appraisal

### Somersham 9: Land South of 35 Church Street (smaller site), Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and wholly classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 200m of a 0.5ha area of natural greenspace. It has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located on the southern edge of Somersham, it is adjacent to residential development and nearby to local leisure and cultural facilities. It therefore relates well to the settlement. It is somewhat obscured from view by trees and vegetation along Church Street and is fairly enclosed as a result apart from its western edge which is completely open as it forms part of a larger field known as Pond Closes. Its southern edge includes a scheduled monument.</p> <p>The location and size of the site may lend itself to a frontage style development in keeping with the development to the north and east, this would however result in the loss of some of the established vegetation impacting the local street scene.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	The site proposes starter/ affordable housing on a site of 0.44ha. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre and beyond 2.5km of a freestanding supermarket. It is within 800m of Somersham Convenience Store and Post Office.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is just beyond 800m of Somersham Primary School, however there is a primary school within the village that can be accessed.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of The Rose And Crown Public House, St John the Baptist Church, Somersham Library, football ground.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	-	The site is about 1,000m from the West Newlands Industrial Estate Established Employment Area, it is about 6km from the Marley Road Industrial Area and Somersham Road Industrial Area Established Employment Areas located on the edge of St Ives.  Ultrafast broadband is available within the vicinity,
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km of a train station but it is within 800m of a bus stop located at the junction between Church Street and High Street which is rated as D on the Place-based carbon calculator meaning there is an infrequent service.  There is a footpath adjacent to the site's frontage on Church Street.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to heritage and landscape constraints being successfully overcome.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The southern edge of the site is within a designated scheduled monument called Pond Closes (this forms land historically used as the home of the Bishop of Ely) and the whole of the site is within a conservation area. There are also several listed buildings to the north and south of the site. While heritage is a constraint, given the enclosed nature of the site, development of the land is less likely to have a significant impact on the setting of heritage assets, particularly if large amounts of the existing vegetation is retained, however as highlighted this may not be possible if a frontage development is pursued. Additionally, the site promoter seeks about half of the site to be used for natural open space which could be masterplanned to include the land protected for its archaeological value.

#### Summary of SA

Development on the site would contribute to national objectives of diversifying supply of housing on sites of 1ha or less. The site is greenfield land and classified as being grade 3 agricultural land. It is constrained by some surface water flood risk. It is not constrained by nature conservation designations. It is within the conservation area and there is a scheduled monument on the southern edge of the site. The site has good accessibility to a local shop, primary education and leisure and cultural



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facilities within Somersham. It is accessible to natural greenspace. It is accessible to some local employment opportunities but remote from large concentrations of employment. It is accessible to public transport via bus but the service is infrequent. The site relates well to the built form of Somersham and its proposed uses are compatible with the neighbouring land uses and could be effectively integrated into the existing place and community subject to appropriate masterplanning.

## Updates after initial appraisal

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### Somersham 10: Land South of 35 Church Street (larger site), Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and wholly classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 200m of a 0.5ha area of natural greenspace. It has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is located on the southern edge of Somersham, it is adjacent to residential development and nearby to local leisure and cultural facilities. It therefore relates well to the settlement. It is somewhat obscured from view by trees and vegetation along Church Street and is fairly enclosed. Its southern edge includes a scheduled monument. To the west is another site submission for the redevelopment of the football ground and additional pitch provision. Development of the site would therefore be compatible with surrounding land uses. It is however sensitively located on the southern edge of Somersham and has a more rural feel as the settlement transitions into the countryside. There is also archaeological value in this part of the village. The site promoter seeks about half of the site to be used for natural open space which could be masterplanned to include the land protected for its archaeological value.

## 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site proposes starter/ affordable housing on a site greater than 1ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre and beyond 2.5km of a freestanding supermarket. It is within 800m of Somersham Convenience Store and Post Office.  The site is just beyond 800m of Somersham Primary School, however there is a primary school within the village that can be accessed.  The site is within 800m of The Rose And Crown Public House, St John the Baptist Church, Somersham Library, football ground.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	-	The site is about 1,000m from the West Newlands Industrial Estate Established Employment Area, it is about 6km from the Marley Road Industrial Area and Somersham Road Industrial Area Established Employment Areas located on the edge of St Ives.  Ultrafast broadband is available within the vicinity,
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km of a train station but it is within 800m of a bus stop located at the junction between Church Street and High Street which is rated as D on the Place-based carbon calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a footpath adjacent to the site's frontage on Church Street.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to heritage and landscape constraints being successfully overcome.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The southern edge of the site is within a designated scheduled monument called Pond Closes (this forms land historically used as the home of the Bishop of Ely) and the whole of the site is within a conservation area. There are also several listed buildings to the north and south of the site. While heritage is a constraint, given the enclosed nature of the site, development of the land is less likely to have a significant impact on the setting of heritage assets, particularly if large amounts of the existing vegetation is retained. Additionally, the site promoter seeks about half of the site to be used for natural open space which could be masterplanned to include the land protected for its archaeological value.



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## Summary of SA

The site is greenfield land and classified as being grade 3 agricultural land. It is constrained by some surface water flood risk. It is not constrained by nature conservation designations. It is within the conservation area and there is a scheduled monument on the southern edge of the site. The site has good accessibility to a local shop, primary education and leisure and cultural facilities within Somersham. It is accessible to natural greenspace. It is accessible to some local employment opportunities but remote from large concentrations of employment. It is accessible to public transport via bus but the service is infrequent. The site relates well to the built form of Somersham and its proposed uses are compatible with the neighbouring land uses and could be effectively integrated into the existing place and community subject to appropriate masterplanning.

## Updates after initial appraisal

### Somersham 11: Land to the west of Parkhall Road, College Farm, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is not constrained by fluvial flood risk. Medium surface water flood risk is present on approximately 3.3% of the site (0.15ha). Low (10%) and high (1.4%) surface water surface water flood risk is also present .
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is with 200m of 0.5ha of greenspace according to Natural England's 'Access to Natural Greenspace Standards', but has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is well related to the existing settlement with housing to the south and east of the site and a park, sports pitch and Victory Hall and school nearby. Development of the site would have limited

## 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			landscape impact, but would have to consider the affect of a tree preservation order on the northern aspect of the site. The density proposed is in keeping with the surrounding area.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site promoter proposed 112 homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket, but within 800m of convenience Stores (Tesco Express, Windsor Green Stores/Premier Express & Costcutter)  The site within 800m of Somersham Primary School.  The site is within 800m of Somersham Baptist Church, Somersham Library, Somersham Victory Hall, Meadowlands Park. Millennium sports facility and public house, the Rose And Crown.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is more than 5kms from multiple concentrations of employment, but within 1.5km of West Newlands Industrial Estate, which could provide some employment opportunities.  The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5kms of a railway station, but within 800m of a bus service rated D meaning it has a slightly below average service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	No footpath adjoins the site frontage, however there is one within 50m of the site on the opposite side of the road. A footpath along the site frontage will need to be created to join the site with the nearby footpath to make making it accessible to reach the site using active travel. The site has a public right of way within the site, with opportunities to connect to nearby public rights of way approximately 5m from the western boundary.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	++	The site is well related to the existing settlement with housing to the south and east of the site and a park. The site is located as such that it could be effectively masterplanned to become part of the existing community. Opportunities exist to link to existing public rights of way to enhance active travel opportunities. No footpath adjoins the site frontage, however there is one within 50m of the site on the opposite side of the road, extension of the footpath link to the site would assist with safe pedestrian access to the proposed development. To the south is Somersham and District smallholdings and allotments which



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			wrap around the site to the west, the site would require careful consideration of integration of existing uses and assessment of impact and mitigation where necessary.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no heritage within or in the nearby vicinity of the site.

**Summary of SA**

The is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.

The site promoter proposed 112 homes which could include a wide range of types, sizes and tenures. The site is within 800m of multiple convenience stores, a primary school, public house, church, library, Somersham Victory Hall, Meadowlands Park and Millennium sports facility. The site within 1.5km of West Newlands Industrial Estate, which could provide some employment opportunities. The site is beyond 5kms of a railway station, but within 800m of a bus service rated D meaning it has a slightly below average service. The site is sufficiently remote from all of the designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site is with 200m of 0.5ha of greenspace according to Natural England's 'Access to Natural Greenspace Standards. There are no heritage within or in the nearby vicinity of the site.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is well related to the existing settlement with housing to the south and east of the site and a park, sports pitch and Victory Hall and school nearby. Development of the site would have limited landscape impact, but would have to consider the affect of a tree preservation order on the northern aspect of the site. The density proposed is in keeping with the surrounding area. The site is located as such that it could be effectively masterplanned to become part of the existing community. To the south is Somersham and District smallholdings and allotments which wrap around the site to the west, the site would require careful consideration of integration of existing uses and assessment of impact and mitigation where necessary. Opportunities exist to link to existing public rights of way to enhance active travel opportunities. No footpath adjoins the site frontage, however there is one within 50m of the site on the opposite side of the road, extension of the footpath link to the site would assist with safe pedestrian access to the proposed development.

## Updates after initial appraisal

## Somersham 12: Land North of Chatteris Road, Somersham

As identified in the LAA the site is not suitable for development due to significant constraints such as access, impact on active travel routes, the Local Nature Reserve and ecology and biodiversity within the wider green network/corridor, lack of access to gas, mains water and electricity supply and digital telecommunications. Therefore, a sustainability appraisal for the site has not been undertaken.

## Somersham 13: Land East of Chapel Field Lane, Somersham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with only some sheds on site which provide little opportunity to be reused, therefore, there will be no reuse of materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some risk from surface water flooding in the southern half of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is just beyond Natural England's distance thresholds for natural greenspace. It also has very limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is on the western edge of Somersham accessed from Chapel Field Lane. There is a much more rural character here with lots of vegetation, narrow lanes and more sporadic development. The site adjoins residential development to the south but it is narrow site which makes designing a scheme in keeping of local character challenging and likely to adversely impact the village character and erode the rural edge of the settlement. It also makes successfully and effectively integrating development into the existing place and community more difficult.</p> <p>The site promoter seeks between 2 and 8 homes on the site which provides some flexibility in terms of layout.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site proposes market and/or affordable housing on a site of 0.2ha. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre and beyond 2.5km of a freestanding supermarket. It is within 800m of Somersham Convenience Store and Post Office.  The site is within 800m of Whitehall Independent School and also Somersham Primary School.  The site is within 800m of The Rose And Crown Public House, football ground, St John the Baptist Church and Somersham Library.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	-	The site is about 900m from the West Newlands Industrial Estate Established Employment Area, it is about 6km from the Marley Road Industrial Area and Somersham Road Industrial Area Established Employment Areas located on the edge of St Ives.  Ultrafast broadband is available within the vicinity,
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km of a train station but it is within 800m of several bus stops, the highest rated is at the junction between Church Street and High Street which is rated as D on the Place-based carbon calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no footpath along Chapel Field Road and it is narrow making the likelihood of a footpath connection to the one on Rectory Lane unlikely. It is within 500m of public rights of way but these extend into the countryside and away from the village.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations on site but its southern boundary does however adjoin the conservation area and it is some 70m east of the grade II listed Somersham House. While heritage is a constraint, given the enclosed nature of the site, development of the land is less likely have a significant impact on the setting of heritage assets, particularly if large amounts of the existing vegetation is retained.

## Summary of SA

Development on the site would contribute to national objectives of diversifying supply of housing on sites of 1ha or less. The site is greenfield land and classified as being grade 2 agricultural land. It is constrained by some surface water flood risk. It is not constrained by nature conservation designations. It is adjacent to the conservation area and is also within the setting of a grade II listed building. The site has good accessibility to a local shop, primary education and leisure and cultural

facilities within Somersham. It is just beyond the distance thresholds to natural greenspace. It is accessible to some local employment opportunities but remote from large concentrations of employment. It is accessible to public transport via bus but the service is infrequent. The site is on the western edge of Somersham, its size makes designing a scheme in keeping of local character challenging and likely to adversely impact the village character and erode the rural edge of the settlement. It also makes successfully and effectively integrating development into the existing place and community more difficult.

#### Updates after initial appraisal

#### Somersham 14: Somersham Telephone Exchange

As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.

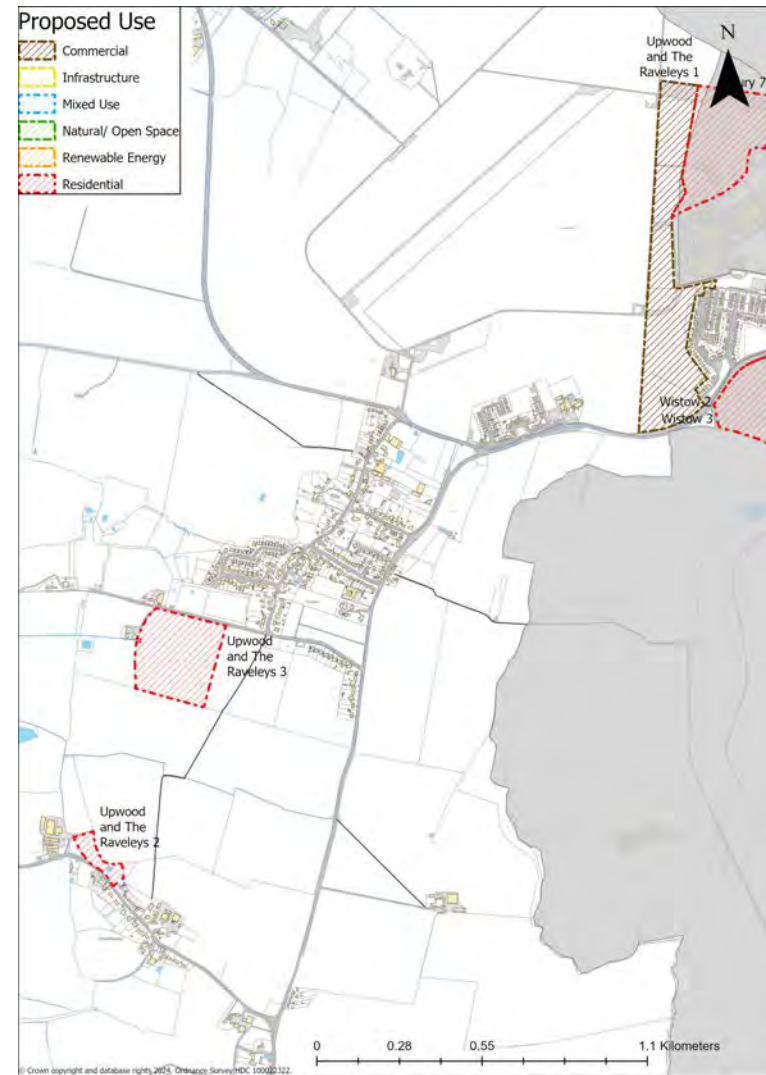
**1.16** Therefore, a sustainability appraisal for the site has not been undertaken.

# 1 North East Huntingdonshire

## Upwood and The Raveleys

**1.17** A total of 3 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Upwood and The Raveleys 1: RAF Upwood - Phase 4, Upwood
- Upwood and The Raveleys 2: Village Field, Raveley Road, Great Raveley
- Upwood and The Raveleys 3: Upwood Field, Meadow Road, Upwood



## Upwood and The Raveleys 1: RAF Upwood - Phase 4, Upwood

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that there is no potential for the reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is located partially within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land classified as non-agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is remote form accessible natural greenspace It has some capacity for linkages to the strategic green infrastructure network as it forms a potential next phase of development to a strategic redevelopment of RAF Upwood which is of a scale to provide substantial amounts of green infrastructure.



## 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 200m of Rolts Wood County Wildlife Site and is about 1km from Upwood Meadows National Nature Reserve. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it forms a potential next phase of development to a strategic redevelopment of RAF Upwood which is of a scale to provide substantial amounts of green infrastructure.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>This site proposes a fourth phase to the current redevelopment of former RAF Upwood. It is located to the west of Phases One and Two. Its edges are defined by security fencing and some vegetation along its southern, northern and western sides. The site's character therefore relates to its military heritage. The site also adjoins the Upwood Air Park, an Established Employment Area. The proposed employment uses on the site can compliment the nearby commercial uses and provide additional local employment opportunities for the growing population as the redevelopment of the former RAF Upwood progresses.</p> <p>While the site forms an extension to the former RAF Upwood redevelopment, the former RAF base as a whole while historically a separate entity from the settlements of Upwood, Bury and Ramsey, the closure of military activities and its redevelopment for a residential led mixed use development means that its character and its relationship with these settlements is evolving. Considering the wider redevelopment works going on within RAF Upwood, the site's immediate context to the south in particular is continuing to evolve and this site would further this evolution.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The submitted Vision Document details how built development is not proposed in the north part of the site but will instead be concentrated to the south of Rose Street and that the existing vegetation will be retained. This reduces the potential landscape impact on longer range views.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	Employment use would not contribute to housing supply. It is noted the promoter states that the site could also be developed for housing rather than employment if employment was not preferred. The SA is assessing the site as an employment scheme only.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 2.3km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop.  As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.  The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site proposals almost 5ha of employment land which could provide 19,500 sqm of commercial floorspace. It is also adjacent to the Upwood Air Park Established Employment Area and within 5km
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	

# 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>of other employment concentrations at Ramsey town centre, Abbey College Secondary School and Highlode Industrial Estate Established Employment Area.</p> <p>It benefits form ultrafast broadband in the vicinity.</p>
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is beyond 5km of a train station, its southern edge along Ramsey Road is nearby to several bus stops. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>There is a footpath along Ramsey Road that runs along the site's frontage.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The site is proposing some 19,500 sqm of employment floorspace on almost 5ha of land. The potential number of jobs that could be created is unknown at this stage.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site could be masterplanned so that it could provide additional employment opportunities for the growing residential led redevelopment of former RAF Upwood. It would also compliment the adjacent Upwood Air Park and could enhance and support businesses there too.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby that would be adversely impacted by the proposal.

**Summary of SA**

The site is not constrained by flood risk. It is greenfield and classified as non-agricultural land. It is not accessible to nature greenspace, it is about 200m from Rolts Wood County Wildlife site and about 1km from Upwood Meadows National Nature Reserve. There are no heritage designations impacting the site. The site has good accessibility to public transport via bus. It proposes employment development as an additional phase to the ongoing redevelopment of former RAF Upwood. There is little employment currently committed on this site so this proposal provides opportunities for a greater range of uses and supports local job opportunities. This is compatible with nearby uses being adjacent to the Upwood Air Park Established Employment Area. There is ultrafast broadband available too which can support employment development. The site is located such that successful integration with the evolving place and community that is being developed on the former RAF site can be achieved.

**Updates after initial appraisal**

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**Upwood and The Raveleys 2: Village Field, Raveley Road, Upwood**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.  The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is located outside of a water catchment area but the closest one to the site is Upwood which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new developments.</p> <p>The whole of the site is within flood zone 1, there is some surface water flood risk across the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land and classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is just over 200m of a 0.5ha area of natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	<p>The site is about 1km from Upwood Meadows National Nature Reserve but is sufficiently remote form designated nature sites to have an impact.</p> <p>sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is within the landscape and visual setting of the Great Fen. It has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is located in Great Raveley which is a very small cluster settlement within the parish of Upwood and the Raveleys. Development within the settlement is categorised by very low density linear development along Raveley Road. The site is located to the north of Raveley Road and is irregular in shape. It relates well to the settlement but it has a rural character and is fairly open with longer range landscape views. It extends and slightly curves away from the settlement, development in this corner (accounts for about 0.42ha) would be out of character and have greater landscape impact. It forms a substantial open area within the settlement accentuating its rural character. There is a pond within the site and electricity poles within the site which will impact the scale of development as well as its layout. The proposed capacity put forward of 5 to 7 homes on a site off about 1ha is very low and would not make the most efficient use of land. However considering the rural nature of the settlement, its existing form of development and the constraints within the site this enables some flexibility in reducing the net developable area.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is proposed for market/ and or affordable housing. The site area is 0.99ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km of Ramsey town centre, is beyond 2.5km of a freestanding supermarket and also beyond 800m of a local convenience store.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school in Great Raveley, with it falling within the catchment for Upwood Primary Academy School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is not within 800m of any leisure or cultural facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	-	The site is within 5km from Upwood Air Park Established Employment Area, it is beyond 5km of Abbey College Secondary School and Highlode Industrial Estate in Ramsey.  Ultrafast broadband is available in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km of a train station and is about 800m of bus stops on Upwood Road, the highest rated is F on the Place-based carbon calculator meaning there is an infrequent service.  There is no footpath along the site' frontage on Raveley Road or adjacent to the site. A public right of way runs along the site's western edge and there is also another right of way 250m south of the site.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>		
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no heritage designations on site or nearby to the site which could be impacted by proposals.

#### Summary of SA

The site is not constrained by fluvial risk, there is some surface water flood risk. It is greenfield and classified as being grade 3 agricultural land. It is about 1km from Upwood Meadows National Nature Reserve and within the landscape and visual setting of the Great Fen but is not constrained by heritage designations. It has very limited accessibility to local leisure and cultural facilities, public transport options, employment options and the primary school is located in the nearby village of Upwood. It is however accessible to some natural greenspace. Ultrafast broadband is available in the vicinity. The site relates well to the settlement being located on its northern edge, it does have a rural feel and also relates to the countryside, landscaping and masterplanning the site so that development relates well to its context is required as well as accommodating electricity poles and the pond that is within the site.

#### Updates after initial appraisal

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#### Upwood and The Raveleys 3: Upwood Field, Meadow Road, Upwood

As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.

Therefore, a sustainability appraisal for the site has not been undertaken.

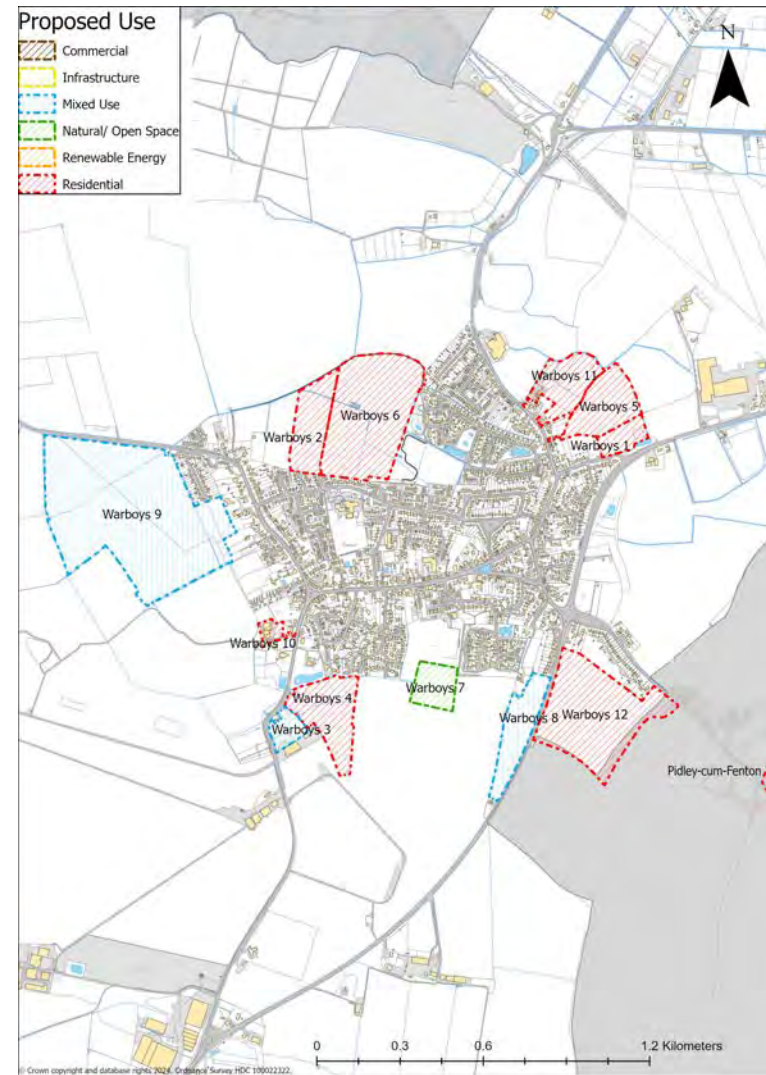


# 1 North East Huntingdonshire

## Warboys

**1.18** A total of 12 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Warboys 1: Land on Heath Road, Warboys
- Warboys 2: Land adjacent to Second and Third Avenue, Warboys
- Warboys 3: Land rear of 51 Church Road, Warboys
- Warboys 4: Land East of Church Road, Warboys
- Warboys 5: Little End, Station Road, Warboys
- Warboys 6: Land North of Humberdale Way, Warboys
- Warboys 7: Land South of Warboys Sports Field, Warboys
- Warboys 8: Land at New Road, Warboys
- Warboys 9: Land at Ramsey Road, Warboys
- Warboys 10: Manor Farm Buildings, Church Road, Warboys
- Warboys 11: Land to the rear of 70 - 84 Station Road, Warboys
- Warboys 12: Land off Fenton Road, Warboys



## Warboys 1: Land on Heath Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the use and recycling of existing land, buildings or materials.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is in flood zone 1 and is at low risk of surface water flooding
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is wholly classified as grade 3 agricultural land
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet Natural England's standards for accessing green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located in the north east of Warboys north of Heath Road (A141). There is a linear residential development immediately to the south west of the site, buildings for agricultural use and some residential properties to the south east and a large employment site approximately 400m to the east. This means the site does have a relationship with the built form. However, it is somewhat detached from the settlement and has a close relationship with the countryside due to being largely contained by greenfield land, to the north, east, west and also to the south east beyond Heath Road, and being located on the north eastern edge of the village with a junction for the A141 to the south. It's prominence within the countryside is lessened by built development immediately beyond the greenfield land to the west and east and a significant landscape buffer along the southern boundary which partially screens the development from the wider landscape, townscape and on approach to Warboys. However, the northern boundary is completely open and therefore significant landscape buffering will be required to conserve the character and form of the local area. In addition, the built form along Heath Road is linear in form and therefore development on the whole site could be out of line with the townscape character of this part of Warboys. The proposed capacity of the site of between 18-20 homes on a site of 1.5 ha is very low density but it is in keeping with the densities of surrounding residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The A141 is situated opposite the site frontage and therefore may be exposed to noise or air pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site will contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is in Warboys village where there is a primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of Warboys Airfield Industrial Estate. There are modest employment opportunities within Warboys village and 500m west from a large employment site with distribution/ transport uses.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	There is a bus service rated D+ on the Place Based Carbon Calculator meaning there is a regular service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	A pavement needs to be created to join the site with a nearby public footpath.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site does not include employment, commercial or tourism uses
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it may be difficult to integrate with the existing place and community due to being, as mentioned SA7, somewhat detached from the settlement, contributed to by a number of factors. Development on the site would need to be sensitive to the adjoining green wedge and pond to the south west to ensure the vegetated feel to this area of the village is not compromised. Screening along the northern boundary will mitigate adverse impact from public vantage points to the north. Safe highway access to the site is essential for successful integration with the settlement/ community. There is a pavement near to the site frontage allowing access to shops and services in Warboys.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

## Summary of SA

The site is greenfield, wholly classified as grade 3 agricultural land. It is in flood zone 1 with low risk of surface water flooding. The site has limited access to natural green space according to Natural England's mapping but is sufficiently remote from all of the designated nature assets. It is also remote from designated heritage assets. There is high prevalence of culture and leisure facilities in Warboys which could be accessed from the site by active travel infrastructure; a pavement will need to be created along the frontage to join up with a nearby pavement. The site also has access to a local convenience store, primary school, a regular bus service within 800m. There are employment opportunities within Warboys, immediately to the east and also a Established Employment Area within 5km. The site has a close relationship

with the countryside with greenfield land predominantly adjoining the site, there may be adverse landscape impact particularly from the north due to an open northern boundary. Non-linear development would be out of context of the built form in the immediate area, along Heath Road. It is somewhat detached from the settlement and therefore it may be difficult to integrate the site with the community.

#### Updates after initial appraisal

#### Warboys 2: Land adjacent to Second and Third Avenue, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the reuse and recycling of existing land, buildings or materials.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is in flood zone 1 with low recorded risk of surface water flooding
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is wholly classified as grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet Natural England's standards for accessing green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 1km of Warboys Wood SSSI but is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is located in the north west of Warboys, north of Humberdale Way and adjoins residential properties situated along Second and Third Avenue. It therefore has some relationship with the built form. However, it has a closer relationship with the countryside being next to arable farmland to the west, east and north with completely open boundaries. The location and shape of the site and the amount of development would be highly prominent in the countryside and isolated from the existing built form within Warboys. The capacity of the site of 160 homes on a plot of 4 ha is a reasonable density given it's location but would be completely out of line with the context of the immediate local area.</p> <p>The land to the east of the site has been put forward by the same site promoter which would significantly improve the integration of the site if they come forward/ are developed in conjunction.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is remote from major sources of pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site has a capacity of 160 homes which include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of two local convenience stores.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site fronts onto Second and Third Avenue which is opposite Warboys Community Primary School
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of Warboys Airfield Industrial Estate which is an Established Employment Area. There are also modest employment opportunities within Warboys village.  The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	There are multiple bus stops within 800m from the site including a service that is rated D+ on the Place Based Carbon Calculator meaning there is a regular service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There are pavements outside the proposed highway access to the site, along Second and Third Avenue
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site does not include employment, commercial or tourism uses
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site is located such that it would be difficult to integrate the site with the place and community. As suggested within SA7, the site is out of context with the built form. In addition, it is likely the potential access points from Second and Third Avenue would require significant upgrading to accommodate increased traffic flow generated by the development.</p> <p>Successful integration of the site is dependent on land to the east (CfS: 148) coming forward.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development. It is approximately 350m north of Warboys Conservation Area with substantial residential development between the site and the conservation area.

## Summary of SA

The site is flood zone 1 with low recorded risk of surface water flooding. It is wholly greenfield, classified as grade 2 agricultural land. The site has limited access to natural green space and is not in an area of strategic focus for green infrastructure. It is within 1km of Warboys Wood SSSI but is sufficiently remote from all of the other designated nature assets. The site is in close proximity to a primary school, local convenience store, regular bus service, employment opportunities and numerous culture and leisure facilities. It has a capacity of 160 homes which could include a wider range of tenures, types and sizes. However, the proposal has a strong connection with the countryside and a weak relationship with the built form, with the potential to cause significant adverse landscape impact. Hence, it would difficult to integrate the site with the existing place and community. There are no designated heritage assets that would be negatively impacted by the development.

## Updates after initial appraisal

## Warboys 3: Land rear of 51 Church Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	The site promoter has stated the site is part brownfield, part greenfield. There are materials in the south of the site that could be reused or recycled.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is in flood zone 1 with minimal risk of surface water flooding.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+		Part of the site is previously developed offering modest opportunities to prioritise development on this type of land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-		The site is wholly classified as grade 3 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-		The site does not meet Natural England's criteria for accessing green space but it is approximately 500m from a playground along Church Road.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++		The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-		The site is outside an area of strategic focus for green infrastructure and the development will likely involve the removal of established trees situated within the site, potentially causing adverse impact to existing habitats.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	--	The site is located to the south west of Warboys, east of Church Road (B1040). It is largely separate from residential areas in Warboys by a strip of greenfield land to the north, although it does have a close relationship with an employment site adjoining the site to the south. The site is largely contained from the surrounding landscape by established trees and hedgerow wholly bordering the site, reinforced by established vegetation along the Church Road (site frontage). Given its close association with the employment site to the south and being isolated from the residential built form in Warboys, the proposal may be better suited for employment use. However, the site is wholly within Warboys Conservation Area and there are a significant number of established trees on site meaning the achievability of the development would likely depend on the removal of protected trees. This would negatively impact the character of the CA, habitats and

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			the vegetated feel of this area on approach to Warboys. The proposed capacity of the site is unknown and a range of uses have been put forward on the site. The score for employment use has been given a single minus (-) whilst for residential use a double minus (--) for the scoring of SA7.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	There is a large employment site for distribution/ logistics use to the south of the site which may subject the site to noise, air and light pollution. This may be a particular problem if the site is put forward for residential use but less of an issue if the development is for the same use, which is within the scope of the proposal.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site could contribute to the housing needs of the district if the it is put forward for residential use.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of a local convenience store
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1.5 km from Warboys Community Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of St Mary Magdalene church, Warboys Parish Centre and associated playing fields, The White Hart pub, a public park and a library.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	A number of employment uses have been put forward by the site promoter but the capacity has not been specified. It is approximately 1.1km from Warboys Airfield Industrial Estate, an Established Employment Area.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is superfast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	There is a bus service rated D+ on the Place Based Carbon Calculator within 800m of the site meaning there is a regular service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a non-paved footpath immediately opposite the site frontage on Church Road which turns into a paved footpath approximately 100m north approaching the Warboys village.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The site proposes employment use including commercial leisure, logistics and distribution which would classify as low job density.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site proposal does not include retail or social uses
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>For residential use, it would be difficult to effectively masterplan the site to integrate with the existing place and community. It is removed from the built form in Warboys and could potentially be incompatible with the distribution employment site to the south due to the negative impact upon residential amenity.</p> <p>The site would be better suited to employment use given the adjoining, relatively large, employment site to the south. However, to retain protected trees in the conservation area located within the site, development would be limited to a small area on the eastern side of the site. Even then, highway access would require the removal of trees. Hence, development on this location would not be sensitive to the character of the local environment.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is wholly within Warboys Conservation Area meaning the development would likely have an adverse impact upon the character of a designated heritage asset.

#### Summary of SA

The site is in flood zone 1 with minimal risk of surface water flooding. It is classified as grade 2 agricultural land. There are modest opportunities for the reuse of previously used land to the south of the site. The site is remote from natural green space according to Natural England's standards but it is close proximity to a public park. It is sufficiently remote from the designated nature assets but it is wholly within Warboys Conservation Area meaning the proposal would likely lead to adverse impact upon a designated nature asset, particularly due to the potential for established trees on the site being removed. This would cause disruption to habitats and habitat connectivity. The site promoter has submitted a range of potential uses for the site. The site is removed from the residential built form within Warboys and it would be integrate into the existing place and community in for residential use. Whilst the proposal is more compatible for employment use, it may cause significant harm to the conservation area and would also be difficult to achieve without potentially harming the local environment. The site is located in close proximity to a range of culture and leisure facilities, a local convenience store, a primary school, a regular bus service and employment opportunities. There is a pavement immediately outside the site frontage. Employment opportunities could be provided on site or the proposal could help to meet the housing needs of the district if residential use is brought forward.

#### Updates after initial appraisal

#### Warboys 4: Land East of Church Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the use and recycling of existing land, buildings or materials.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is in flood zone 1 with some risk of surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is wholly classified as grade 3 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site does not meet Natural England's criteria for accessing green space but it is approximately 300m from a playground along Church Road.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside an area of strategic focus for green infrastructure and the development will likely involve the removal of established trees situated within the site, potentially causing adverse impact to existing habitats.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located on the south western edge of Warboys potentially accessible from Church Road to the west. There is built development to the north of the site, adjoining the curtilage of residential properties including the gardens of a Listed Building (18A Church Road), and a relatively large employment site beyond the south western boundary. Further to the north sits a large residential area and therefore the site has a close relationship with the built form. The site also has a relationship with the countryside with multiple agricultural fields beyond the south eastern boundary and views into the site, particularly the southern portion are likely which would need to be mitigated. Development to the north of the site would take advantage of existing established hedgerow and trees that traverse the middle of the site (west to east) and improve integration with the built form. That said, the northern part of the site is predominantly within a conservation area and access to the site and potentially the developable area could involve the removal of trees, negatively impacting the setting of Warboys Conservation Area and TPOs along the northern boundary. The proposed capacity of 25 homes on a site area of 4.8 ha would be very low density in comparison to built development to the north but it could allow flexibility in terms of layout and allow retention of protected trees (TPOs and in conservation area).</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>There is a large employment site for distribution/ logistics use to the south west of the site which may subject the site to noise, air and light pollution negatively impacting residential amenity.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site could contribute to the housing needs of the district</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	<p>The site is within 800m of a local convenience store</p> <p>The site is approximately 1.5 km from Warboys Community Primary School.</p> <p>The site is within 800m of St Mary Magdalene church, Warboys Parish Centre and associated playing fields, The White Hart pub, a public park and a library.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is approximately 1.1km from Warboys Airfield Industrial Estate, an Established Employment Area.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>There is a bus service rated D+ on the Place Based Carbon Calculator within 800m of the site meaning there is a regular service.</p> <p>There is a pavement immediately outside the site frontage on Church Road (B1040)</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site proposes residential use.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site proposal does not include retail or social uses

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could be effectively masterplanned to integrate with the existing place and community. There is a pavement immediately opposite the frontage allowing access to the shops and services within Warboys. To minimise the adverse impact to the local area, the development should be sensitive to Warboys Conservation Area and TPOs along the northern boundary.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	Approximately half of the site is within Warboys Conservation Area which could be adversely impacted by the development. Access to the site will likely require the removal of established trees within the conservation area.

**Summary of SA**

The site is in flood zone 1 with some risk of surface water flooding. It is wholly greenfield, classified as grade 3 agricultural land. The site is sustainably located, within 800m of multiple culture and leisure facilities, a local convenience store, a primary school and a regular bus service which is accessible by public footpath situated immediately opposite the site frontage into Warboys. The site is remote from natural green space according to Natural England's Standards but it is approximately 300m south of a playground along north road. It is sufficiently remote from all of the designated nature assets. The site has a close relationship with the built form to the north and countryside to the south, development limited to the north of the site would improve integration with the landscape and townscape character. The north western part of the site is within Warboys Conservation Area, there are TPOs along the northern boundary and a listed building can be sited to the north of the site; the proposal would need to be sensitive the the character of this designated heritage asset.

**Updates after initial appraisal**

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# 1 North East Huntingdonshire

## Warboys 5: Little End, Station Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the use and recycling of existing land, buildings or materials.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is in flood zone 1 with no recorded risk of surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is wholly classified as grade 3 agricultural land
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet Natural England's standards for accessing natural green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 1km of Warboys Wood SSSI but it is sufficiently remote from all of the other designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located in the north east of Warboys accessed via Station Road to the west. The developable area is situated behind a row of houses on Station Road accessed via a relatively thin track within the site. It is also behind properties on Heath Road and approximately 240m west of a large industrial employment site. This shows the site has a relationship with the built form. Despite this, the site is predominantly surrounded by greenfield land and would be visible for long distances from the north demonstrating it's connection with the countryside. In combination, the scale and location of the site would be out of context with the existing townscape and may cause substantial adverse landscape impact. The large employment site to the east partially reduces the landscape impact and increases relationship with built form.</p> <p>As suggested, the proposed capacity of 150-200 homes on a 4.6ha site would be of a substantially larger scale compared to the built form in the immediate area and is a higher density (approximately 43 dph) than expected given the edge of village location of the site. It would form a significant extension to this part of Warboys far beyond the existing built line, out of context with the townscape character.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is approximately 250m from a relatively large employment site containing transport and distribution businesses which could expose the development to noise, air or light pollution.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site's intended capacity is 200 new homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is in Warboys village where there is a primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of Warboys Airfield Industrial Estate. There are modest employment opportunities within Warboys village and 800m west from a large employment site with distribution/ transport uses.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	There is a bus service rated D+ on the Place Based Carbon Calculator meaning there is a regular service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a public right of way running along the northern boundary and a pavement immediately opposite the site frontage.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it would be difficult to integrate into the existing place and community. The existing track within the site for highway access is thin with little scope for upgrading given the presence of residential properties either side. In addition, as mentioned in SA7, the site would be out of context with the settlement given it's scale and location.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

#### Summary of SA

The site is greenfield, wholly classified as grade 3 agricultural land. It is in flood zone 1 with low risk of surface water flooding. The site has limited access to natural green space according to Natural England's mapping but is sufficiently remote from all of the designated nature assets except Warboys Wood SSSI to the north of the site. It is also remote from designated heritage assets. There is high prevalence of culture and leisure facilities in Warboys which could be accessed from the site by active travel infrastructure; there is a pavement opposite the site frontage and a public right of way along the northern boundary. The site also has access to a local convenience store, primary school, a regular bus service within 800m. There are employment opportunities within Warboys, immediately to the east and also a Established Employment Area within 5km. Given the scale and location of the proposal, it would be out of context with the townscape character and difficult to integrate with the existing place and community.

#### Updates after initial appraisal

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## Warboys 6: Land North of Humberdale Way, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the reuse and recycling of existing land, buildings or materials.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is in flood zone 1 with low recorded risk of surface water flooding
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is wholly classified as grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet Natural England's standards for accessing green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 1km of Warboys Wood SSSI but is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located in the north west of Warboys, north of Humberdale Way and is potentially accessible from Third Avenue. It adjoins residential areas to the south and partly the east with the existing built line situated further to the north east</p> <p>and south making up large residential areas in Warboys. This shows the site has a close relationship with the built form. However, it also has a close relationship with the countryside with two relatively long open boundaries adjoining agricultural land to the north and west. Appropriate landscape mitigation is essential to screen the site from long distance views and public right of ways. The site has a capacity of 500 homes on a site of 12 ha meaning the site would have a density of approximately 42 dwellings per hectare which is relatively high in a large village location. However, immediately to the north east is an allocated site in the existing Local Plan meaning the amount of development may be more in keeping with surrounding built up areas.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site of a scale that would cause a significant increase in traffic flow which may lead to air and noise pollution in a village location.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	The site has a capacity of 500 homes which include a wide range of types, sizes and tenures.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of two local convenience stores.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site fronts onto Second and Third Avenue which is opposite Warboys Community Primary School
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of Warboys Airfield Industrial Estate which is an Established Employment Area. There are also modest employment opportunities within Warboys village.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	There are multiple bus stops within 800m from the site including a service that is rated D+ on the Place Based Carbon Calculator meaning there is a regular service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The site does not include employment, commercial or tourism uses

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site located such that it could be masterplanned to integrate with the existing place and community. As mentioned in SA7, the site is adjacent to large residential areas to the east and south and is relatively central in Warboys meaning development in this location may limit the adverse impact upon the existing townscape. However, it is unclear whether Third Avenue would be able to accommodate the increase in traffic flow generated from the proposal. The site submitted to the west (CfS 104) has been submitted by the same site promoter, the two sites therefore may have potential to come forward as a cohesive scheme. There is a public right way running along the western boundary which would need to be integrated into the design process.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development. It is approximately 350m north of Warboys Conservation Area with substantial residential development between the site and the conservation area.

#### Summary of SA

The site is flood zone 1 with low recorded risk of surface water flooding. It is wholly greenfield, classified as grade 2 agricultural land. The site has limited access to natural green space and is outside an area of strategic focus for green infrastructure. It is within 1km of Warboys Wood SSSI but is sufficiently remote from all of the other designated nature assets. The site is in close proximity to a primary school, local convenience store, regular bus service, employment opportunities and numerous

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culture and leisure facilities. It has a capacity of 500 homes which could include a wider range of tenures, types and sizes. Pollution generated from increased traffic flow may be an issue. The site has a close relationship with the built form adjacent to large residential areas to the east and south and although the proposed capacity would be high in a large village location it is somewhat similar to the surrounding built form, particularly to the north east where there has been housing development in recent years. It could integrate with the place and community but would need to ensure sufficient landscaping on the north and eastern boundaries to conserve the character of the wider landscape. It is unlikely that any designated heritage assets would be adversely impacted by the development as the site is 350m north of Warboys Conservation Area.

**Updates after initial appraisal**

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**Warboys 7: Land South of Warboys Sports Field, Warboys**

As identified in the LAA the site is available as the landowner has no intention at this time of selling the land. Therefore, a sustainability appraisal for the site has not been undertaken.

**Summary of SA**

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**Updates after initial appraisal**

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**Warboys 8: Land at New Road, Warboys**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the use and recycling of existing land, buildings or materials.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is in flood zone 1 with no recorded risk of surface water flooding
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.  The site is wholly classified as grade 2 agricultural land
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet Natural England's standards for accessing green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.  The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	The site is located on the south east of Warboys and is potentially accessible from New Road situated to the east. Linear development is present on the northern boundary. The site is exposed within the wider landscape, development would have a significant impact on



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			the countryside. The long and narrow shape of the site would extend linear development into the countryside with little relationship to the existing settlement of Warboys. It would be highly prominent in the countryside with agricultural fields immediately adjoining the site and further to the south, east and west. In addition, development in this location would alter the rural feel on approach to this area of Warboys. Therefore, it has a very close relationship with the countryside the impact of which would be significant.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site fronts onto the A141 where the national speed limit of 70 mph applies meaning the site may be exposed to noise and air pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site will contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is in Warboys village where there is a primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is approximately 1.5km from Warboys Airfield Industrial Estate. There are modest employment opportunities within Warboys village.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>There is a bus service rated D+ on the Place Based Carbon Calculator within 800m of the site meaning there is a regular service.</p> <p>The site is remote from pavements and public right of ways. A transport assessment would help to understand whether a footpath along the A141 to link the site with the village is feasible.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site does not include employment, commercial or tourism uses
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site does not include retail or social uses
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> </ul>	-	The site is located such that it would be difficult to integrate with the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>		<p>The long and narrow shape of the site would extend linear development into the countryside with little relationship to the existing settlement of Warboys. It would be highly prominent in the countryside with agricultural fields immediately adjoining the site and further to the south, east and west.</p> <p>It is not clear whether access to Warboys by foot from the site is possible due to a lack of public footpaths and potential unfeasibility of creating a pavement along the A141 (site frontage).</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets within the site but Warboys Conservation Area is located 500m west of the site which could be adversely impacted by the development. Appropriate landscaping along the western boundary could overcome this issue.

## Summary of SA

The site is in flood zone 1 with no recorded risk of surface water flooding. It wholly greenfield, classified as grade 2 agricultural land. The site has limited access to natural green space but it is sufficiently remote from all of the designated nature assets. There are multiple culture and leisure facilities, a primary school and local convenience store, employment opportunities and a regular bus service in close proximity to the site. However, it is remote from existing active travel infrastructure and it may be difficult to create a pavement along the A141/ the site's frontage. This could adversely impact the site's integration into the place and community. The site is located on the south east of Warboys and is potentially accessible from New Road situated to the east. The site is exposed within the wider landscape, development would have a significant impact on the countryside. The long and narrow shape of the site would extend linear development into the countryside with little relationship to the existing settlement of Warboys. In addition, development in this location could alter the rural feel on approach to this area of Warboys. Therefore, it has a very close relationship with the countryside the impact on which would be significant.

## Updates after initial appraisal

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## Warboys 9: Land at Ramsey Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the reuse and recycling of existing land, buildings or materials.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood). Approximately 1% of the site is in flood zone 3b
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	The majority of the site is in flood zone, the remaining (approximately 1%) is in flood zone 3b. There is minimal risk of surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is predominantly classified as grade 2 agricultural land, the remaining area being grade 3.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site does not meet Natural England's standards for accessing green space but it does have capacity for 210- 500 homes with 4.17 ha of natural, green or open spaces included within the site.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 1km of Warboys Wood SSSI but is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	The site is located on the far western side of Warboys fronting onto Ramsey Road. It is adjacent to residential properties, situated immediately east and beyond meaning there is some association with built development. However, greenfield land exists to the north, south and west of the site and the boundaries comprise of intermittent trees and hedgerow; as a result the site has a close relationship with the countryside and could have the potential to cause significant landscape impact. It would alter the rural feel on approach to Warboys coming from the west. The cumulative impact of the scale, surrounding topography and existing make up of the western/ south western boundaries could result in the development generating substantial adverse impact upon the landscape which would be difficult to mitigate. The capacity proposed on a site of 26.7 ha is considered reasonable in a large village location but it would be of a significantly larger scale than built development immediately to the east.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site of a scale that would cause a significant increase in traffic flow which may lead to air and noise pollution in a village location.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	The site has a capacity of 500 homes which include a wide range of types, sizes and tenures.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is approximately 1km from a local convenience store
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is approximately 800m from Warboys primary school
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m from all of the culture and leisure facilities within Warboys.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of Warboys Airfield Industrial Estate which is an Established Employment Area. The site also has scope to provide 5000 sqm of employment land including 1000sqm of retail floorspace.  The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	There are multiple bus stops within 800m from the site including a service rated D on the Place Based Carbon Calculator.  A pavement would need to be created along the frontage to meet and existing footpath to east moving into Warboys.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The proposal has scope for 5000 sqm of employment floor space including 1000sqm of retail.

# 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	The site has scope for 1000 sqm of retail uses supporting the addition of facilities within Warboys village.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	. The site is located such that it would be difficult to integrate with the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within the site. However, given the scale of the site, it could adversely impact the setting of a listed building approximately 200m east of the western boundary and Warboys Conservation Area approximately 350m south east of the site.

## Summary of SA

The majority of the site is in flood zone 1 with no recorded risk of surface flooding. It is predominantly classified as grade 2 agricultural land. There is scope to provide 4.17 ha of open space uses on site but it does not meet Natural England's Standards for accessing green space. It is within 1km of Warboys Wood SSSI. The scale of development may increase traffic flow in Warboys village potentially causing increased levels of air and noise pollution. The proposed capacity of up to 500 homes could provide a wide range of tenures, types and sizes of housing. A local convenience store and the culture and leisure facilities in Warboys except a public park is beyond 800m from the site. It is approximately 800m from a primary school. There are employment opportunities in close proximity to the site and a modest amount of employment floorspace, including retail use, could be provided. The site has a very close relationship with the wider landscape and there is the potential for significant adverse impact that would likely be difficult to mitigate. It would also be difficult to integrate the site with the existing place and community given the site's scale and nature, forming a significant extension to the north west Warboys out of line with built development in the immediate area along Ramsey Road.

## Updates after initial appraisal

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## Warboys 10: Manor Farm Buildings, Church Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	++	There are large agricultural buildings on site that would need to be cleared prior to development which could have the potential be reused or recycled.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is in flood zone 1 with no recorded risk of surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	The site predominantly comprises of large agricultural buildings meaning the site is not classified as previously developed land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is wholly classified as grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site adjoins to a public park/ playground to the north meeting Natural England's 'Doorstep' standard for accessing natural, green or open space (within 200m of 0.5 ha of natural green space).



## 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside an area of strategic focus for green infrastructure with little opportunity for future improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is located on the western side of Warboys, west of Church Road with built development wholly adjoining the boundaries except to the west where there are agricultural fields. It therefore has a close relationship with the built form. The proposal of 10 houses would replace large agricultural buildings meaning the amount of development would unlikely alter the landscape from westerly viewpoints. That said, boundary screening along the western boundary would be beneficial. Whilst there is established vegetation along the northern, eastern and southern boundaries which may screen the site, heritage assets including Warboys Conservation Area on the eastern side, and listed buildings immediately opposite and the the south means the site should be highly sensitive the setting character and form of these designated heritage assets. The proposed capacity of 10 homes on a site area of 0.68 ha is of a reasonable density, in keeping with surrounding built development.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site would unlikely be impacted by sources of pollution and not of a scale to impose significant pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site could contribute to the housing needs of the district

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of a local convenience store
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within 800m of Warboys Community Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of St Mary Magdalene church, Warboys Parish Centre and associated playing fields, The White Hart pub, a public park and a library.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is approximately 1.7km from Warboys Airfield Industrial Estate, an Established Employment Area and is in close proximity to modest employment opportunities in Warboys village  The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	There is a bus service rated D+ on the Place Based Carbon Calculator within 800m of the site meaning there is a regular service.  There is a pavement immediately outside the site frontage on Church Road (B1040)
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site proposes residential use.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site proposal does not include retail or social uses
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could be effectively masterplanned to integrate with the existing place and community. There is a pavement immediately opposite the frontage allowing access to the shops and services within Warboys. To minimise the adverse impact to the local area, the development should be sensitive to Warboys Conservation Area and several listed building in the immediate vicinity of the site.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The eastern portion of the site is within Warboys Conservation area and it is in the immediate vicinity to several listed buildings, the proposal needs to be sensitive to the setting and character of these designated heritage assets.

## Summary of SA

The site is flood zone 1 with no recorded risk of surface water flooding. It is greenfield, classified as grade 2 agricultural land. There are large agricultural buildings on site offering an opportunity to reuse and recycle materials. The site adjoins a public park to the north meaning open space is immediately accessible. It is sustainably located, in close proximity to employment opportunities, culture and leisure facilities, a local convenience store, a primary school and a regular bus service which can be accessed via public footpaths. The site is within or in the immediate setting of designated heritage assets, including Warboys Conservation Area and several listed buildings; sensitivity to the setting, form and character of these designated heritage assets is essential to ensure integration with the townscape. The site has a close relationship with the built form and the amount of development would help preserve the form and character of the immediate area.

## Updates after initial appraisal

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## Warboys 11: Land to the rear of 70 - 84 Station Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	There are built structures in the south western corner of the site which could be reused or recycled.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is in flood zone 1 with some surface water flooding risk.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	Development on the site will be located, as stated by the promoter, on the previously developed, existing equestrian use, area of the site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	There are built structures in the south west corner of the site which are being used for equestrian use. Therefore this could offer an opportunity to develop on previously developed land.  The majority of the site is classified as grade 3 agricultural land, the remaining being grade 2.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet Natural England's standards for accessing green space but the proposed 1.5ha of natural, green or open spaces included within the site could offer some opportunities for improvements in the green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 1km of Warboys Wood SSSI but it is sufficiently remote from all of the other designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located in the north east of Warboys and is accessed via Station Road. The developable area of the site is situated immediately behind and opposite residential properties along Station Road and is approximately 300m west and 180m east of employment sites. It therefore has a significant association with the built form. The site also has a connection with the countryside, adjoining agricultural land to the east, south east and west and due to the downward sloping topography of the land it would be highly visible for long distances from the north east and on approach to Warboys from the north. It could therefore cause significant adverse landscape impact and alter the the rural and open feel of the local area. The capacity proposed of 60-65 homes on a site of 3.85 ha is categorised as a very low density but it would be more in line with the densities of surrounding residential development. The scale and location of the development would be out of context with the built form along Station Road and would be a significant extension of the north east of Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	Traffic flow using an existing track within the site adjoins to residential development and, given the scale of the proposal, could impose air and air pollution particularly during the built out phase.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site will help meet the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is located in Warboys where there is a primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of The Royal Oak pub, Warboys Parish Centre, a library, Warboys Sports and Social Club which has playing fields and a baptist church.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is approximately 900m from a large employment site to the east including transport/ distribution businesses, adjacent to within 5km of Warboys Airfield Industrial Estate and walking distance from a range of employment opportunities towards the centre of Warboys.  The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	There is a bus service rated D+ on the Place Based Carbon Calculator meaning there is a regular service.  There is a pavement immediately outside the site frontage.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site does not include employment, commercial or industrial uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site does not include retail or social uses
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it would be difficult to integrate the site with the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

## Summary of SA

Part of the site is greenfield, predominantly classified as grade 3 agricultural land, the remaining being grade 2. The previously developed part of the site is for equestrian use, offering modest opportunities to reuse materials on previously developed land. It is in flood zone 1 with low risk of surface water flooding. The site has limited access to natural green space according to Natural England's mapping but is sufficiently remote from all of the designated nature assets except Warboys Wood SSSI to the north of the site. It is also remote from designated heritage assets. There is a high prevalence of culture and leisure facilities in Warboys which could be accessed from the site by active travel infrastructure; there is a pavement opposite the site frontage. The site also has access to a local convenience store, primary school, a regular bus service within 800m. There are employment opportunities within Warboys, to the east and north and also a Established Employment Area within 5km. Given the scale and location of the proposal, it would be out of context with the townscape character and will likely cause significant adverse landscape impact. It would also be difficult to integrate the site with the existing place and community.

## Updates after initial appraisal

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## Warboys 12: Land off Fenton Road, Warboys

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	The site is expected to meet statutory building regulations.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is wholly greenfield with no built structures to clear and therefore would not support the circular economy through the use and recycling of existing land, buildings or materials.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within Oldhurst water recycling catchment area which may require upgrading to accommodate growth in this location.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is in flood zone 1 with no recorded risk of surface water flooding
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures and therefore would not support development on previously developed land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is wholly classified as grade 2 agricultural land
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet Natural England's standards for accessing green space and has limited potential for enhancing or improving linkages to the blue or green infrastructure network.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located in the south eastern edge of Warboys, situated east of new Road (A141) and south of Fenton Road. It adjoins the curtilage of residential properties to the north which front onto Fenton Road and part of the western boundary is opposite a row of housing on New Road. Therefore, there is some connection with the built form to the north and north west. However, the site predominantly borders arable agricultural farmland, with the site itself forming part of a large agricultural field. The southern and eastern boundaries are completely open and the development would be highly visible for long distances, mitigation/ landscaping to screen the site would be a very important factor in determining the success of the scheme. In combination, the location and scale of the site may have the potential to cause significant landscape impact and would have a close relationship with the countryside. It would also alter the rural feel to on approach to Warboys from the east and south and development in this location would form a significant extension to Warboys. Development located to the north of the site would improve the site's relationship with the built form and provide scope to implement substantial landscape buffers to the south to mitigate landscape impact. Whilst the proposed capacity of 170-195 units on a site of 10.85 ha would be classified as low density it may be out of context of surrounding built development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site fronts onto the A141 where the national speed limit of 70 mph applies meaning the site may be exposed to noise and air pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site proposes between 170-195 units of market and/or affordable housing
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is in Warboys village where there is a primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of culture and leisure facilities within Warboys including a baptist and methodist church, Warboys Parish Centre, a library, The Royal Oak pub and Warboys Sports and Social Club which has playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is approximately 2km from Warboys Airfield Industrial Estate. There are also modest employment opportunities within Warboys village.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	There is a bus service rated D+ on the Place Based Carbon Calculator within 800m of the site meaning there is a regular service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Potential highway access to the site is approximately 100m south of a public footpath. A pavement would need to be created along the frontage to join the site up with this infrastructure. A transport assessment would help to understand whether a footpath along the A141 to link the site with the village is feasible.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site does not include employment, commercial or tourism uses
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site does not include retail or social uses
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	Given the site's location and context, the development would require effective masterplanning to aid the integration with the existing place and community. A safe footpath understanding the potential impact on safety of the A141 would need to be created along the frontage to allow access to services within Warboys, promoting the use active travel infrastructure. Substantial landscaping and development towards the north of the site, as proposed in the vision document, would help mitigate potential adverse impact to the local landscape.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets within the site. However, it is in close proximity to a listed building, The Laurels, situated approximately 80m north east from the site and Warboys Conservation Area to the north west and therefore the development would need to be sensitive to the setting of these designated heritage assets

**Summary of SA**

The site is in flood zone 1 with no recorded risk of surface water flooding. It wholly greenfield, classified as grade 2 agricultural land. The site has limited access to natural green space but it is sufficiently remote from all of the designated nature assets. There are multiple culture and leisure facilities, a primary school and local convenience store, employment opportunities and a regular bus service in close proximity to the site. A pavement would need to be created along the frontage to join the site with active travel infrastructure and improve the site's integration with the wider community. The location and scale of the site may cause significant adverse landscape impact although development to the north of the site and significant landscape buffers may help to mitigate this. Hence, it may be possible to be effectively masterplan the site to integrate with the existing place and community. The development would need to be sensitive the the setting of the listed building (The Laurels) to the north east of the site and Warboys Conservation area to the north west. The proposed capacity of 170-195 would be relatively high considering the nature of surrounding development along New Road and Fenton Road but it could contribute to the housing need of the district at a more significant level.

**Updates after initial appraisal**

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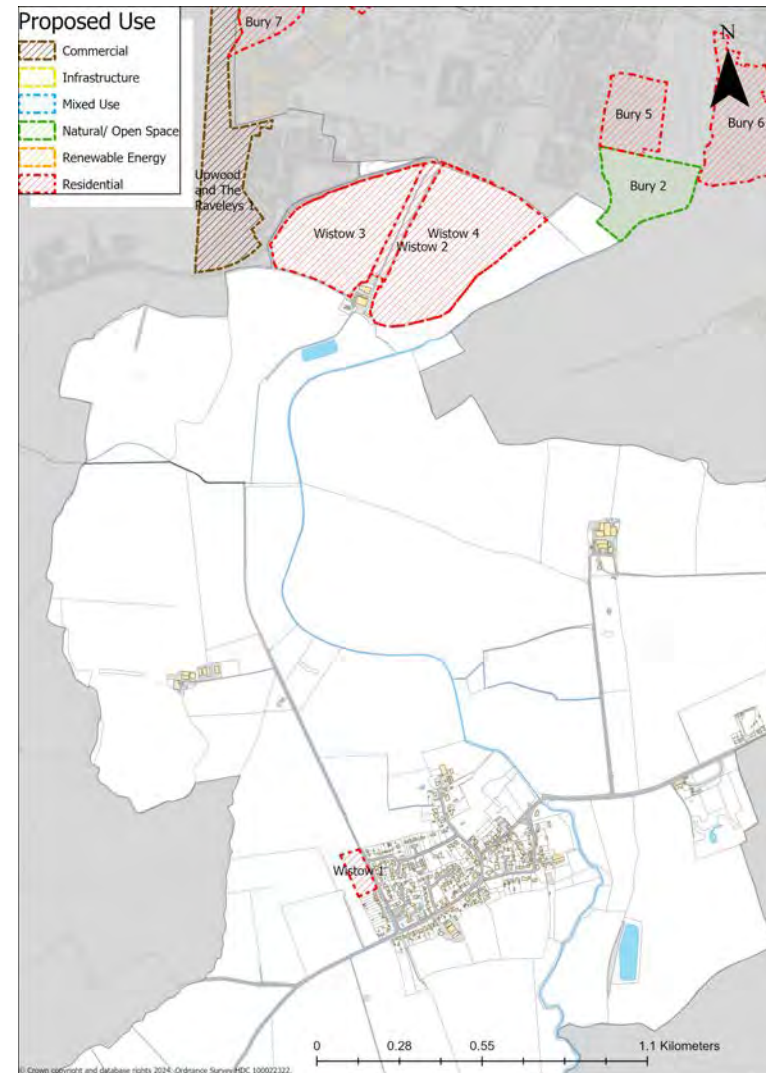


# 1 North East Huntingdonshire

## Wistow

**1.19** A total of 4 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Wistow 1: Land West of Harris Lane, Wistow
- Wistow 2: Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow
- Wistow 3: Land South of Ramsey Road, North West of Kingsland Farm (smaller site), Wistow
- Wistow 4: Land South of Ramsey Road, North East of Kingsland Farm (smaller site), Wistow



## Wistow 1: Land West of Harris Lane, Wistow

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Oldhurst water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with limited known surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land and classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 200m of a 0.5ha area of natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.

## 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote form designated nature sites to have an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	<p>sufficiently remote from designated nature sites so it is unlikely there will be an impact.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is located on the western edge of Wistow adjacent to residential development along Harris Lane, it therefore relates well to the settlement but it does also have a close relationship with the open countryside with it being on the edge of the settlement with its northern and western edges extending into the countryside.. The site has been put forward for a residential scheme of approximately 10 homes on a site of 1ha. This is very low density with housing to the south being nearer 15 dwellings to the hectare, this may not make the most efficient use of land in line with national policy, however such a low density is in keeping with the general lower densities found within the village. The character and form of development within the vicinity is linear with access onto Harris Lane which also should shape any future development of the site.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	The site is proposed for market/ and or affordable housing. The site area is 1ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km of a town centre, is beyond 2.5km of a freestanding supermarket and also beyond 800m of a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school in Wistow, with it falling within the catchment for Upwood Primary Academy School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of Wistow's sports and recreation grounds, Three Horse Shoes Public House and St John The Baptist Church. It is just beyond 800m of the village hall.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	-	The site is about 4.7km from Upwood Air Park Established Employment Area and is just over 5km from Warboys Airfield Industrial Estate and Abbey College Secondary School in Ramsey.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km of a train station and is about 800m of a bus stop on Church Street which is rated as E+ on the Place-based carbon calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	There is no footpath along the site' frontage on Harris Lane or adjacent to the site. It is within 300m of a public right of way located north of the site which extends into the countryside.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. Landscaping will be required to provide a soft development edge with the countryside.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no heritage designations on site or nearby to the site which could be impacted by proposals.

## Summary of SA

The site is not constrained by flood risk, it is greenfield and classified as being grade 2 agricultural land. It is also not constrained by nature conservation or heritage designations. It has some accessibility to local leisure and cultural facilities but it does have limited accessibility to public transport options, employment options and the primary school is located in the nearby village of Upwood. Accessible to some natural greenspace. Ultrafast broadband is available in the vicinity. There is no footpath on Harris Lane. The site relates well to the settlement being located on its western edge, it does have a rural feel and also relates to the countryside, landscaping and masterplanning the site so that development relates well to its context is required.

## Updates after initial appraisal

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## Wistow 2: Land South of Ramsey Road adjoining Kingsland Farm (larger site), Wistow

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 0.14% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is located partially within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>It is wholly located within flood zone 1 with some recorded risk from surface water flooding within the western half of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield. The majority of the site is classified as grade 2 agricultural land with only its northern/western edge being classified as non-agricultural.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural greenspace and it has no or limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however approximately 350m from Rolts Wood County Wildlife Site.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located within the parish of Wistow but adjoins the boundary with Bury. As such the site relates more closely with Bury than Wistow. The site is formed by two agricultural fields to the south of RAF Upwood which is being redeveloped. To the north and north east of the site is residential development, however the site extends into the countryside to the south and south east meaning it has a close relationship with the wider landscape too. The site also slopes from its highest point along its northern edge by some 12m to its southern edge. This makes development within the site more likely to have an impact on the landscape and be prominent in longer range landscape views. The potential scale of the proposed development is significant especially viewed in context and the amount of growth which has been delivered and is planned within Bury, this is likely to result in increased demand and pressure on local services. The site is being promoted as a solely residential scheme and does not propose additional village services to accommodate this growth. This will not help to protecting the form and character of the area.</p> <p>The north western half of the site (towards Ramsey Road) has an implemented planning approval for a bat barn and also an attenuation pond which serves as an off site drainage pond for the adjacent Phase One and Two development at RAF Upwood. The site promoter highlights that this could be incorporated into the landscaping scheme</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			for the site. However considering the location of this pond, this could make development disjointed from surrounding development and reduce opportunities for integration. Additionally, development that may result in increased runoff into the attenuation pond on this site may undermine this drainage solution and the ongoing redevelopment of RAF Upwood.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 2.3km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop.  It is about 800m from Upwood Primary School, it is also about 1,200m from Bury Church of England Primary School.  The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of Upwood Air Park Established Employment Area, Ramsey town centre, Abbey College Secondary School and Highlode Industrial Estate Established Employment Area.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Ultrafast broadband is available within the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is beyond 5km of a train station, its north western edge along Ramsey Road is adjacent to several bus stops. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>There is a narrow footpath along Ramsey Road which is adjacent to the site's north western edge. The development could provide upgrades to this and enhance accessibility.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site is located such that it could not be effectively integrated with the existing place and community.</p> <p>As highlighted, the north western half of the site (towards Ramsey Road) has an implemented planning approval for a bat barn and also an attenuation pond which the site promoter highlights could be incorporated into the landscaping scheme for the site. However considering the location of this pond, this could make development disjointed from surrounding development and reduce opportunities for integration. Additionally, the development towards the north east</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of the site in Valiant Square and Crabtree Way have no existing opportunities for connections into this site making integration with the existing place and community more challenging.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

#### Summary of SA

The site is not constrained by flood risk. It is greenfield and classified as grade 2 agricultural land. It is not accessible to nature greenspace, it is about 350m from Rolts Wood County Wildlife site. There are no heritage designations impacting the site. The site has good accessibility to public transport via bus, employment options within Bury and Ramsey and primary education. It is over 800m of the various leisure and cultural facilities within Bury and Ramsey but these are accessible via sustainable modes of transport. The potential scale of development could deliver a mix of housing sizes, tenures and types. The site is located such that successful integration with the existing place and community is challenging. The topography of the site also makes the potential impact of development on the landscape greater.

#### Updates after initial appraisal

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#### Wistow 3: Land South of Ramsey Road, North West of Kingsland Farm (smaller site), Wistow

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is located partially within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	It is wholly located within flood zone 1 with some recorded risk from surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield. The majority of the site is classified as grade 2 agricultural land with only its northern/western edge being classified as non-agricultural.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural greenspace and it has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however approximately 350m from Rolts Wood County Wildlife Site.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located within the parish of Wistow but adjoins the boundary with Bury. As such the site relates more closely with Bury than Wistow. The site consists of an agricultural field to the south of RAF Upwood which is being redeveloped. To the north and north east of the site is residential development, however the site extends into the countryside to the south and south east meaning it has a close relationship with the wider landscape too. The site also slopes from its highest point along its northern edge by some 10m to its southern edge. This makes development within the site more likely to have an impact on the landscape and be prominent in longer range landscape views. The potential scale of the proposed development is significant especially viewed in context and the amount of growth which has been delivered and is planned within Bury, this is likely to result in increased demand and pressure on local services. The site is being promoted as a solely residential scheme and does not propose additional village services to accommodate this growth. This will not help to protecting the form and character of the area.</p> <p>The northern half of the site (towards Ramsey Road) has an implemented planning approval for a bat barn and also an attenuation pond which serves as an off site drainage pond for the adjacent Phase One and Two development at RAF Upwood. The site promoter highlights that this could be incorporated into the landscaping scheme for the site. However considering the location of this pond, this could make development disjointed from surrounding development and reduce opportunities for integration. Additionally, development that ay result in creased runoff into the attenuation pond on this site may undermine this drainage solution and the ongoing redevelopment of RAF Upwood.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 2.3km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop.  It is about 800m from Upwood Primary School, it is also about 1,200m from Bury Church of England Primary School.  The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of Upwood Air Park Established Employment Area, Ramsey town centre, Abbey College Secondary School and Highlode Industrial Estate Established Employment Area.  Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km of a train station, its north western edge along Ramsey Road is adjacent to several bus stops. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a narrow footpath along Ramsey Road which is adjacent to the site's north western edge. The development could provide upgrades to this and enhance accessibility.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site is located such that it could not be effectively integrated with the existing place and community.</p> <p>As highlighted, the north western half of the site (towards Ramsey Road) has an implemented planning approval for a bat barn and also an attenuation pond which the site promoter highlights could be incorporated into the landscaping scheme for the site. However considering the location of this pond, this could make development disjointed from surrounding development and reduce opportunities for integration.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

# 1 North East Huntingdonshire

## Summary of SA

The site is not constrained by flood risk. It is greenfield and classified as grade 2 agricultural land. It is not accessible to nature greenspace, it is about 500m from Rolts Wood County Wildlife site. There are no heritage designations impacting the site. The site has good accessibility to public transport via bus, employment options within Bury and Ramsey and primary education. It is over 800m of the various leisure and cultural facilities within Bury and Ramsey but these are accessible via sustainable modes of transport. The potential scale of development could deliver a mix of housing sizes, tenures and types. The site is located such that successful integration with the existing place and community is challenging. The topography of the site also makes the potential impact of development on the landscape greater.

## Updates after initial appraisal

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## Wistow 4: Land South of Ramsey Road, North East of Kingsland Farm (smaller site), Wistow

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 0.26% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is located adjacent to the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>It is wholly located within flood zone 1 with no recorded risk from surface water flooding within the western half of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield. The majority of the site is classified as grade 2 agricultural land with only its northern edge being classified as non-agricultural.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural greenspace and it has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however approximately 500m from Rolts Wood County Wildlife Site.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located within the parish of Wistow but adjoins the boundary with Bury. As such the site relates more closely with Bury than Wistow. The site consists of an agricultural field to the south of RAF Upwood which is being redeveloped. To the north and north east of the site is residential development, however an agricultural field separates the site from Ramsey Road accentuating its detachment from the surrounding built form. It extends into the countryside to the south and south east meaning it has a close relationship with the wider landscape too. The site also slopes from its highest point along its northern edge by some 12m to its southern edge. This makes development within the site more likely to have an impact on the landscape and be prominent in longer range landscape views. The potential scale of the proposed development is significant especially viewed in context and the amount of growth which has



## 1 North East Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			been delivered and is planned within Bury, this is likely to result in increased demand and pressure on local services. The site is being promoted as a solely residential scheme and does not propose additional village services to accommodate this growth. This will not help to protecting the form and character of the area.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 2km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	It is about 1,100m from Upwood Primary School, it is also about 900m from Bury Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of Upwood Air Park Established Employment Area, Ramsey town centre, Abbey College Secondary School and Highlode Industrial Estate Established Employment Area.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available within the vicinity.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is beyond 5km of a train station, its north western edge along Ramsey Road is adjacent to several bus stops. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service.</p> <p>There is a narrow footpath along Ramsey Road which is adjacent to the site's north western edge. The development could provide upgrades to this and enhance accessibility.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing place and community. An agricultural field separates the site from Ramsey Road accentuating its detachment from the surrounding built form and the development towards the north east of the site in Valiant Square and Crabtree Way have no existing opportunities for connections into this site making integration with the existing place and community more challenging.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

# 1 North East Huntingdonshire

## Summary of SA

The site is not constrained by flood risk. It is greenfield and classified as grade 2 agricultural land. It is not accessible to nature greenspace, it is about 350m from Rolts Wood County Wildlife site. There are no heritage designations impacting the site. The site has good accessibility to public transport via bus, employment options within Bury and Ramsey and primary education. It is over 800m of the various leisure and cultural facilities within Bury and Ramsey but these are accessible via sustainable modes of transport. The potential scale of development could deliver a mix of housing sizes, tenures and types. The site is located such that successful integration with the existing place and community is challenging. The topography of the site also makes the potential impact of development on the landscape greater.

## Updates after initial appraisal

## Sustainability Appraisal Appendix 5 - Northern Central Huntingdonshire Site Appraisals





## Document Information

**Title:** Sustainability Appraisal Appendix 5 - Northern Central Huntingdonshire Site Appraisals

**Status:** Draft for Consultation

**Date of approval for consultation:** Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

**Document availability:** Sustainability Appraisal Appendix 5 - Northern Central Huntingdonshire Site Appraisals can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

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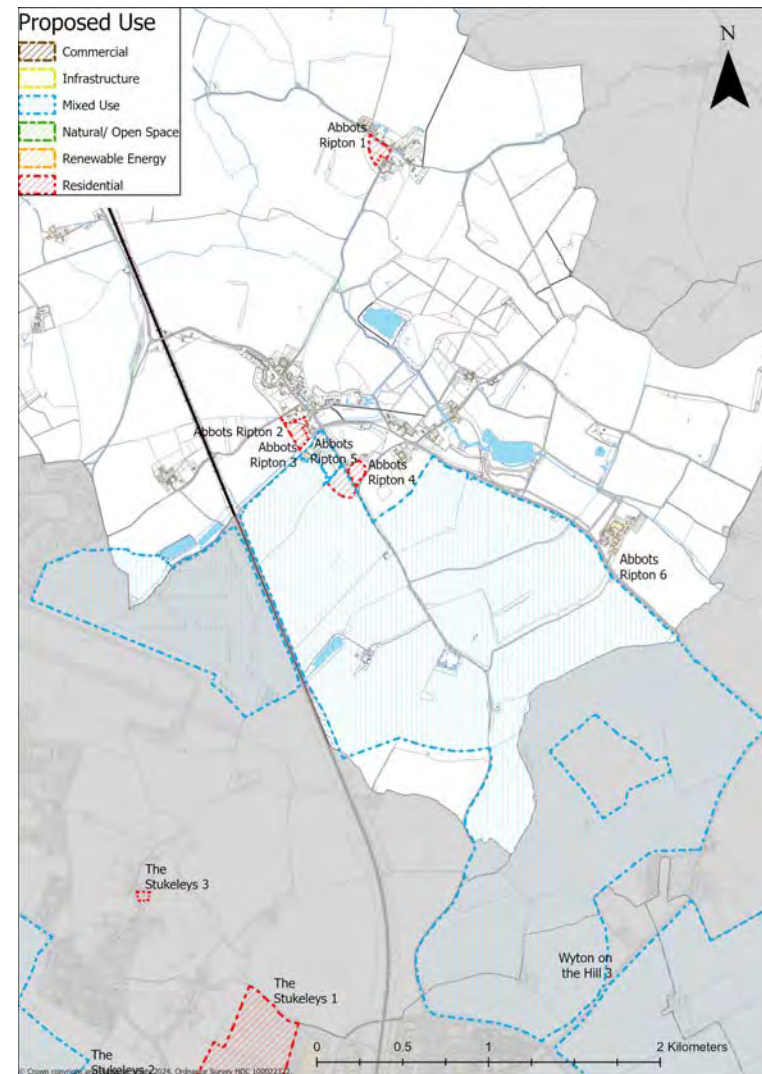
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## 1 Northern Central Huntingdonshire

### Abbots Ripton

1.1 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Abbots Ripton 1: West of Wennington Road Wennington, Abbots Ripton
- Abbots Ripton 2: Home Farm North, Abbots Ripton
- Abbots Ripton 3: Home Farm South, Abbots Ripton
- Abbots Ripton 4: Penny Green, Abbots Ripton
- Abbots Ripton 5: Land South of Station Road, Abbots Ripton
- Abbots Ripton 6: Sapley Park Garden Village - note that this site also partially falls within Huntingdon, Kings Ripton and The Stukeleys parishes, but it has been included under Abbots Ripton as most of the site lies within that parish area.





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## Abbots Ripton 1: West of Wennington Road Wennington, Abbots Ripton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by flood risk, approximately 2% of the site is at medium risk of surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and garden land with no existing structures.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is wholly grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards'.

## Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and does not have capacity for improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site relates well to the existing settlement and is located on a cross roads with residential properties to the south, east and north of the site. The site is heavily screened from the open countryside on the western edge by an established tree line creating a contained site with minimal landscape impact if trees and hedgerows to the west and north were to be retained. The site constitutes a remaining arable field which separates the residential development to the north from the south and has the potential to connect these areas together. The existing village of Wennington is sparsely populated with linear development along the main routes in and out of the village, the density proposed (15 homes) is therefore likely to be out of keeping with the current character of the area and would significantly increase the number of homes in this rural location.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes. The site is over 1ha.

# 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The site is beyond 800m from a local convenience store and 2.5km from a freestanding supermarket.</p> <p>The site is within 1.5km of Abbots Ripton primary school.</p> <p>The site is beyond 800m from any leisure or cultural facilities.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is approximately 4km from Alconbury Enterprise Zone where there are multiple concentrations of employment.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is an occasional service.</p> <p>There are no public footpaths within Wennington but the site is within 500m from PROWs.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.

## Northern Central Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>The village of Wennington is dominated by cottages, many of which are thatched creating a distinctive character to the area. The existing village comprises linear development along the main routes in and out of the village. The design and layout of any proposals would need to be sensitive to these key features.</p> <p>The village is also characterised by its lack of footpaths meaning that extensive development in this area could detrimentally impact the safety of residents. The site's location is such that it could be effectively masterplanned to integrate with the existing village.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	<p>There are designated heritage assets that could be adversely impacted by the development. Within the site, on the northern edge is Wennington Conservation Area and also, listed, Telephone Kiosk. In addition there are other listed buildings surrounding the site, Hill Farmhouse to the east and Oakwood House to the north. The conservation area also adjoins to the east.</p>

**Summary of SA**

The site is not constrained by fluvial flood risk and surface water flood risk is minimal. The site is grade 2 agricultural best and most versatile land and in use for arable farming. It is part greenfield and part garden land.

The site is of a size that could contribute to the housing needs of the district. The village where the site is located has no services or facilities, the site is within 2.5km of a supermarket and Abbots Ripton Primary school is within 1.5km. The site is approximately 4km from Alconbury Enterprise Zone where there are multiple concentrations of employment. Public transport via bus is limited at best. The site is not within proximity of natural green space according to Natural England's 'Access to Greenspace Standards', but is within 500m of public rights of way. The village of Wennington is extremely rural in nature

The site relates well to the existing settlement and is heavily screened from the open countryside on the western edge. The village of Wennington is sparsely populated with linear development along the main routes in and out of the village, it is dominated by cottages, many of which are thatched and/or listed creating a distinctive character to the area. The design and layout of any proposals would need to be sensitive to these key features including the conservation area which sits within the



# 1 Northern Central Huntingdonshire

northern edge of the site (and surrounds the site on the north, east and south) and a Grade II Listed building (telephone kiosk). Other key features of the site include a thick tree belt to the west and tree line to the north which would require retaining to avoid detrimentally impacting the townscape. Careful consideration would be required to ensure that the density of the site is not out of keeping with the current townscape and ensure that development is proportionate to the existing settlement. The village is also characterised by its lack of footpaths meaning that extensive development in this area could detrimentally impact the safety of residents.

## Updates after initial appraisal

### Abbots Ripton 2: Home Farm North, Abbots Ripton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 9% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 82% of the site is within flood zone 1, with flood zone 2 present and 16% within flood zone 3 (0.23ha). The site is at risk of medium surface water flood risk on approximately 13% of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and garden land with no existing structures.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The majority of the site is grade 3 agricultural land with the north western quarter grade 2.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The majority of the site is within 200m of 0.5 ha of natural green space according to Natural England's 'Access to Greenspace Standards'.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside one of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	The site is well related to the existing area and backs onto residential properties to the east with the remaining boundaries heavily screened by trees and hedgerow which would require retention where practical. Landscape impact would be minimal. Established hedgerow within the site dissects the site and site forms part of the setting and curtilage of 17th century Home Farm listed building and 18th century outbuilding and barn. Part of the north eastern corner falls within a conservation area, which surrounds the northern and eastern boundaries. Development in this area would fundamentally impact the setting of the listed buildings and thus the form and character of the surrounding townscape and character of the area.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes. The site is over 1ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre but is within 800m of a local convenience shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within 800m of Abbots Ripton primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of The Elm pub, Saint Andrews Church and a public park.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is approximately 2.5km from Alconbury Enterprise Zone where there are multiple concentrations of employment.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is an occasional service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	Access to the site is intended to be achieved from Rectory Lane which is approximately 150m from a public footpath along the B1090.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.

## Northern Central Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site is greenfield and garden land and offers no opportunity for redevelopment of previously developed land. Development in this area has the potential to detrimentally impact the setting of listed buildings and the conservation area. Removal of hedgerow dissecting the site would affect the setting of the listed building and have a possible ecological impact.</p> <p>Access is proposed via the narrow Rectory Lane which has no footpaths for existing residents meaning pedestrian safety could be a significant issue.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are designated heritage assets that could be adversely impacted by the development. Part of the north eastern corner of the site falls within a conservation area, which is also present immediately north of the site. It is also in close proximity to listed buildings at Home Farm and Rose Cottage.

## Summary of SA

Flood zone 2 and 3 are present on the site and there is some risk of medium surface water flood risk which would require mitigation. The site is greenfield and garden land with no existing structures with the the majority of the site grade 3 agricultural land with the north western quarter grade 2.



# 1 Northern Central Huntingdonshire

The site is of a size that could contribute to the housing needs of the district. The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, pub, church and public park meaning some local services and facilities would be accessible to future residents. The site is approximately 2.5km from Alconbury Enterprise Zone which could provide employment opportunities. Public transport options are limited at best. The site is remote from nature designations but is within 200m of 0.5 ha of natural green space. Landscape impact would be minimal if trees and hedgerow were retained.

Development in this area would fundamentally impact the setting of the listed buildings and thus the form and character of the surrounding townscape and could impact the conservation area. Removal of hedgerow dissecting the site would affect the setting of the listed building and have a possible ecological impact. Integration of the site with the village and nearby residential development due to access proposed via the narrow Rectory Lane which has no footpaths for existing residents meaning pedestrian safety could be a significant issue.

**Updates after initial appraisal**

**Abbots Ripton 3: Home Farm South, Abbots Ripton**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.  The north western quadrant of the site comprises a single storey commercial building with car parking and a large agricultural building  The site promoter proposes to redevelop and extend previously developed commercial land by providing units of between 110sqm and 270 sqm in size. This will provide some potential for reuse or recycling of existing land and buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 0.01% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	Approximately 97% of the site is within flood zone 1, with flood zone 2 present and 2.90% within flood zone 3 (0.08ha). The site is at risk of medium surface water flood risk on approximately 0.63% of the site.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	The site is part previously developed land and part greenfield land, some of which is in use for grazing. The north western quadrant of the site comprises a single storey commercial building with car parking and a large agricultural building providing some opportunities for redevelopment of previously developed land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is grade 3 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is wholly within 200m of 0.5 ha of natural green space according to Natural England's 'Access to Greenspace Standards'.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature sites.
			The site is located outside one of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in habitat connectivity.

## 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site comprises three distinct but contiguous parcels of land, one enclosed by trees, including a line of established Elm trees running through the middle, another a field and the third comprises a single storey commercial building with car parking and a large agricultural building. Tree preservation orders and areas are located in the north and south of the site. Development would have limited external landscape impact however the presence of TPOs and established trees may mean that development could impact the ecology and biodiversity value of parts of the site. Due to its ecological and biodiversity value as species rich grassland (as noted by the site promoter) it would be recommended the parcel of land enclosed by trees, including a line of veteran Elm trees running through the middle should be retained due to its uniqueness which contributes to the character of the area and ecological benefit. The proposed density is very low in keeping with the character of the village.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site promoter notes that there is some visual and auditory distraction from the EastCoast Mainline passing roughly 500m to the west and actively used agricultural and commercial buildings. Mitigation from which may be required.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes. The site is over 1ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre but is within 800m of a local convenience shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within 800m of Abbots Ripton primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of The Elm pub, Saint Andrews Church, a public park, a village hall and playing fields
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is approximately 2.5km from Alconbury Enterprise Zone where there are multiple concentrations of employment.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is an occasional service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	Measuring the potential access point along the B1090, the site is approximately 230m from a public footpath.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	++	The site promoter proposes to redevelop and add 510sqm gross floorspace of commercial property to the existing 340sqm, which would provide some enhanced employment opportunity for the area comprising units of between 110sqm and 270 sqm in size.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	++	<p>Residential properties lie to the north; with the exclusion of the tree lined parcel of land in the east of the site, the site has the potential to be effectively masterplanned to become part of the existing community.</p> <p>Access could be achieved from a private access road that runs along the northern boundary of the site. Some of the site is previously developed land including a single storey commercial building with car parking and a large agricultural building providing some opportunities for redevelopment and enhancement.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets within the site. However, it does adjoin to Abbots Ripton Conservation area to the north and east which could be adversely impacted by the development.

## Summary of SA

Most of the site is not restricted by fluvial flood risk, however flood zone 2 and 3 is present and minimal surface water flood risk which would require mitigation. The site is part previously developed land and part greenfield land providing some opportunities for redevelopment of previously developed land and enhancement of employment opportunities within the village. Some of the site is used for grazing. The site is grade 3 agricultural land.

The site is of a size that could contribute to the housing needs of the district. The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church, public park and playing fields meaning local services and facilities would be accessible to future residents. The site is approximately 2.5km from Alconbury Enterprise Zone which could provide employment opportunities. Public transport options are limited at best. The site is remote from nature designations but is within 200m of 0.5 ha of natural green space. No heritage designations are affected, however landscaping and mitigation would be required to address the impact of the EastCoast Mainline and agricultural works. The site has the potential to be integrated with the existing village, but careful design and layout would be required to avoid detrimental impact on Tree Preservation Areas and Order. Due to its ecological and biodiversity value it would be recommended the parcel of land enclosed by trees, including a line of established Elm trees running through the middle should be retained due to its uniqueness which contributes to the character of the area.

## Northern Central Huntingdonshire

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## Updates after initial appraisal

## Abbots Ripton 4: Penny Green, Abbots Ripton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not at risk of fluvial flooding or medium risk from surface water flooding. Low risk surface water flooding is present on approximately 1% of the site (less than 0.01ha).</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is wholly grade 3 agricultural land</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 200m of 0.5ha of natural greenspace and adjoins to woodland to the north meaning there could be scope for Biodiversity Net Gain.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets. The site is outside Natural Cambridgeshire's Priority Landscapes and has limited capacity for improvements strategically in habitat connectivity.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	The site is enclosed by dense trees and hedgerow with the eastern edge forming part of the village conservation area. If all trees and hedgerow were to be retained and elevations carefully considered there would be little or no landscape impact from development. However the site is to the south of the main centre of Abbots Ripton. The site is situated in a location where residential uses cease and the area transitions to a countryside setting. The site relates more to its countryside setting than the residential areas to the west. The density proposed is low
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders. The site promoter proposes 5 to 10 market and/or affordable or custom and self build homes.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre but is within 800m of a local convenience shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within 800m of Abbots Ripton primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of The Elm pub, Saint Andrews Church, a public park, a village hall and playing fields
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is approximately 3km from Alconbury Enterprise Zone where there are multiple concentrations of employment.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is an occasional service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	Measuring from the site frontage access point on The Green, the site is within 500m of a public right of way, there are no footpaths nearby.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is situated outside of the main residential area of Abbots Ripton, but close to the village hall which is immediately east of the site, and residential properties sit on the northern boundary. Significant constraints are presented by the lack of pavements to access the main village, services and facilities, and would require pedestrians to travel along Huntingdon Road or 'The Green' a narrow lane. Vehicular access to the site would also be via 'The Green', which would require assessment of transport impacts and safety of access. It would be difficult to effectively masterplan the site to be effectively integrated into the existing community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	Part of the northern eastern edge of the site is within Abbots Ripton Conservation Area which could be adversely impacted by the development.

## Summary of SA

The site is not at risk of fluvial flooding or medium risk from surface water flooding. The site is wholly greenfield grade 3 agricultural land.

The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church, public park and playing fields meaning local services and facilities would be accessible to future residents. The site is approximately 3km from Alconbury Enterprise Zone which could provide employment opportunities. Public transport options are limited at best. The site is remote from nature designations but is within 200m of 0.5 ha of natural green space.

The site is enclosed by dense trees and hedgerow with the eastern edge forming part of the village conservation area. If all trees and hedgerow were to be retained and elevations carefully considered there would be little or no landscape impact from development. The site is situated outside of the main residential area of Abbots Ripton, but close to the village hall which is immediately east of the site, and residential properties sit on the northern boundary. Significant constraints are presented to integrating the site with the existing community specifically due to lack of pavements to access the main village, services and facilities, which would require pedestrians to travel along Huntingdon Road or 'The Green' a narrow lane. Vehicular access to the site would also be via 'The Green', which would require assessment of transport impacts and safety of access.

## Northern Central Huntingdonshire

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## Updates after initial appraisal

## Abbots Ripton 5: Land South of Station Road, Abbots Ripton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not at risk of fluvial flooding or medium risk from surface water flooding. Low risk surface water flooding is present on approximately 0.3% of the site (less than 0.004ha).</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is wholly grade 3 agricultural land

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is wholly within 200m of 0.5 ha of natural green space according to Natural England's 'Access to Greenspace Standards'.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside one of Natural Cambridgeshire's Priority Landscapes but does adjoin to playing fields and therefore has potential for improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is to the south of the main centre of Abbots Ripton. The site is situated in a location where residential uses cease and the area transitions to a countryside setting.</p> <p>The eastern and northern edge is screened by established trees and hedgerow, the South eastern corner and remaining boundaries are more exposed with intermittent planting providing some visibility into the site. Landscape impact could be minimal however, the site relates more to its countryside setting than the residential areas to the west.</p> <p>The site is extremely low density.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site is of a size that would contribute to the housing needs of the district. The site promoter proposes 15 dwellings.

## Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre but is within 800m of a local convenience shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within 800m of Abbots Ripton primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of The Elm pub, Saint Andrews Church, a public park, a village hall and playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is approximately 3km from Alconbury Enterprise Zone where there are multiple concentrations of employment.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is an occasional service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-	Measuring from the site frontage onto Station Road, the site is approximately 500m south east of a public footpath within Abbots Ripton.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.



# 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site is situated outside of the main residential area of Abbots Ripton, with little relationship to the established village and more with the open countryside. Significant constraints are presented by the lack of pavements to access the main village, services and facilities, and would require pedestrians to travel along Huntingdon Road, requiring assessment. It would be difficult to effectively masterplan the site to be effectively integrated into the existing community.</p> <p>Access to the site could be achieved from Huntingdon Road.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	The are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

## Summary of SA

The site is not at risk of fluvial flooding or medium risk from surface water flooding. The site is wholly greenfield grade 3 agricultural land. The site is of a size that would contribute to the housing needs of the district.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church, public park and playing fields meaning local services and facilities would be accessible to future residents. The site is approximately 3km from Alconbury Enterprise Zone which could provide employment opportunities. Public transport options are limited at best. The site is remote from nature designations but is within 200m of 0.5 ha of natural green space (Natural England's 'Access to Greenspace Standards').

The site is situated outside of the main residential area of Abbots Ripton, with little relationship to the established village and more with the open countryside. If trees and hedgerow were to be retained, landscape impact would be minimal. Significant constraints are presented by the lack of pavements to access the main village, services and facilities, and would require pedestrians to travel along Huntingdon Road. It would be difficult to effectively masterplan the site to be effectively integrated into the existing community. Access to the site could be achieved from Huntingdon Road.

**Updates after initial appraisal**

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**Abbots Ripton 6: Sapley Park Garden Village**

**1.2** The site situated between Huntingdon to the south and Abbots Ripton to the south, the eastern extent stretches to Kings Ripton with the East Coast Mainline on the western edge. Across the railway to the west is an additional parcel of land that joins with strategic allocation SEL 1.1 Former Alconbury Airfield and Grange Farm.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	+	The eastern parcel is sandwiched between the East Coast Mainline to the west and the B1090 to the east. The A141 forms the southern boundary and Sapley Road / Kings Ripton Road the south eastern boundary. Huntingdon Road / Abbots Ripton Road runs through the centre of the northern half of the site continuing south to form the south western boundary of the site. The site has substantial opportunities for car based travel. The proposal promotes a network of streets, paths and cycleways, that prioritise the movement of pedestrians and cyclists, providing routes to public transport. These would include an potential extension to the guided busway and proposed new railway station at Alconbury Weald, which could help to promote greener travel if these options were to come forward. Without this car travel would dominate. Documentation provided by the site promoters suggests that the site would be designed to be fully climate adapted, with specific measures for buildings, reduction of demand for energy through the development of super-insulated
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>structures, driven primarily by off-site manufacture. Individual buildings will adopt renewable energy generating technology, supplemented by the installation of energy storage and building and community level.</p> <p>The site is not within a landscape priority area. There are no nature conservation assets within the site, however Great Stukeley Railway cutting SSSI abuts the south eastern corner. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. The site is open countryside and the site promoters propose approximately 192ha of green space including a country park, nature trails, wooded areas, wildflower meadows, arable and pasture land and orchards to help provide carbon sequestration and tackling climate change. Green and blue corridors would assist in creating green and blue infrastructure networks.</p>
SA2	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> </ul>	+	<p>There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 1.% of the site (6.8ha).</p>
	<ul style="list-style-type: none"> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	++	<p>The proposal sets aside approximately 192ha of green space including a country park, nature trails, wooded areas, wildflower meadows, arable and pasture land and orchards to help provide carbon sequestration and tackling climate change and also the opportunity to include areas for carbon offsetting to ensure the entirety of the development meets the net zero target. New waterbodies would be created to manage surface water drainage as well as support varied ecology and promote biodiversity net gain.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	--	The site is a new settlement and will most likely require a new water recycling centre to serve the population.
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	+	<p>The majority of the site is within flood zone 1 (approximately 564ha), flood zones 2, 3a and 3b are present running along two drainage channels running east to west, one within the northern quarter of the site leading to a reservoir and one along the middle of the site, there is some risk from surface water flooding on the site with approximately 2.88% at medium risk in similar locations and following drainage, low risk is present on 7.7% and high risk on 1.7%.</p> <p>The site promoter notes that a development of the scale of Sapley Park Garden Village will be able to incorporate the necessary measures to minimise water use and pollution, enhance wetland areas, ensure effective waste water management, and include rainwater capture and wastewater recycling, thereby minimising pressure on the water environment. Existing watercourses, drainage flows and surface water flood risk will be incorporated into the plan. New waterbodies would be created to manage surface water drainage.</p>
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	--	The majority of the site is greenfield land with some garden land. Some residential and agricultural buildings are present within the site, one of which is listed, towards the north a single storey commercial building with car parking and a large agricultural building are present. The use of previously developed land is therefore negligible.
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	--	The majority of the site is classified as grade 2 agricultural land with a negligible portion to the west (associated with the former Alconbury Airfield) non agricultural land.



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	++	The proposal sets aside approximately 192ha of green space including a country park, nature trails, wooded areas, wildflower meadows, arable and pasture land and orchards an enhanced new sports hub for Huntingdon.
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	+	A series of landscape corridors and public footpaths are proposed following existing features providing connections for humans and wildlife . A green and blue infrastructure network is proposed along the valley floor and associated with tributaries to the Bury Brook. Watercourse enhancements are also proposed.
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	-	Great Stukeley Railway cutting SSSI abuts the south eastern corner. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. Tree preservation orders and areas would require consideration. Strategic landscaping may be required to transition the site into the wider countryside to the north and impact on sites of ecology and biodiversity value would require assessment.
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	+	Biodiversity net gain is proposed. Creation of blue and green landscape corridors and enhancements to the watercourses alongside new areas of wetland, with wildflower grassland, tree and shrub planting could enhance the biodiversity of the area.
SA7	<ul style="list-style-type: none"> <li>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> </ul>	-	The site is situated within the Central Claylands characterised by gently undulating farmland and airfields such as at Alconbury Weald which is in the process of mixed-use residential led redevelopment. Large scale field patterns with few hedgerows or hedgerow trees, gives rise to a predominantly open landscape. The proposal would create four new communities changing the landscape from what is predominantly what is currently open farmed countryside, long
	<ul style="list-style-type: none"> <li>Reinforce local distinctiveness and a sense of place?</li> </ul>		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>distance views can be seen from inside the site and from outside looking in at various locations. Many landscape features are present within the site including small wooded areas, tree belts, farm drainage and a reservoir. The site promoter proposes the retention of existing woodland and provision of new woodland alongside a range of green spaces which could enhance some landscape features.</p> <p>Abbots Ripton conservation area and Abbots Ripton Hall (a Registered Park and Garden) are immediately north of the boundary Kings Ripton conservation area less than 200m away to the east. These small rural villages may be impacted by the the scale of development proposed which could substantially alter the character and form of the villages. The promoter proposes significant multifunctional landscape providing a substantial green separation from the development and the villages to avoid coalescence.</p>
SA8	<ul style="list-style-type: none"> <li>• Promote actions to reduce contributions to air pollution?</li> <li>• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>	-	<p>Presence of the East Coast Mainline means that noise air and light pollution (including vibrational) will impact the western edge of the site and require mitigation as would the presence of the crematorium to the east. Mitigation measures would be required.</p> <p>The size of the site has the potential to increase traffic on the local road network increasing air pollution as would the proposed rerouting of the A141 which would dissect the site with the potential to affect future residents.</p> <p>The proposal promotes a network of streets, paths and cycleways, that prioritise the movement of pedestrians and cyclists, providing routes to public transport. These would include an potential extension</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>to the guided busway and proposed new railway station at Alconbury Weald, which could help to promote greener travel if these options were to come forward. Without this car travel would dominate.</p> <p>The site is currently open countryside and as such the presence of a mixed used development will increase light pollution in this area.</p>
SA9	<ul style="list-style-type: none"> <li>Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?</li> </ul>	++	<p>The site is close to Alconbury Weald with the western parcel of the proposed site sitting west of the East Coast Mainline an underground railway crossing point could link the development together and with services at Alconbury Weald, however significant upgrades would be required to achieve this and there are no current opportunities to link these sites. Likewise pedestrian links to Huntingdon to the south would require safe crossings to allow access to enhanced services and facilities. The promoters do however propose primary schools (including an all through school), 4 local centres and 25 hectares of employment which could contribute towards the formation of a sustainable communities. Public transport options such as the guided bus extension and Alconbury Weald railway station could provide sustainable links to other communities however these schemes have not been confirmed. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>In terms of market demand and meeting community needs the site is located within the Sawtry ward. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows these wards as the 21 most expensive of the 26 wards in the district indicating a lower costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates that Sawtry ward is the least expensive for renting a 3-bedroom home making them the most affordable in the</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			district. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.
SA10	<ul style="list-style-type: none"> <li>Support and enhance the more deprived areas of the district?</li> </ul>	+	<p>The site is predominantly within the Sawtry ward. Analysis of deprivation by Cambridgeshire County Council gives the ward a local index of deprivation score of 7 (where 1 is most deprived and 10 is least deprived). Nearby Huntingdon is categorised as 8. Development has potential continue this trend through reducing barriers of housing and services. It also proposes primary schools (including an all through school), 4 local centres and 25 hectares of employment which could contribute towards onsite opportunities for residents. Other services such as health and community centre infrastructure are currently not identified specifically but would be expected to be included on site as part of the redevelopment.</p> <p>Public transport options such as the guided bus extension and Alconbury Weald railway station could provide sustainable links to other communities however these schemes have not been confirmed. Linkages to Alconbury Weald are uncertain, proximity to Huntingdon provides opportunities for enhanced access to services and facilities, however safe access via active travel has not been established.</p>
	<ul style="list-style-type: none"> <li>Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Contribute to regeneration activities?</li> </ul>	--	<p>The site would not contribute to regeneration activities being wholly greenfield land.</p> <p>As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter</p>
	<ul style="list-style-type: none"> <li>Enhance and diversify economic opportunities with the district?</li> </ul>	+	



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>has indicated the potential for 20 hectares of employment floorspace which could support some additional economic opportunities in the district. The promoter currently estimates that this would comprise</p> <p>use classes B1, B2 and B8, as well as incubation space for small businesses and facilities for working at home. They estimate a minimum of one job per household and incentives could be given for new employers to locate at Sapley Park Garden Village. If achieved this could help to enhance and diversify economic opportunities in the district.</p>
SA12	<ul style="list-style-type: none"> <li>Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	+	<p>One public right of way enters the site. The proposal promotes a network of streets, paths and cycleways, that prioritise the movement of pedestrians and cyclists, providing routes to public transport. These would include a potential extension to the guided busway and proposed new railway station at Alconbury Weald, which could help to promote greener travel if these options were to come forward. Without this car travel would become the more used form of motorised travel. Additional transport choices such as</p> <p>electric vehicle charging and car pools are also proposed.</p>
SA13	<ul style="list-style-type: none"> <li>Attract new investment and provide opportunities to improve the resilience of the local economy?</li> <li>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> <li>Support retention and growth of indigenous companies?</li> <li>Encourage sustainable tourism?</li> </ul>	+	<p>The site promoter has indicated the potential for 20 hectares of employment floorspace which could support some additional economic opportunities in the district. The promoter currently estimates that this would comprise use classes B1, B2 and B8, as well as incubation space for small businesses and facilities for working at home. They estimate a minimum of one job per household and incentives could be given for new employers to locate at Sapley Park Garden Village. If achieved this could provide opportunities to assist with the resilience of the local economy.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>It is in a reasonably sustainable location for employment opportunities given its proximity to potential employees in Huntingdon.</p> <p>The potential to support indigenous companies is considered of benefit due to the proximity to existing industry in Huntingdon, allowing possibility for some to expand or relocate where land availability may be a constraint. Some tourism opportunities have been proposed including a variety of outdoor leisure activities, with potential for new walking trails and nature routes, opportunities for health and wellbeing, camping and glamping.</p>
SA14	<ul style="list-style-type: none"> <li>Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	+	<p>The southernmost extent of the site is within 3.2 km of the existing town centre of Huntingdon. The additional demand generated from and expenditure capacity of the site's future occupants has lead the site promoters to propose four local centres for immediate retail need. The increased population could also assist in facilitating some modernisation of the existing Huntingdon town centre, through potential increased footfall and usage.</p>
SA15	<ul style="list-style-type: none"> <li>Strengthen a local sense of place?</li> <li>Retain the character of existing settlements?</li> </ul>	-	<p>The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required.</p> <p>Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Four interconnected yet distinct settlements are proposed using garden city principles to create a sense of place.</p> <p>The development has the potential to significantly impact upon the character of the nearby existing settlements of Abbots Ripton (including Abbots Ripton Hall a Registered Park and Garden)</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>and Kings Ripton. The promoter proposes significant multifunctional landscape providing a substantial green separation from the development and the villages to avoid coalescence.</p> <p>The presence of major roads would require further measures to safely integrate the community from the proposed site with the existing residential area of Huntingdon - for example foot and cycle bridges - as there is no segregated footway or cycleway along the A141 to allow connectivity into Huntingdon. Integration of the western Parcel with <i>SEL 1.1 Former Alconbury Airfield and Grange Farm</i> would be difficult to achieve as layout of these sites may already be set meaning there is no opportunity for through routes into these developments. Additionally integration with these sites could not be achieved until build out on these are achieved.</p>
SA16	<ul style="list-style-type: none"> <li>Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	-	<p>Heritage and residential and agricultural buildings are present within and adjacent to the site, these include a Grade II listed building and Registered Park and Garden on north eastern edge (Abbots Ripton Hall) across the road (B1090) and a listed building Grade II Wild Goose Leys, a house with associated agricultural buildings, within the site itself which is situated towards the north western area. Just south of this is Bellamy's Grove a scheduled monument - a moated site. Towards the southern quarter of the site is another scheduled monument, The Moat, a motte and bailey castle. The site proposal would be required to assess, mitigation and integration of heritage assets.</p> <p>The scale of the site means that there may be archaeological value within the site, but further assessment would be required to confirm or deny this.</p>

## Summary of SA

Sapley Park Garden Village proposal is located on predominantly greenfield agricultural land, with some garden land included. The site stretches north to south from Huntingdon to Abbots Ripton and east to west from Kings Ripton to the East Coast Mainline with a smaller parcel of land located west of the railway line and adjoining Alconbury Weald. The site is open countryside and the reuse of previously developed land is negligible. The majority of the site is classified as grade 2 agricultural land with a negligible portion to the west (associated with the former Alconbury Airfield) non agricultural land. The majority of the site is flood zone 1 with areas of flood zone 2, 3a and 3b present. Risk from surface water flooding is present across the site. The proposal provides opportunities to address climate change including flood risk, buildings and energy storage.

Average house prices in the ward area indicate relative lower cost housing in comparison to most of the district. The site proposes 20ha of employment opportunities and is in proximity to diverse employment opportunities in Huntingdon with the potential to support indigenous companies. Some tourism opportunities have been proposed.

The location offers potential opportunity to improved public transport connectivity this would include an potential extension to the guided busway and proposed new railway station at Alconbury Weald, which could help to promote greener travel if these options were to come forward. Without this car travel would dominate. Opportunities are also present for enhancing active travel linkages both for day-to-day and leisure journeys. Substantial facilities would be required and are proposed on site such as education, local centres, community and leisure infrastructure to support sustainable lifestyles for any future residents.

The site would require consideration of the impacts on Great Stukeley Railway cutting SSSI scheduled monuments, tree preservation areas and orders and listed buildings or integration thereof. Strategic landscaping may be required to transition the site into the wider countryside to the north and impact on sites of ecology and biodiversity value would require assessment.

The site is situated within the Central Claylands characterised by gently undulating farmland. The proposal would create four new communities changing the landscape from what is predominantly what is currently open farmed countryside, Many landscape features are present within the site including small wooded areas, tree belts, farm drainage and a reservoir, which would require integration.

Abbots Ripton Abbots Ripton Hall and Kings Ripton including their conservation areas are in proximity. These small rural villages may be impacted by the the scale of development proposed which could substantially alter the character and form of the villages. The promoter proposes significant multifunctional landscape providing a substantial green separation from the development and the villages to avoid coalescence.

Presence of the East Coast Mainline means that noise air and light pollution (including vibrational) will impact the western edge of the site and require mitigation as would the presence of the crematorium to the east. Mitigation measures would be required. The size of the site has the potential to increase traffic on the local road network increasing air pollution as would the proposed rerouting of the A141 which would dissect the site with the potential to affect future residents. The proposal promotes a network of streets, paths and cycleways, that prioritise the movement of pedestrians and cyclists, providing routes to public transport. The site is currently open countryside and as such the presence of a mixed used development will increase light pollution in this area.



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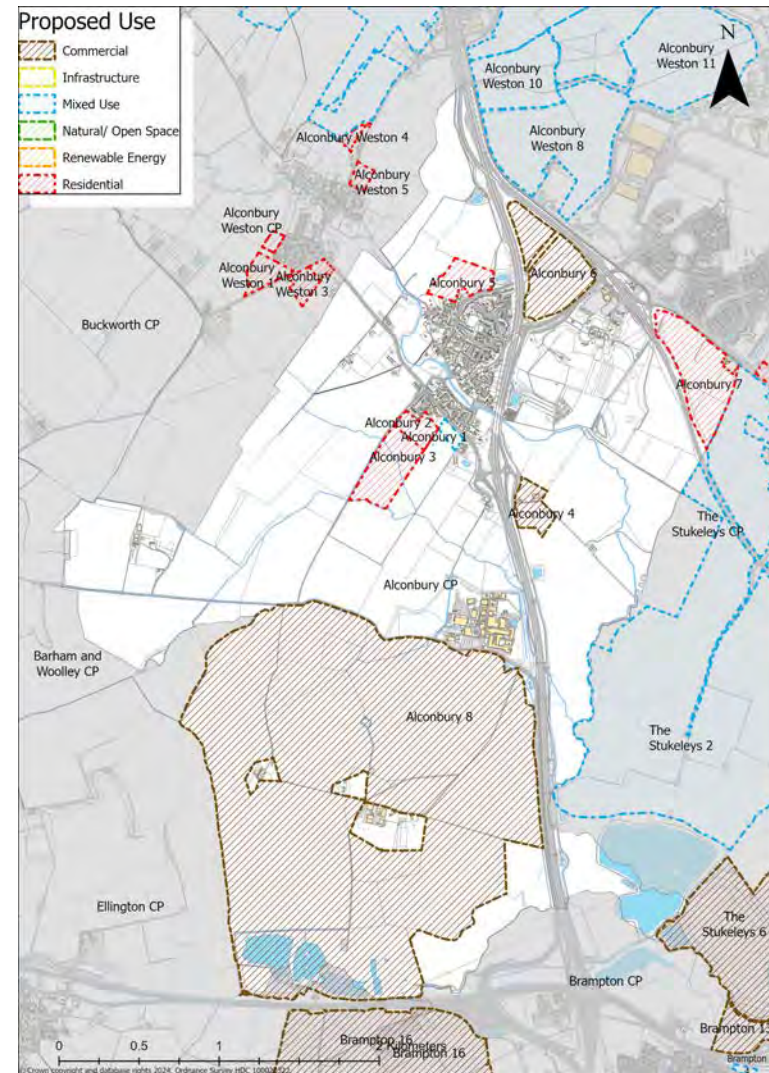
Integration of the western Parcel with *SEL 1.1 Former Alconbury Airfield and Grange Farm* would be difficult to achieve as layout of these sites may already be set meaning there is no opportunity for through routes into these developments. Additionally integration with these sites could not be achieved until build out on these are completed.

### Updates after initial appraisal

## Alconbury

1.3 A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Alconbury 1: Land South of Great North Road, Alconbury
- Alconbury 2: Land to the East of Globe Lane (smaller site), Alconbury
- Alconbury 3: Land to the East of Globe Lane (larger site), Alconbury
- Alconbury 4: Brooklands Farm, land to the East of A1 junction 13, Alconbury
- Alconbury 5: Land to the North of School Lane, Alconbury
- Alconbury 6: Land North of B1043 and East of Alconbury, Alconbury
- Alconbury 7: Fifty Acres, Land adjacent to Ermine Street and A1304, Alconbury
- Alconbury 8: Land at Weybridge Farm (Brampton Cross) - this site also partially falls within Ellington parish. As the majority of the site falls within Alconbury parish, the site has been assessed here instead. A link to the site can also be found within the Ellington section of the Western Huntingdonshire LAA document.



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## Alconbury 1: Land South of Great North Road, Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>100% of the site in flood zone 1, approximately 7% of the site is at risk of medium surface water flooding</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land.</p> <p>The site is wholly classified as non-agricultural, urban land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	According to Natural England's 'Access to Greenspace Standards', the site is within 200m from 0.5 ha of natural green space.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site relates well to the existing area, sitting south of Great North Road with residential properties situated to the west and north and agricultural buildings with an associated residential property to the east. The size of the site is in keeping with the residential properties to the west, however the amount of development proposed - 40 homes - may be higher than surrounding densities and would require assessment to ensure development fits in with the surrounding townscape.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The eastern edge of the site is within 200m of the A1 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is not of a scale likely to cause substantial pollution, although this may be dependent on the final use chosen, which is currently proposed as residential, employment and or logistics/distribution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is of a size that would contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre but is within 800m of a local convenience store within Alconbury.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1km from Alconbury Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of a public park, St Peter & Paul Anglican Church, Manor House Hotel and Pub and Alconbury Sports & Social Club measuring from the site frontage on to Great North Road.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is approximately 3km from Alconbury Weald Enterprise Zone and Crossways Distribution Centre where there are multiple concentrations of employment.</p> <p>The site benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is beyond 5km of a train station but is within 800m of bus service rated E- on the place based carbon calculator meaning there is an infrequent service.</p> <p>There is a pavement immediately opposite the site frontage onto Great North Road.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	++	The site promoter has put forward the potential for employment and or logistics/distribution uses which could form part of a mixed use development. The site therefore has the potential to provide some high or low density employment.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>The site is located as such that it could be effectively masterplanned to become part of the existing community. The site would need to address landscape impact to the south and potential impact on a Grade to listed building to the East and two Grade II properties to the north west.</p> <p>It is not considered that logistics/distribution would be a compatible use with a small scale residential due to impact of noise, light and vibrational impact, employment use would have a lesser impact.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	<p>There are no designated heritage assets within the site. However, there is a Grade II listed building immediately to the east of the site and two Grade II properties to the north west which could be adversely impacted by the development.</p>

## Summary of SA

The site is not constrained by fluvial flood risk and is at minimal risk of surface water flooding. The site is wholly greenfield land classified as 'urban'.

The site has the opportunity to meet the housing need of the district and also suggests the potential for a mixed use element to the scheme including employment and/or logistics and distribution uses (although floorspace potential has not been provided). The site is beyond 5km of a town centre, but within 800m of a local convenience store, a primary school, pub, church, public park and sports and social club meaning local services and facilities would be accessible to future residents. The site is within 3km of Alconbury Enterprise Zone and Crossways Distribution Centre providing the potential for employment opportunities for future occupiers, however the site has the opportunity to provide some employment land and therefore some additional employment opportunities. The site is within 800m of low frequency public transport meaning options are limited at best. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. Landscape impact would be minimal and focussed on the southern boundary, requiring mitigation.

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The presence of the A1 has the potential to cause light, noise odour or visual pollution. The site is not of a scale likely to cause substantial pollution, although this may be dependent on the final use chosen.

The site is located as such that it could be effectively masterplanned to become part of the existing community. The site would need to address landscape impact to the south and potential impact on a Grade I listed building to the East and two Grade II properties to the north west. It is not considered that logistics/distribution would be a compatible use with a small scale residential due to impact of noise, light and vibrational impact, employment use would have a lesser impact.

## Updates after initial appraisal

### Alconbury 2: Land to the East of Globe Lane (smaller site), Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is immediately next to the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial or surface water flood risk</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	The site is predominantly classified as urban land with the remainder of the land on the western side being grade 2.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does adjoin to the Doorstep Standard, meaning the site is close to 0.5ha of natural green space.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site relates well to the existing area, sitting south of residential properties at Lark Way. The density of the site is in keeping with residential development to the north. The site promoter proposes 74 homes. The site is exposed in the wider landscape to the west, east and south which would require mitigation. The site is of a size that is unlikely to have a significant impact on the landscape or townscape.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes 74 market and affordable homes. The site is over 1ha.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre but is within 800m of a local convenience store within Alconbury.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1km from Alconbury Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of a public park, St Peter & Paul Anglican Church, Manor House Hotel and Pub and Alconbury Sports & Social Club measuring from the site frontage onto Globe Lane.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is approximately 3km from Alconbury Weald Enterprise Zone and Crossways Distribution Centre where there are multiple concentrations of employment.  The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km of a train station but is within 800m of bus service rated E- on the place based carbon calculator meaning there is an infrequent service.  A pavement would need to be created to join the site frontage with the public footpath along Globe Lane.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located as such that it could be effectively masterplanned to become part of the existing community. The site would need to address landscape impact to the south, east and west. Access from Globe Road would require confirmation, as a narrow lane, safety and transport impact would require assessment.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within the site. The nearby listed buildings to the north would be screened by the existing residential area and they therefore would unlikely be impacted by the development.

**Summary of SA**

The site is not constrained by fluvial or surface water flood risk. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. The site is predominantly classified as urban land with the remainder of the land on the western side being grade 2. It is in arable use.

The site is of a size that could contribute to the housing needs of the district. The site promoter proposes 74 homes. The site is beyond 5km of a town centre, but within 800m of a local convenience store, public park, church, pub, sports and social club meaning local services and facilities would be accessible to future residents. The site is approximately 1KM from Alconbury Church of England Primary School. The site is within 3km of Alconbury Enterprise Zone and Crossways Distribution Centre providing the potential for employment opportunities for future occupiers.

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The site is within 800m of low frequency public transport meaning options are limited at best. The site is sufficiently remote from all of the designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does adjoin to the Doorstep Standard, meaning the site is close to 0.5ha of natural green space. The site does not impact upon heritage assets.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site relates well to the existing area, sitting south residential properties at Lark Way. The site is located as such that it could be effectively masterplanned to become part of the existing community. The site would need to address landscape impact to the south, east and west. Access from Globe Road would require confirmation, as a narrow lane, safety and transport impact would require assessment.

## Updates after initial appraisal

### Alconbury 3: Land to the East of Globe Lane (larger site), Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	35 % of the site is at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is immediately next to the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	Approximately 65% of the site is within flood zone 1, however, approximately 35% of site is within flood zone 2, 3a and 3b. The site has a risk of surface water flooding as it has a drainage running through it and it also adjoining the southern boundary. Approximately 25% of the site is at medium surface water flood risk.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	Approximately two thirds of the site is grade 3 agricultural land; with a small portion of the north eastern edge grade 2 and the remainder urban land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does adjoin to the Doorstep Standard on the northern boundary, meaning the site is close to 0.5ha of natural green space. The proposal, for 262 homes, also has capacity for natural, green and open space included within the site.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site relates well to the existing area, sitting south of residential properties at Lark Way. The density of the site is in keeping with residential development to the north. The site is exposed in the wider landscape which would require mitigation. The site is of a size that is likely to have a significant impact on the landscape or townscape.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site proposal is for 262 homes in an edge of settlement location, the site is of a size which may cause light, noise or visual pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is proposed for 262 homes and therefore of a size that could include a wide variety of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre but is within 800m of a local convenience store within Alconbury.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1km from Alconbury Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of a public park, St Peter & Paul Anglican Church, Manor House Hotel and Pub and Alconbury Sports & Social Club measuring from the site frontage onto Globe Lane.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is approximately 3km from Alconbury Weald Enterprise Zone and Crossways Distribution Centre where there are multiple concentrations of employment.  The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is beyond 5km of a train station but is within 800m of bus service rated E- on the place based carbon calculator meaning there is an infrequent service.</p> <p>A pavement would need to be created to join the site frontage with the public footpath along Globe Lane.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site promoter proposes 262 homes which would represent a significant extension representing approximately 40% of the current homes within the settlement. Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community. Consideration of a smaller number of residential units would assist in integration of the proposed development.</p> <p>Access from Globe Road (a narrow lane) would require confirmation and transport movements through the settlement (particularly along and Rusts Lane and Great North Road) would require assessment especially in relation to safety and transport impact, especially due to the scale of development proposed.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within the site. The nearby listed buildings to the north would be screened by the existing residential area and therefore they would unlikely be impacted by the development.

## Summary of SA

Approximately 65% of the site is within flood zone 1, however, approximately 35% of site is within flood zone 2, 3a and 3b. The site has a risk of surface water flooding and approximately 25% of the site is at medium surface water flood risk. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. Approximately two thirds of the site is grade 3 agricultural land; with a small portion of the north eastern edge grade 2 and the remainder urban land.

The site is of a size that could include a wide variety of types, sizes and tenures. The site promoter proposes 262 homes. The site is beyond 5km of a town centre, but within 800m of a local convenience store, public park, church, pub, sports and social club meaning local services and facilities would be accessible to future residents. The site is approximately 1km from Alconbury Church of England Primary School. The site is within 3km of Alconbury Enterprise Zone and Crossways Distribution Centre providing the potential for employment opportunities for future occupiers

The site is within 800m of low frequency public transport meaning options are limited at best. The site is sufficiently remote from all of the designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does adjoin to the Doorstep Standard, meaning the site is close to 0.5ha of natural green space. The site is of a size that could provide open space within the site. The site does not impact upon heritage assets.

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The site is of a size which may cause light, noise or visual pollution. The site relates well to the existing area, sitting south of residential properties at Lark Way. The density of the site is in keeping with residential development to the north. The site is of a size that is likely to have a significant impact on the landscape or townscape. The size of the site would represent a significant extension representing approximately 40% of the current homes within the settlement. Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community. Consideration of a smaller number of residential units would assist in integration of the proposed development.

Access from Globe Road (a narrow lane) would require confirmation and transport movements through the settlement (particularly along and Rusts Lane and Great North Road) would require assessment especially in relation to safety and transport impact, especially due to the scale of development proposed.

## Updates after initial appraisal

## Alconbury 4: Brooklands Farm, land to the East of A1 junction 13, Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is part previously development (a residential property) and part greenfield land meaning that reuse of materials or buildings is negligible.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is near to the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is not constrained by fluvial flood risk the site is at risk of medium risk surface water flooding on approximately 8% of the site within the east. Medium and low risk is also present.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	The majority of the site is greenfield land. One residential property sits on the site making the prioritisation of previously developed land negligible.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is approximately half grade 2 agricultural land (in the east) and half grade 3.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network. However, the site has capacity for 25,000 sqm of employment with 0.5ha of open spaces within the site.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is situated in open countryside separated from built development and the village of Alconbury by the A1. The site does not relate closely to any other uses within the area and is more related

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			to agricultural uses and surrounding farmland. The northern edge of the site bounds a large tree preservation area and the site is exposed within the wider countryside. The site has the potential to significantly impact the wider countryside and setting of the tree preservation area significant landscaping may be required to mitigate against this and further assessment required.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The eastern edge of the site is within 100m of the A1 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is not of a scale likely to cause substantial pollution.</p> <p>The northern edge of the site sits within a water recycling area which means that some of the site may be susceptible to odour pollution and would require further investigation</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site is for non residential uses.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km of a town centre but is approximately 1.6km from a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	The proposal is for non-residential use and therefore access to education facilities is not relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is beyond 800m of leisure and cultural facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site has capacity for 2.5ha of employment land.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site beyond 800m of a bus service and 5km of a train station.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	--	The site is beyond 1km of a public right of way or segregated cycle way
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	++	The site promoter proposes 25,000sqm of employment use or logistics / distribution which has the potential to provide high or low density employment uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is well located for employment uses with separate segregated access and close links to the A1. However the site is not in proximity to other compatible or complimentary uses and would therefore form a standalone employment site providing little opportunity for agglomeration or expansion of existing business uses. It is currently unclear whether the development would provide high quality development sensitive to the local area, further assessment would be required to assess landscape impact and the affect of development on the large scale tree preservation area directly north of the site. The sites location within a water recycling area buffer zone also means that there is potential for odour impact on future occupiers which would require investigation.

## Northern Central Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within or in close proximity to the site that would be impacted by the development.

**Summary of SA**

The site is not constrained by fluvial flood risk but has some surface water flood risk within the east of the site. . The majority of the site is greenfield land. One residential property sits on the site making the prioritisation of previously developed land negligible, integration of the residential property within the site may be required. The site is approximately half grade 2 agricultural land (in the east) and half grade 3.

The site promoter proposes 25,000sqm of employment use or logistics / distribution which has the potential to provide high or low density employment uses. The site is beyond 5km of a town centre and within 1.6km of a local convenience store. The site is beyond 800m of leisure and cultural facilities meaning occupants will not have immediate access to local services and facilities. The site is not accessible via public transport.

The site is sufficiently remote from all designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site does not meet the criteria for Natural England's 'Access to Greenspace Standards'. The site is of a size that could provide open space within the site. The site does not impact upon heritage assets. Proximity of the A1 could subject future occupiers light, noise, odour or visual pollution which may require investigation. The site is not of a scale likely to cause substantial pollution. The site sits within a water recycling area which means that the site may be susceptible to odour pollution and would require further investigation

The site is well located for employment uses with separate segregated access and close links to the A1. However the site is not in proximity to other compatible or complimentary uses and would therefore form a standalone employment site providing little opportunity for agglomeration or expansion of existing business uses. It is currently unclear whether the development would provide high quality development sensitive to the local area, further assessment would be required to assess landscape impact and the affect of development on the large scale tree preservation area directly north of the site. Some of the northern edge of the site sits within a water recycling area buffer zone also meaning that there is potential for odour impact on some future occupiers which would require investigation.

**Updates after initial appraisal**

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# 1 Northern Central Huntingdonshire

## Alconbury 5: Land to the North of School Lane, Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The southern edge of the site is within the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, medium surface water flood risk is present on approximately 1% of the site, high on 0.8% and low on 5%.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is wholly classified as grade 3 agricultural land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The western corner of the site is within 200m from 0.5 ha of natural green space according to Natural England's 'Access to Greenspace Standards'.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site relates well to the existing area with residential development to the south of the site. The site slopes down towards the village from north to south meaning that proposed buildings have the potential to be clearly seen in the wider landscape depending on elevation and location. It is exposed to the open countryside on the northern and the western boundaries and forms a prominent landscape feature. Development on this site could have a significant impact on the landscape and setting of Alconbury.</p> <p>The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The eastern edge of the site is within 200m of the A1 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site has been submitted for 95 homes which would contribute to the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre but is within 800m of a local convenience store within Alconbury.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is approximately 200m from Alconbury Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of a public park, St Peter & Paul Anglican Church, Manor House Hotel and Pub, a village hall and Alconbury Sports & Social Club measuring from the site frontage onto School Lane.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is approximately 2km from Alconbury Weald Enterprise Zone and 3.5km from Crossways Distribution Centre where there are multiple concentrations of employment.  The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km of a train station but is within 100m of a bus service rated E- according to the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a footpath immediately opposite the site frontage onto School Lane.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site is situated as such that it could negatively impact the landscape setting of Alconbury. It has direct access to an existing residential road, however the sloping nature of the site means that proposed buildings have the potential to be clearly seen in the wider landscape depending on elevation and location.</p> <p>Development on this site is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within or in close proximity of the site that would be impacted by the development

**Summary of SA**

The site is not constrained by fluvial flood risk but has some surface water flood risk is present. The site is wholly greenfield grade 3 agricultural land.

The site has been submitted for 95 homes which would contribute to the housing needs of the district. The site is beyond 5km of a town centre, but within 800m of a local convenience store. The site within 800m of a public park, church, public house, village hall and sports and social club meaning that future occupants have access to local services and facilities. The site is approximately 2km from Alconbury Weald Enterprise Zone and 3.5km from Crossways Distribution Centre providing access to multiple concentrations of employment. The site within 100m of a low frequency bus stop meaning access to public transport is limited best.



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The site is sufficiently remote from all designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The western corner of the site is within 200m from 0.5 ha of natural green space according to Natural England's 'Access to Greenspace Standards'. The site does not impact upon heritage assets.

The eastern edge of the site is within 200m of the A1 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is not of a scale likely to cause substantial pollution. The site relates well to the existing area with residential development to the south of the site. The site slopes down towards the village from north to south meaning that proposed buildings have the potential to be clearly seen in the wider landscape depending on elevation and location. It is exposed to the open countryside on the northern and the western boundaries and forms a prominent landscape feature. Development on this site could have a significant impact on the landscape and setting of Alconbury. The site proposal is of a density similar to the surrounding residential area, but disproportionate in nature in comparison to the existing settlement.

## Updates after initial appraisal

### Alconbury 6: Land North of B1043 and East of Alconbury, Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.  The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The southern edge of the site is within the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, there is minimal surface water flood risk. Approximately 0.7% of the site is at medium risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land.</p> <p>The site is mostly classified as urban land; however, the majority of northern portion of the site is classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	+	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	<p>The site is sufficiently remote from all of the designated nature assets.</p> <p>The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>The site is greenfield land sitting between the A1 to the west and the A1307 to the east. The site is separated from the village of Alconbury by the A1. Alconbury Weald and specifically Alconbury Enterprise zone are immediately east of the A1307, with industrial uses to the south. The site relates well to Alconbury Enterprise Zone and</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>employment uses to the south. The site has access to the A1 north and south without the need to travel through Alconbury village, meaning that there would be little impact on the village townscape. The topography of the site - which is elevated in the north and south sloping downwards towards the centre - would require assessment of the impact on building heights/elevations on the surrounding area. However the site is largely screened as a result of its location, sandwiched between the A1 and A1307, meaning impact on the countryside would be negligible. An extensive tree preservation area sits south of the site which would require assessment as to the potential affect on this. Retention of the tree belts surrounding and within the site would assist in the setting of the development and harm to ecology and biodiversity.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The eastern edge of the site is within 200m of the A1 and A1307 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation.</p> <p>The site is of a scale which has the potential to cause visual, light, noise and vibrational pollution as a result of the proposed use - employment and/or logistics and distribution. This would require further assessment and assessment of transport impact.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	<p>The proposal does not propose residential uses.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km of a town centre, 800m of a local convenience store and 2.5km of a freestanding supermarket.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	The proposal is for non-residential use and therefore access to education facilities is not relevant. Alconbury Church of England Primary School is beyond 800m from the site
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m from cultural and leisure facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site proposes 20 hectares of employment land and is within 500m of Alconbury Enterprise Zone. The site therefore could provide employment uses and opportunities for cluster development, business expansion and/ or agglomeration of businesses
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	There is no data available measuring the quality of broadband within or adjoining the site. However, close by properties to the north and south have 'Standard' broadband available whereas residential properties to the south west benefit from superfast broadband.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km of a train station but is within 800m of a bus service rated E- on the place based carbon calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	A pavement would need to be created to join the site with a nearby footpath that runs along the B1043.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	++	The site promoter proposes employment and/or logistics and distribution uses on site to the amount of 60,000sqm providing substantial high or low density employment opportunities.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is sandwiched between the A1 to the west and the A1307 to the east. Alconbury Enterprise zone is immediately east of the A1307 and industrial uses to the south (including lorry park). The site relates well to Alconbury Enterprise Zone and employment uses to the south. The site has access to the A1 north and south. These factors indicate that the site has the potential to be effectively masterplanned into the existing employment cluster and provide opportunities for expansion and/ or agglomeration of businesses. The topography of the site - which is elevated in the north and south sloping downwards towards the centre - would require assessment of the impact on building heights/elevations on the surrounding area. However the site is largely screened as a result of its location, sandwiched between the A1 and A1307, meaning impact on the countryside would be negligible. An extensive tree preservation area sits south of the site which would require assessment as to the potential affect on this. Retention of the tree belts surrounding and within the site would assist in the setting of the development and harm to ecology and biodiversity. The site may require enhanced road infrastructure to address increased transport movement.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	The Grade II listed building Alconbury House, is situated approximately 250 metres south of the site boundary, however this is significantly removed from the site and therefore the proposed site would likely have negligible impact upon the setting of this heritage asset. Further assessment would help to confirm this.

## Summary of SA

The site is not constrained by fluvial flood risk but has some surface water flood risk is present. The site is mostly classified as urban land; however, the majority of northern portion of the site is classified as grade 3 agricultural land.

The site promoter proposes employment and/or logistics and distribution uses on site to the amount of 60,000sqm providing substantial high or low density employment opportunities. The site is beyond 5km of a town centre, and beyond 800m of a local convenience store, primary school and culture and leisure facilities. The site proposes 20 hectares of employment land and is within 500m of Alconbury Enterprise Zone and industrial uses to the south (including lorry park). The site therefore could provide employment uses and opportunities for cluster development, business expansion and/ or agglomeration of businesses. The site within 800m of a low frequency bus stop meaning access to public transport is limited best. The site is sufficiently remote from all designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network. The site is approximately 250 from a grade II listed building does not impact upon heritage assets, however this is significantly removed from the site, further assessment would help to confirm this. Proximity to the A1 and A1307 means future occupiers may be subjected to light, noise, odour or visual pollution. The site is of a scale which has the potential to cause visual, light, noise and vibrational pollution as a result of the proposed use - employment and/or logistics and distribution and assessment of transport impact. This would require further assessment, especially in relation to the settlement of Alconbury.

The site is well related to existing employment uses and the A1 and A1307. The site has the potential to be effectively masterplanned into the existing employment cluster. The topography of the site - which is elevated in the north and south sloping downwards towards the centre - would require assessment of the impact on building heights/elevations on the surrounding area. However the site is largely screened as a result of its location, sandwiched between the A1 and A1307, meaning impact on the countryside would be negligible. An extensive tree preservation area sits south of the site which would require assessment as to the potential affect on this. Retention of the tree belts surrounding and within the site would assist in the setting of the development and harm to ecology and biodiversity.

## Updates after initial appraisal

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## Alconbury 7: Fifty Acres, Land adjacent to Ermine Street and A1304, Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The northern part of the site sits within Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, some surface water flood risk is present. Approximately 0.8% of the site is at medium surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	++	<p>The site is wholly greenfield land.</p> <p>The site is wholly classified as grade 3 agricultural land</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network. However the site proposes 425 homes and has capacity for 8ha of natural, green and open spaces.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is well related to existing development and sits south of recent housing development of Alconbury Weald.</p> <p>The site is situated within a more countryside setting and forms part of a green separation between Little Stukeley which has a distinctive identity and village character reflective of the regularly spaced traditional villages of the Central Claylands. Alongside the site's openness to the southeast and views from Little Stukeley and a public right way landscaping would be required to mitigate this. The density of the site is similar to residential development to the north.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site sits between Ermine Street and the A1307 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is of a size that may cause light, and or visual pollution to future to the residents of Little Stukeley.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	The site proposes 425 homes which has the potential to support a wide range of types, sizes and tenures.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km from a town centre, 800m from a local convenience store and 2.5km from a freestanding supermarket.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Ermine Street Church Academy within Alconbury Weald.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is in close proximity to cultural and leisure facilities within Alconbury Weald and Little Stukeley. It is within 800m of St Martin's Church, Pathfinder pub, Alconbury Weald Cricket Pitch and Pavillion, Garland Park and The Club.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is approximately 500m from Alconbury Weald Enterprise Zone where there are multiple concentrations of employment.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km of train station but is within 800m of a service rated D+ on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a pavement immediately opposite the site frontage onto Ermine Street.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is well related to existing development and sits south of recent housing development of Alconbury Weald, it located as such that it could be effectively masterplanned to become part of the existing place and community. Consideration should be given to the existing nursery, car forecourt and associated building and how these can be effectively integrated into the development. Landscape mitigation would be required to ensure the continued separation from Little Stukeley in order to protect the character and setting of the village.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

**Summary of SA**

The site is not constrained by fluvial flood risk but has some surface water flood risk is present. The site is wholly greenfield grade 3 agricultural land.

The site proposes 425 homes which has the potential to support a wide range of types, sizes and tenures.

site is beyond 5km of a town centre, but within 800m of a local convenience store, primary school, church, pub, cricket pitch and Pavilion, Garland Park and The Club, benefitting from Alconbury Weald and Little Stukeley. The site is within 500m of Alconbury Weald Enterprise Zone meaning nearby employment opportunities are accessible to future occupiers. The site within 800m of a slightly below average frequency bus stop meaning that there is some access to public transport.

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The site is sufficiently remote from all designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards'. The site has capacity for natural, green and open spaces within the site. The site does not impact upon nature or heritage assets. The site sits between Ermine Street and the A1307 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is of a size which may cause light, and or visual pollution to future to the residents of Little Stukeley.

The site is well related to existing development and sits south of recent housing development of Alconbury Weald, it located as such that it could be effectively masterplanned to become part of the existing place and community. Consideration should be given to the existing nursery, car forecourt and associated building and how these can be effectively integrated into the development. Landscape mitigation would be required to ensure the continued separation from Little Stukeley in order to protect the character and setting of the village.

## Updates after initial appraisal

### Alconbury 8: Land at Weybridge Farm (Brampton Cross)

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	+	<p>The site lies northwest of the Brampton Hut Roundabout, west of the A1(M) and north of the A14. The site proposes up to 765,453sqm of employment floorspace and up to 12,000sqm commercial leisure. These proposals present a substantial opportunity for increases in greenhouse gases as a result of increased vehicular movements resulting from commuting and operational requirements for the proposed commercial uses.</p> <p>The site promoter proposes active travel routes including incorporating public rights of way, enhancing active travel around the Brampton Hut and reallocating underutilised road space and verge to facilitate a segregated foot/cycleway along the A141 to connect to Huntingdon.</p>
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>Mobility hubs are proposed to coordinate public transport with active travel. However if this is not implemented motorised vehicle movements would dominate.</p> <p>Documentation provided by the site promoters suggests that the site would be a centre for net zero enterprise, a net-zero carbon development, with proposals for carbon storage, reducing energy demand through a fabric first approach and potential for roof mounted solar panels. If implemented this approach would assist in the potential reduction in greenhouse gas emissions.</p> <p>The site is not within a landscape priority area. There are no nature conservation assets within the site. Brampton Wood SSSI and ancient and semi-natural woodland and Brampton Racecourse SSSI are within 1.5km to the south and east respectively, both of which are separated by major roads such as the A14 and A1. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk, yet due to the size of the site and the proposal for 147ha of open space there are also opportunities to create green corridors to facilitate increased absorption and dissipation of nitrogen and other pollutants. Including the retention of the gravel lakes.</p>
SA2	<ul style="list-style-type: none"> <li data-bbox="293 1166 1104 1262">Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> <li data-bbox="293 1286 1104 1350">Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	<p data-bbox="1149 1166 1274 1262">++</p> <p data-bbox="1149 1286 1274 1350">+</p>	<p data-bbox="1296 1166 2089 1230">There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 15% of the site (58.2ha).</p> <p data-bbox="1296 1254 2089 1414">The proposal sets aside approximately 147ha of open space and retention of the gravel lakes in the south. Natural flood risk management and water sensitive design is proposed. The site promoter proposes a centre for net zero enterprise, a net-zero carbon development and environmental gains in biodiversity. Active travel</p>



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			proposals could provide sustainable links to nearby Huntingdonshire. However if measures are unimplemented sustainable solutions to adapt and be more resilient to climate change would be negligible.
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	--	The site is a strategic employment proposal and may require a new water recycling centre to serve the development. The site promoter proposes two foul water pumping stations. The nature of employment uses may impact upon water supply and would require further investigation
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	-	<p>Approximately 85% of the site is within flood zone 1 (336.8ha), with 2% (10ha) in flood zone 2 and 12% (48ha) in flood zone 3, (11% of which is flood zone 3b). This is predominantly focussed within the southern extent of the site. Approximately 7% (13.2ha) is susceptible to medium surface water flood risk, 4% high and 22% low. These are predominantly linked to existing watercourses. Mitigation would be required.</p> <p>The site promoter proposes the implementation of water sensitive design including rainwater harvesting and natural flood management. They note that soakaways are not achievable due to the clay soil and propose discharge to an existing watercourse, and the use of on-site attenuation basins and wetlands. SUDS features will be located at low points of the site prior to discharging to existing watercourses at greenfield rates. Careful management of such discharge would be required and need assessment to demonstrate the achievability of the proposal and the potential impact on ecology and biodiversity.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	--	The site is wholly greenfield land with no opportunity to facilitate the use of previously developed land.
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	-	Approximately 60% of the site is classified as grade 3 agricultural land; part of the central and northern portions of the site is classified as grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	++	The site promoter proposes 147ha of open space, with the central ridge retained to form part of the open space offer. Existing gravel lakes to the south are also to be retained.
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	+	<p>It is suggested that green corridors would be provided following existing hedgerows and tracks. The site is currently arable farm land and therefore there is opportunity to enhance natural green space accessible to those who work on the site.</p> <p>Smaller areas of woodland, scrub, semi-improved neutral grassland, hedgerow, mature trees and wetlands are proposed.</p>
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	N	Brampton Wood SSSI and ancient and semi-natural woodland and Brampton Racecourse SSSI are within 1.5km to the south and east respectively, both of which are separated by major roads such as the A14 and A1. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk, yet due to the size of the site and the proposal for 147ha of open space there are also opportunities to direct recreational pressure within the site to reduce impact on the aforementioned sites. An impact assessment would be required.
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>The site promoter has identified protected species, rare species and flora and fauna associated with the site. The gravel lakes, trees and hedgerow (where possible) are proposed to be retained so as not to impact species. The regional importance of the site for bats has been declared by the promoter which will require careful assessment to ensure no negative impact on the species.</p> <p>Proposed flood mitigation measures include discharge into existing watercourses, attenuation basins, wetlands and SUDs which would require assessment to demonstrate the achievability of the proposal and the potential impact on ecology and biodiversity.</p>
SA7	<ul style="list-style-type: none"> <li>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> <li>Reinforce local distinctiveness and a sense of place?</li> </ul>	-	<p>The site comprises arable farmland and is at the intersection of the of Central Claylands Northern Wolds and Southern Wolds. The site is well related to the surrounding countryside, and currently has little relationship with residential or employment locations, due to separation by the A14 and A1. The site can be seen clearly from many aspects and public rights of way. The scale of the site could have a significant impact on the surrounding landscape, especially from the west and north and public rights of way.</p> <p>The site comprises contrasting terrain which reflects the topography of the wider region. It is characterised by a ridge that extends west to east starting in the centre of the western boundary of the site which falls away and the rises and falls again in the centre of site. Topographical variation here is significant. The elimination of this significant feature could fundamentally impact the wider landscape. The site promoter proposes the retention of this feature which has the potential to enable the site to integrate within the wider landscape. A strategic landscaping approach would be required.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>The site contains no built structures, but surrounds a number of residential and agricultural buildings associated with Weybridge Farm, Weybridge Valley House and Weybridge Lodge. Careful consideration and assessment would be required to demonstrate, accessibility and integration of these properties whilst avoiding detrimental impacts. The proposed commercial uses of the site could impact upon the existing residential uses which would require consideration. The scale of the proposed scheme provides opportunities to comprehensively design in a sense of place within the scheme making it a largely freestanding economic centre.</p>
SA8	<ul style="list-style-type: none"> <li>• Promote actions to reduce contributions to air pollution?</li> <li>• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>	-	<p>The A14 and A1 are distinct features that bound and surround the southern and western boundaries which means the site will be susceptible to air, light and noise pollution. Mitigation measures may be required to minimise the impact on the future site occupiers.</p> <p>The scale of the site and proposed commercial uses (up to 765,453sqm of employment floorspace and up to 12,000sqm commercial leisure uses) has the potential to increase traffic on the strategic road network increasing air pollution. The scale of the site may impact on the wider landscape and the nearby village of Ellington in terms of air, light, noise and visual pollution. An assessment would be required to establish impact and mitigate where necessary.</p>
SA9	<ul style="list-style-type: none"> <li>• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?</li> </ul>	N	The site proposal is for commercial uses only.



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Support and enhance the more deprived areas of the district?</li> </ul>	-	<p>The site is predominantly within the Alconbury ward. Analysis of deprivation by Cambridgeshire County Council gives the ward a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived). Nearby wards include Brampton, Great Staughton and The Stukeleys which have scores of 10, 9 and 3 respectively.</p> <p>Development has potential to improve employment opportunities for residents, however due to the distance to existing settlements opportunities to link to nearby areas to facilitate this would require assessment. Active travel and public transport opportunities have been proposed which would create sustainable links to communities if implemented.</p> <p>There are no proposals for other services such as health and community centre infrastructure.</p>
	<ul style="list-style-type: none"> <li>Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Contribute to regeneration activities?</li> </ul>	--	<p>The site would not contribute to regeneration activities being wholly greenfield land.</p> <p>The site is a strategic scale employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation. The site promoter has indicated the potential for up to 765,453sqm of employment floorspace and up to 12,000sqm commercial leisure uses which could support significant high density economic opportunities in the district help to enhance and diversify economic opportunities in the district through it's proposal for net zero enterprise.</p>
	<ul style="list-style-type: none"> <li>Enhance and diversify economic opportunities with the district?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	+	<p>The site has no current active travel or public transport links. The site promoter proposes active travel routes including incorporating public rights of way, enhancing active travel around the Brampton Hut and</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			reallocating underutilised road space and verge to facilitate a segregated foot/cycleway along the A141 to connect to Huntingdon. Mobility hubs are proposed to coordinate public transport with active travel. However if this is not implemented motorised vehicle movements would dominate.
SA13	<ul style="list-style-type: none"> <li>Attract new investment and provide opportunities to improve the resilience of the local economy?</li> <li>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> <li>Support retention and growth of indigenous companies?</li> <li>Encourage sustainable tourism?</li> </ul>	++	<p>The site is a strategic scale employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation. The site promoter has indicated the potential for up to 765,453sqm of employment floorspace and up to 12,000sqm commercial leisure uses which could support significant high density economic opportunities in the district help to enhance and diversify economic opportunities in the district through it's proposal for net zero enterprise.</p> <p>The scale of the site has the potential to support indigenous companies due to the proximity to existing industry in Huntingdon, allowing possibility for some to expand or relocate where land availability may be a constraint. No tourism opportunities have been proposed.</p>
SA14	<ul style="list-style-type: none"> <li>Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	N	The site is proposed for employment use and as such is considered that it may have a minimal positive contribution to existing town centres such as Huntingdon.
SA15	<ul style="list-style-type: none"> <li>Strengthen a local sense of place?</li> <li>Retain the character of existing settlements?</li> </ul>	-	The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required. Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Prominent topographical features if removed could impact on the sense of place. A landscape assessment would be required.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>Ellington conservation area is within 1.5km to the south west from the south eastern boundary of the site meaning consideration of the impact on this settlement may be required.</p> <p>An existing employment use sits to the north, which could provide opportunities for integration as part of the wider scheme.</p> <p>The site has strong connections to the strategic road network A1 and A14 which would assist in the daily operation of the site.</p> <p>Significant masterplanning would be required to demonstrate that the site could create a sense of place due to the standalone nature of the site and to demonstrate, accessibility and integration of properties that are surrounded by the site avoiding detrimental impacts.</p>
SA16	<ul style="list-style-type: none"> <li>Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	+	There are no heritage assets within or nearby the site. The scale of the site means that there may be archaeological value within the site, but further assessment would be required to confirm or deny this.

## Summary of SA

Land at Weybridge Farm (Brampton Cross) is greenfield agricultural land. The site contains no built structures, but surrounds a number of residential and agricultural buildings associated with Weybridge Farm, Weybridge Valley House and Weybridge Lodge. The site is wholly greenfield land with no opportunity to facilitate the use of previously developed land. Approximately 60% of the site is classified as grade 3 agricultural land; part of the central and northern portions of the site is classified as grade 2 agricultural land.

The site is a strategic employment proposal and may require a new water recycling centre to serve the development. The site promoter proposes two foul water pumping stations. Approximately 85% of the site is within flood zone 1 (336.8ha), with flood zones 2, 3a and 3b present, predominantly focussed within the southern extent of the site. Surface Water flood risk is also present. The site would require mitigation. Proposed measures include discharge into existing watercourses, attenuation basins, wetlands and SUDs which would require assessment to demonstrate the achievability of the proposal and the potential impact on ecology and biodiversity.

The site is a strategic scale employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation and could support significant high density economic opportunities in the district help to enhance and diversify economic opportunities in the district through it's proposal for net zero enterprise. Development has potential to improve employment opportunities for residents. however due to the distance to existing settlements opportunities to link to nearby areas to facilitate this would require assessment. Active travel and public transport opportunities have been proposed which would create sustainable links to communities if implemented. Proximity to the A1 and A14 means that the site will be susceptible to air, light and noise pollution. Mitigation measures may be required to minimise the impact on the future site occupiers. The scale of the site and proposed commercial uses has the potential to increase traffic on the strategic road network increasing air pollution. The scale of the site may impact on the wider landscape and the nearby village of Ellington in terms of air, light, noise and visual pollution. An assessment would be required to establish impact and mitigate where necessary. The site promoter proposes active travel and public transport links to Huntingdon and net zero enterprise and development which could contribute towards a net zero ambition if implemented.

The site promoter has identified protected species, rare species and flora and fauna associated with the site. The regional importance of the site for bats has been declared by the promoter which will require careful assessment to ensure no negative impact on the species. 147ha of open space is provided which could enhance biodiversity of the area.

The site would require consideration of the impacts on Brampton Wood SSSI and ancient and semi-natural woodland and Brampton Racecourse SSSI. No heritage assets are affected. The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required. Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Prominent topographical features if removed could impact on the sense of place. A landscape assessment would be required. Proximity to Ellington conservation area and any potential impacts may be required. An existing employment use sits to the north, which could provide opportunities for integration as part of the wider scheme. The site has strong connections to the strategic road network A1 and A14 which would assist in the daily operation of the site. Significant masterplanning would be required to demonstrate that the site could create a sense of place due to the standalone nature of the site and to demonstrate, accessibility and integration of properties that are surrounded by the site avoiding detrimental impacts.

#### Updates after initial appraisal

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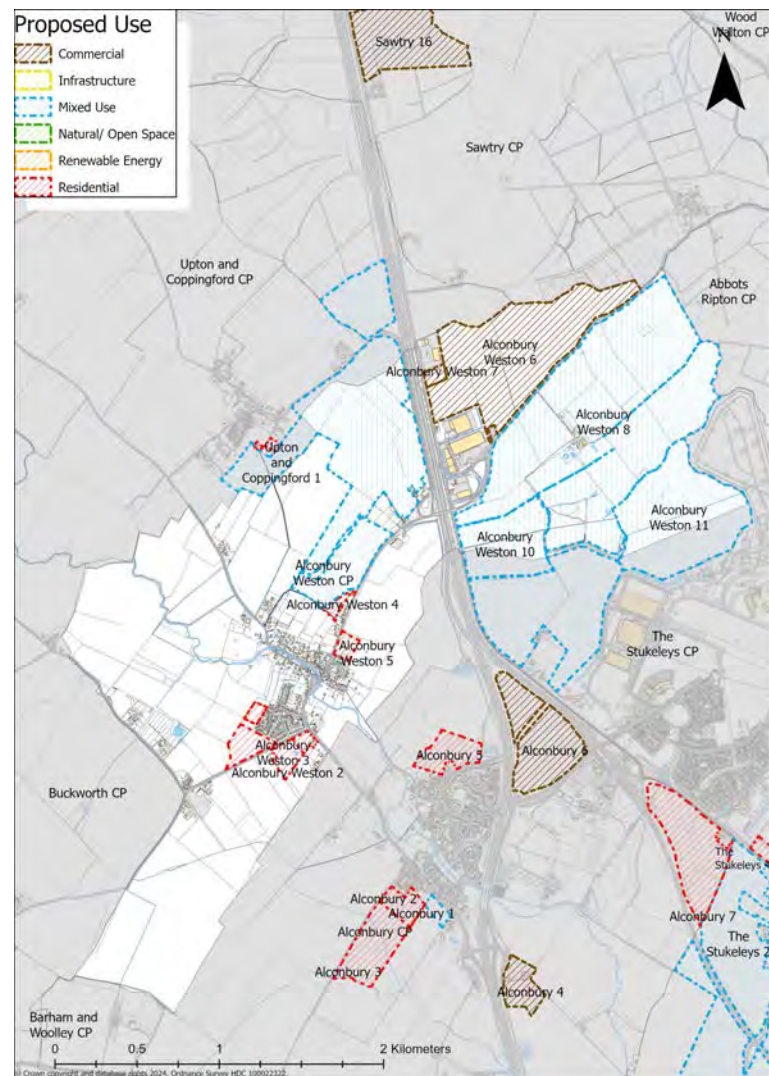


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## Alconbury Weston

1.4 A total of 11 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Alconbury Weston 1: Land North West of Buckworth Road, Alconbury Weston
- Alconbury Weston 2: Land East of High Gables, Buckworth Road, Alconbury Weston
- Alconbury Weston 3: 48 Old Great North Road, Alconbury Weston
- Alconbury Weston 4: Land West of 41 Vinegar Hill, Alconbury Weston
- Alconbury Weston 5: Land East of Vinegar Hill, Alconbury Weston
- Alconbury Weston 6: Land to the North of the Crossways Distribution Centre, Alconbury Hill
- Alconbury Weston 7: Land East of the B1043 and North of Wheatsheaf Cottages, Alconbury Weston
- Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield - note that this site also partially falls within The Stukeleys and Upton and Coppingford parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- Alconbury Weston 9: Land Northwest of Chequers Close, Alconbury Weston
- Alconbury Weston 10: Land East of B1043 and South of Alconbury Hill, Alconbury - note that this site also partially falls within The Stukeleys parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- Alconbury Weston 11: Land adjacent to Alconbury Weald Development and South of Safefield Farm, Alconbury - note that this site also partially falls within The Stukeleys parishes, but it has been included under Alconbury Weston as most of the site lies within that parish area.



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Alconbury Weston 1: Land North West of Buckworth Road, Alconbury Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is located within Alconbury water catchment area which may require upgrades to accommodate growth.</p> <p>The site is in flood zone 1 with low risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield with no existing built structures and classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	According to Natural England's Green Infrastructure mapping, the site has limited access to natural green space and potential for enhancing or improving linkages to the blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located on the south western edge of Alconbury Weston north of Buckworth Road. Most of the north eastern boundary adjoins relatively dense residential development relating the proposal to the wider settlement. This relationship is reinforced by the existing built form in the south of Alconbury Weston being located north of Buckworth Road and west of North Road. However, countryside/ agricultural fields beyond the north western and southern boundary and the relatively large site area means the site also has a close relationship with the countryside. Hence, the proposal may cause some adverse landscape impact, but this is minimised by the presence of established vegetation predominantly screening the site.</p> <p>The north eastern boundary moves beyond the existing built line and therefore development on the eastern side of the site may ensure effective integration with the settlement. Hence, even though a proposed capacity of 35 homes translates to a very low density development given the site area, this could ensure flexibility in terms of design and layout.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is approximately 900m west of the A1, and therefore the site could be exposed to noise and air pollution
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site will contribute to meeting the housing needs of the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of a public park, playing fields and White Hart pub but is remote from other culture and leisure facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment. The proposal is for a residential care home and therefore there will modest employment opportunities on site.  The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service.  A pavement will need to be created to join the site with a nearby footpath along the site frontage on Buckworth Road. In addition, a public right of way is located along the north western boundary which connects the site with Buckworth Road and the village.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site would offer modest employment opportunities.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	+	The site is intended for residential care home use and the site promoter has stated that social uses/ public spaces could be included such as a 'community hub' which could benefit the wider settlement.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site could be effectively masterplanned to ensure integration with the existing place and community. The site promoter has stated a new footpath should be created to join the site with the existing public footpath network. In addition, the proposal is for residential care homes and the site promoter has provided suggestions on how the site could integrate into the existing community, including a 'community hub' with facilities that could also benefit the residents of Alconbury Weston.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within the site. Alconbury Western Conservation Area (CA) is situated approximately 130 metres east of the site but is predominantly shielded from the setting of the CA due to a patch of dense vegetation to the east and a relatively large residential area to the north.

## Summary of SA

The site is in flood zone 1 and is at low risk from surface water flooding. It is wholly greenfield and classified as grade 3 agricultural land. The site is remote from all of the designated nature assets but has limited access to natural green space according to Natural England's Standards. It also has limited access to shops and the nearest primary school is outside of the village. Alconbury Enterprise Zone and Crossways Distribution Centre are within 5km of the site offering employment opportunities and a modest amount of jobs could be provided on site to cater for the care home. A public right of way bordering the north west of the site could allow access to limited

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culture and leisure facilities in Alconbury Weston but a pavement will need to be created along the site frontage along Buckworth Road. There is a infrequent bus service nearby to the site. The intended care home/ specialist housing use, as stated by the promoter, could provide wider benefits to the settlement through public space/ communal uses. Whilst a conservation area is located in close proximity to the site, it's setting will unlikely be adversely impacted due to an existing residential area located to immediately to the east which screens the site. The site is located such that it could be masterplanned to effectively integrate with the existing place and community. The location and scale of the site could conserve the character and form of the village, particularly if development is located on the eastern side of the site adjoining the residential area to the north, reducing potential adverse landscape impact and enhancing relationship with the built form.

## Updates after initial appraisal

## Alconbury Weston 2: Land East of High Gables, Buckworth Road, Alconbury Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations.</p> <p>The site is not impacted by an air quality management area</p> <p>The site is greenfield land with no existing structures meaning materials or buildings will not be reused or recycled.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is located within Alconbury water catchment area which may require upgrades to accommodate growth.</p> <p>The site is in flood zone with minimal recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield with no existing built structures and classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site does not meet the criteria for Natural England's standards for accessing natural green space but is approximately 500m from Alconbury Sports and Social Club where there are playing fields and is accessible via public footpath. It also has capacity to provide 1.5 ha of natural, green or open space on site. However, the site has limited potential for enhancing or improving linkages to the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.  The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The proposal sits south of Buckworth Road, located on the southern edge of the settlement. Opposite the site to the north west are residential properties which form part of a larger residential area to the north. Hence the site has a close relationship with the built form, particularly if the capacity of 9 houses is located along the site frontage (Buckworth Road). There is extensive boundary screening which could be enhanced by the the potential of 1.5 ha of natural green space and minimise adverse landscape impact. However, the intended frontage development may involve the removal of established trees and hedgerow potentially having a negative impact on the rural/natural feel on approach to the village. This could be resolved via single access to the site as suggested by the site promoter.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Whilst the density of the site would be very low, potential for extensive Biodiversity Net Gain and flood mitigation could make the site an productive use of land.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is approximately 900m west of the A1, and therefore the site could be exposed to noise and air pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site will contribute to meeting the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of a public park, playing fields and White Hart pub but is remote from other culture and leisure facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	The site benefits from superfast broadband in the vicinity.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>There is a pavement immediately outside the site frontage.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site solely proposes residential use.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could be effectively masterplanned to integrate with the existing place or community. Frontage development may be better suited to ensure integration with the surrounding residential area/ townscape. The established vegetation along the site frontage should be retained to ensure sensitivity with the local character of the area. Sustainable design is supported through flood mitigation measures and open space on site .
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within the site. Alconbury Western Conservation Area is situated approximately 130 metres east of the site but is predominantly shielded from the setting of the CA due to a patch of dense vegetation to the east and a relatively large residential area to the north.

## Summary of SA

The site is in flood zone 1 with minimal risk of surface water flooding. It is greenfield and wholly classified as grade 3 agricultural land. The proposal does not meet Natural England's Standards for accessing greenspace but has capacity to provide a small amount of natural, green or open space on site and is in close proximity to playing fields which is accessible by public footpath. It is sufficiently remote from all of the designated nature and heritage assets. There are limited culture and leisure facilities and there are no shops or a primary school within Alconbury Weston. Alconbury Weald Enterprise Zone and Crossways Distribution Centre are in 5km of the site providing employment opportunities. Whilst there is a bus service it has limited provision and is beyond 5km from a train station. The proposal could conserve the character of and be effectively integrated into the existing place and community in Alconbury Weston. Established vegetation along Buckworth Road should be retained and frontage development supported to minimise adverse landscape and character impact. The site may be subject to some forms of pollution due to being approximately 900 metres west of the A1(M)

#### Updates after initial appraisal

#### Alconbury Weston 3: 48 Old Great North Road, Alconbury Weston

1.5 Note: This site has been submitted twice for differing uses:

- CfS: 137 for residential nursing and care homes use
- CfS: 178 for residential market and/ or affordable housing

1.6 Both of the sites have been assessed within one sustainability appraisal. Any difference in outcomes have been identified by referencing the use.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>• Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations.</p> <p>The site is not impacted by an air quality management area.</p> <p>There are some structures on the eastern side of the site that may need to be cleared providing the opportunity for materials to be reused or recycled.</p>
	<ul style="list-style-type: none"> <li>• Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>• Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is located within Alconbury water catchment area which may require upgrades to accommodate growth.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is in flood zone 1 with minimal recorded risk of surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is predominantly greenfield land, the remaining being previously developed with a residential property located in the south east corner of the site. It is not clear whether the built structures on site will be cleared and consequently if the development will involve the reuse or recycling or previously developed land.</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site does not meet the criteria for Natural England's standards for accessing natural green space but is approximately 500m from Alconbury Sports and Social Club where there are playing fields and is accessible via public footpath. However, the site has very limited capacity for improvements in the strategic blue or green infrastructure network. There is established woodland located within the site that will need to be cleared prior to development which would adversely impact existing trees habitats.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located on the southern edge of Alconbury Weston, south of Buckworth Road and west of North Road. The proposal is opposite a few houses to the east and a larger residential area to the north and therefore relates to the settlement. To achieve the capacity of the site the proposal will likely involve the removal of numerous trees which could subsequently cause this area of the village to be more open and visible for long distances from flat, agricultural farmland to the south and also on approach to Alconbury Weston on North Road. As a result, this could negatively impact the character and form of Alconbury Weston.</p> <p>The site's capacity of 20 homes or 120 bed spaces within a care home would translate to being low density but would be more line with the surrounding built form.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is approximately 900m west of the A1, and therefore the site could be exposed to noise and air pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is 1 ha, the residential proposal will support the government's aspiration to promote sites suitable for SME builders.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of a public park, playing fields and White Hart pub but is remote from other culture and leisure facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	The site benefits from superfast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a pavement immediately outside the site frontage on North Road.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The potential for care home use could provide some employment opportunities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include social or retail uses
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could be difficult to effectively integrated into the existing place or community. It is situated opposite a residential area within Alconbury Weston and there is a pavement along North Road that could allow access to the limited services in Alconbury Weston and also within Alconbury. However, the potential for the removal of a substantial amount of trees to accommodate the development could cause adverse impact on the character of the local environment.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage located within the site but it is within the setting of Alconbury Western Conservation Area to the north which could be adversely impacted by the development.

## Summary of SA

The site has been submitted twice for differing uses, for market or affordable housing and residential care homes. Some structures on site may need to be cleared prior to development which could offer an opportunity to reuse materials. The site does not meet Natural England's standards for accessing green space but is in close proximity to playing fields on route to Alconbury which is accessible via public footpath. It is sufficiently remote from designated nature assets but is within the setting of Alconbury Weston Conservation Area, potentially causing adverse impact to a designated heritage asset. The A1(M) is situated approximately 900m east of the site and therefore could be subject to forms of pollution. There are limited culture and leisure facilities and there are no shops or a primary school within Alconbury Weston. Alconbury Weald Enterprise Zone and Crossways Distribution Centre are in 5km of the site providing employment opportunities. The residential care home use would provide modest employment on site. Whilst there is a bus service nearby to the site it has limited provision and is beyond 5km from a train station. The site could effectively integrate into the existing place and community, there is a pavement along the frontage allowing access to services in Alconbury Weston and also south to Alconbury. However, significant removal of trees on site could lead to adverse impact upon the local character of the area and upon the landscape. The capacity of the site is of a reasonable scale in relation to the surrounding built form. The site is 1ha and therefore could support national level government aspirations to promote site's suitability for SME builders.

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## Updates after initial appraisal

### Alconbury Weston 4: Land West of 41 Vinegar Hill, Alconbury Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations</p> <p>The site is not impacted by an air quality management area.</p> <p>There are built structures to clear on site prior to development providing the opportunity for the reuse or recycling of materials</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is located within Alconbury water catchment area which may require upgrades to accommodate growth.</p> <p>The site is in flood zone 1 with no recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	<p>The site is wholly greenfield but there are built structures on site associated with the existing stables. This could provide an opportunity to reuse or recycle materials.</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's Standards for accessing natural green space and there is limited opportunity to improve or connect the existing green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located on the northern edge of Alconbury Weston adjoining a linear development to the east on Vinegar Hill and therefore relates to the built form. There is a layer of greenfield to the south which separates the site from the main residential area in Alconbury Weston to some extent. The site does relate to the countryside especially to the north west due to an open western boundary so distant views from public right of ways from the west/north west are likely, negatively impacting the character of the landscape. Significant buffering/ screening will be required on this side. The density proposed would be somewhat higher than the surrounding area. The development would support the appearance of back land development and be atypical of the immediate area.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is approximately 500m west of the A1 and A14, and therefore the site could be exposed to noise and air pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site will contribute to meeting the housing needs of the district.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of a public park, playing fields and White Hard pub but is remote from other culture and leisure facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 1.5km of Crossways Distribution Centre Established Employment Area and 5km of Alconbury Weald Enterprise Zone where there are multiple concentrations of employment..  The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service.  There is a pavement immediately outside the site frontage on Vinegar Hill and there is a public right of way running through the middle of the site.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The site does not include employment, commercial or tourism uses.

## Northern Central Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site solely proposes residential use
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it would be difficult to effectively integrate into the existing place and community. Whilst there is a pavement along the frontage, potential access along Vinegar Hill is removed from the built form. It would also be situated out of context of the build form behind the curtilage of residential properties which is a linear development on Vinegar Hill.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets within the site. However, Alconbury Weston Conservation Area is situated 200m south of the site, and therefore the proposal may need to be sensitive to it's setting through effective masterplanning, landscaping and/or design.

## Summary of SA

The site is flood zone with low recorded risk of surface water flooding. It is greenfield wholly greenfield classified as grade 3 agricultural land. The site has limited accessibility to natural green space but is remote from all of the designated nature assets. It is 500m west of the A1(M) and therefore may be subject to forms of pollution. There are limited culture and leisure facilities and there are no shops nor education facilities within Alconbury Weston. Alconbury Weald Enterprise Zone and Crossways Distribution Centre are in 5km of the site providing employment opportunities. Whilst there is a bus service nearby to the site it has limited provision and it is beyond 5km from a train station. There could be adverse impact upon the Alconbury Weston Conservation located 200m south of the site. The development would be located behind a row of houses along Vinegar Hill and exposed to the open countryside which could negatively impact the landscape and townscape character of the area and is also somewhat separate from the main residential area within Alconbury Weston. It would also be difficult to integrate the site into the existing place and community.

# 1 Northern Central Huntingdonshire

## Updates after initial appraisal

### Alconbury Weston 5: Land East of Vinegar Hill, Alconbury Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations</p> <p>The site is not impacted by an air quality management area.</p> <p>There are built structures to clear on site prior to development providing the opportunity for the reuse or recycling of materials</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	.There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is located within Alconbury water catchment area which may require upgrades to accommodate growth.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is in flood zone 1 with minimal recorded risk of surface water flooding
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	<p>The site is part previously developed and part greenfield land. There are relatively small built structures in the south of the site providing some opportunity for the reuse or recycling of materials.</p> <p>The site is wholly classified as grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

## Northern Central Huntingdonshire

1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's Standards for accessing natural green space and there is limited opportunity to improve or connect the existing green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located on the eastern side of Alconbury Weston east of Vinegar Hill. The site relates closely to the settlement bordering residential properties to the south which is broadly level with the existing built line. There are also residential properties opposite the site frontage along Vinegar Hill. The site has a relationship with countryside adjoining arable farmland to the north and east. Even though the boundaries are densely vegetated the site will likely be highly visible from higher ground to the north and east. Therefore there may be significant landscape requiring mitigation. The capacity proposed is similar to the density of the residential area to the south potentially conserving townscape character.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is approximately 700m west of the A1, and therefore the site could be exposed to noise and air pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site will contribute to meeting the housing needs of the district



# 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of a public park and playing fields but is remote from other culture and leisure facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 1.5km of Crossways Distribution Centre Established Employment Area and 5km of Alconbury Weald Enterprise Zone where there are multiple concentrations of employment.  The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km from a train station but is within 800m of a bus service rated E on the Place Based Carbon Calculator meaning there is an infrequent service.  There is a pavement immediately outside the site frontage along Vinegar Hill and there are public right of ways running along the northern and southern boundary.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The site does not include employment, commercial or tourism uses.

## Northern Central Huntingdonshire

1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site solely proposes residential use
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could be effectively masterplanned to integrate into the existing place and community. There are residential properties adjoining the site to the south, to the south east and opposite along Vinegar Hill. The limited facilities within Alconbury Weston can be accessed by a footpath along the frontage. The development could be visible for long distances and therefore significant landscape buffering will be required to ensure mitigation.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets within the site. However, Alconbury Western Conservation Area is situated approximately 80m south west of the site, and therefore the proposal may need to be sensitive to it's setting through effective masterplanning, landscaping and/or design.

## Summary of SA

The site is in flood zone 1 with minimal risk of surface water flooding. It is predominantly greenfield land, classified as grade 3 agricultural land. There are built structures to clear prior to development which could be recycled. The site has limited accessibility to natural greenspace but is sufficiently remote from all of the designated nature assets. It could be subject to noise pollution due to the A1(M) being situated approximately 700m east of the site. There is limited provision of culture and leisure facilities, education facilities and shops in the immediate area of the site. Employment opportunities are present less than 5km from the site. A bus service is in close proximity to the site but this is infrequent and a train station is beyond 5km. The site is located such that it could effectively integrate into the existing place and community. The site relates closely to the settlement, opposite residential properties on Vinegar Hill and north of a residential area. However, the topography of the site and surrounding land could result in the development causing significant adverse landscape impacted which would need to be mitigated. It would also need to be sensitive to the character of Alconbury Weston Conservation Area located to the south west of the site.

# 1 Northern Central Huntingdonshire

## Updates after initial appraisal

### Alconbury Weston 6: Land to the North of the Crossways Distribution Centre, Alconbury Hill

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield with no built structures to clear prior to development.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is nearby to Alconbury water recycling area which may need upgrading to accommodate growth.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is in flood zone 1 with minimal recorded risk of surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land and classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

## Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site adjoins to Monks Wood National Nature Reserve and SSI to the east and therefore is in close proximity to natural green space and meets Natural England's standards. It could be accessed via a public right of way to the south of the site.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is adjacent to Monks Wood, National Nature Reserve SSSI which could be adversely impacted by the development. It is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is separated from surrounding settlements, located 1.5km northeast of Alconbury Weston and 1km north of Alconbury Weald adjacent to the A1(M) and proposes 250,000 sqm of employment land including logistics. Although it does not have a close relationship with a settlement, Crossways Distribution Centre, an Established Employment Area in the existing Local Plan, is located to the south of the site. It is therefore strategically located and a naturally more appropriate place for this type of use given it's proximity to a major highway. However, approximately three quarters of the site extends past the existing built line and is surrounded by greenfield land to the north, east and south including Monks Woods SSSI to the north east. Despite some screening from hedging and trees along the boundaries, this means the proposal could be highly prominent in the countryside and negatively impact the landscape and Monks Wood, particularly if development occurs on the whole site. Development only on the western side of the site could improve integration/ compatibility with adjoining uses accounting for the location of existing employment land, transport infrastructure (A1)



# 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			and countryside. This is supported by the capacity and site area of the proposal being of a larger scale than adjoining employment uses. The scale, nature and location of the site could levy substantial air, noise or light pollution on a designated nature asset.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is of a scale that would cause substantial air, light and noise pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site is for non-residential use.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The site is remote from education facilities.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	There are no culture or leisure facilities in close proximity to the site.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site proposes 25 ha of employment land and is adjacent to Crossways Distribution Centre Established Employment Area and within 5km of Alconbury Enterprise Zone. Hence, it could allow significant job growth and promote business clusters.  The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is beyond 5km from a train station but is within 800m of a bus service rated D+ on the place based carbon calculator meaning there is a regular service.</p> <p>The site is beyond 1km from active travel infrastructure.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	--	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The proposal is for logistics and distribution which would support new low density employment.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is strategically located adjacent to the A1(M) and north of a number of employment/ logistics/ distribution sites and therefore the development could be effectively masterplanned to integrate into the context of the immediate area. However, given the scale of the site it could levy substantial air, noise and light pollution, adversely impacting adjoining Monks Woods SSSI. Development limited to the western side of the site would improve integration with adjoining uses.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

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## Summary of SA

The site is flood zone 1 with minimal recorded risk of surface water flooding. It is wholly greenfield land classified as grade 3 agricultural quality. The site adjoins to Monks Wood SSSI and National Nature Reserve and therefore meets all of Natural England's Standards for accessing greenspace which could be accessed via a public right of way to the south. However, the scale and nature of the development could cause negative impact upon Monks Wood through imposing noise, air and light pollution. Despite this, the site has a strong relationship between the built form and is strategically located, adjoining an Established Employment Area (EEA) to the south and the A1(M) to the west. Development limited to the western side may improve integration with adjoining uses/ the immediate area and could be achieved through effective masterplanning. The proposal has capacity for 250,000 sqm of employment use, is in close proximity to Alconbury Wealth Enterprise Zone and adjoins an EEA potentially providing substantial employment growth and business clustering opportunities. If the development is for logistics use this would support low density employment. There is a frequent bus service within 800m of a site but a pavement/ active travel infrastructure will be required to enable access. There are no designated heritage assets that would be adversely impacted by the development.

## Updates after initial appraisal

### Alconbury Weston 7: Land East of the B1043 and North of Wheatsheaf Cottages, Alconbury Weston

- 1.7** As identified in the LAA, the site is wholly within a waste management area which is specifically identified on the Cambridgeshire and Peterborough Minerals and Waste Local Plan as an operational/ committed site for the management of waste.
- 1.8** Therefore, a sustainability appraisal for the site has not been undertaken.

### Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	+	The site is made up of four parcels of land two east of the A1M and 2 west of the A1M. The site promoter proposes around 3,000 homes and an undetermined amount of commercial floorspace including employment, retail and logistics/distribution on 267.55ha. Due to the size of the site and uses the site presents a substantial opportunity
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	+	

## Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>for increases in greenhouse gases as a result of increased vehicular movements resulting from commuting and operational requirements for the proposed commercial uses.</p> <p>No active travel routes opportunities have been proposed. The site promoter believes the site would support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond, however further confirmation would be required. Without this motorised transport would dominate.</p> <p>Open spaces have been proposed although the amount of land dedicated to this or proposals to promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants have not been identified and therefore the impact of this is unquantifiable. As are opportunities to reduce greenhouse gas emissions.</p> <p>The site is not within a landscape priority area. Bevill's Wood Ancient woodland and 'Hill Wood and Long Coppice' County Wildlife Site and ancient &amp; semi-natural woodland sit on the eastern boundary of the site. Upton Wood Ancient Woodland is north of the north western parcel. Within the south of the site Hermitage wood County Wildlife Site and ancient and semi-ancient woodland is located. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk, yet due to the size of the site there is potential for open space provision and the creation of green corridors to facilitate increased absorption and dissipation of nitrogen and other pollutants. This would require confirmation however from the site promoters.</p>



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> </ul>	++	There no risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on the site.
	<ul style="list-style-type: none"> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	N	The site promoter gives no clear indication of the amount of open space, or proposals to support habitats in adjusting to the impacts of climate change. However the site is of a size that has the potential to contribute to this. This would require confirmation however from the site promoters.
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	--	The site is a strategic employment proposal and may require a new water recycling centre to serve the development. The nature of employment uses may impact upon water supply and would require further investigation.
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	++	The site is not constrained by fluvial flood risk. Approximately 2% (3ha is susceptible to medium surface water flood risk, 1% high and 8% low. Mitigation would be required, although the site promoter proposes no indication of methods to minimise the risk of flooding.
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	--	The majority of the wholly greenfield land. Safefield farm residential properties and agricultural buildings are present within the site however these represent a negligible opportunity to facilitate the use of previously developed land.
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	-	The site is predominantly grade 3 agricultural land with the exception of 0.60ha.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	++	<p>Due to the size of the site there is potential for open space provision and the creation of green corridors to reduce this risk and provide publicly accessible open space. This would require confirmation however from the site promoters.</p> <p>Development in the eastern parcel may inhibit future connectivity of ancient woodlands.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	--	
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	-	<p>The site proposal has the potential to impact on ecology and biodiversity. Bevill's Wood Ancient woodland and 'Hill Wood and Long Coppice' County Wildlife Site and ancient &amp; semi-natural woodland sit on the eastern boundary of the site. Upton Wood Ancient Woodland is north of the north western parcel. Within the south of the site Hermitage wood County Wildlife Site and ancient and semi-ancient woodland is located. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk, yet to the size of the site there is potential for open space provision and the creation of green corridors to potentially reduce this risk and provide publicly accessible open space. This would require confirmation however from the site promoters and further evidence.</p>
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> </ul>	-	<p>The site is situated within the Central Claylands characterised by large scale field patterns with few trees and hedgerow giving rise to a predominantly open landscape and extensive cover of ancient woodland in the north west. Regularly spaced traditional villages are also a key characteristic. The proposed site exhibits many of these key characteristics with the western parcel spanning the countryside between Upton and Alconbury Weston, and the eastern parcel bounded by and including ancient woodland. Due to the impact on these key characteristics landscape and townscape impact would be</p>
	<ul style="list-style-type: none"> <li>Reinforce local distinctiveness and a sense of place?</li> </ul>		

## 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>significant. Residential development between Upton and Alconbury Weston would fundamentally alter the nature of the settlements creating continuous development between the two settlements. Impact on the conservation area of Alconbury Weston would also need consideration. The site can be seen clearly from many aspects and public rights of way. The scale of the site could have a significant impact on the surrounding landscape. Significant landscaping would be required and assessments to demonstrate how negative impacts could be addressed.</p> <p>The site is well related to the surrounding countryside. The eastern parcels, proposed for potential commercial uses relate well to Alconbury Enterprise Zone and Crossways Distribution Centre. However the impact on ancient woodlands and county wildlife sites may be a significant constraint.</p> <p>The site promoter proposes a detailed landscape visual impact assessment to address landscape impact.</p>
SA8	<ul style="list-style-type: none"> <li>• Promote actions to reduce contributions to air pollution?</li> <li>• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>	-	<p>A1 runs through the centre of the proposed site which means some of the site will be susceptible to air, light and noise pollution. Mitigation measures may be required to minimise the impact on the future site occupiers.</p> <p>The scale of the site and proposed commercial uses has the potential to increase traffic on the strategic road network increasing air pollution. The scale of the site may impact on the wider landscape, ancient woodlands setting and the nearby villages of Upton and Alconbury Weston in terms of air, light, noise and visual pollution. An assessment would be required to establish impact and mitigate where necessary.</p>

## Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?</li> </ul>	+	<p>The site is close to Alconbury Weald and could present opportunities to link the eastern parcels of the proposed site to Alconbury Weald and Alconbury Enterprise Zone via active travel. The site promoter believes the site would support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond, however further confirmation would be required. Public transport options such as the guided bus extension and Alconbury Weald railway station could provide sustainable links to other communities however these schemes have not been confirmed.</p> <p>The western parcels (the site promoter infers this area is more suitable for residential development) are separated from the larger residential populations by the A1 and are considered a less sustainable location without significant intervention.</p> <p>In terms of market demand and meeting community needs the site is located predominantly within the Alconbury ward with the south eastern parcel within The Stukeleys ward. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows The Stukeleys as the 6th most expensive of the 26 wards and Alconbury the 18th in the district. The latter indicating lower costs are required for people looking to purchase homes in the locality.</p> <p>Rental data for October 2022 to October 2023 indicates that The Stukeleys ward is the 10th most expensive for renting a 3-bedroom home and Alconbury the 12th making renting slightly less affordable than the majority of the district. Together these help to indicate that delivering new homes on this site could assist with providing additional housing, with potential to influence affordability within the area.</p>



# 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Support and enhance the more deprived areas of the district?</li> </ul>	+	<p>The site is predominantly within the Alconbury ward with the south eastern parcel within The Stukeleys ward. Analysis of deprivation by Cambridgeshire County Council gives the Alconbury ward a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived) and The Stukeleys a 3.</p> <p>Development has potential to improve employment opportunities for residents. The eastern parcels of the site are close to Alconbury Weald and Alconbury Enterprise Zone which the site promoter proposes is more suitable for employment uses, this location would provide opportunities to link to nearby economic clusters. Public transport opportunities have been proposed which would create sustainable links to communities if implemented. Access to the A1 will assist in the operation of the site and links to nearby clusters providing opportunities for business expansion and investment.</p> <p>There are no proposals for other services such as health and community centre infrastructure. Proposals for other services such as health, schools and community centre infrastructure are proposed but no land has currently been identified for these. The site promoter proposes 3,000 homes which would require the provision of primary schools and social and community infrastructure would be required due to the size of the site.</p>
	<ul style="list-style-type: none"> <li>Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Contribute to regeneration activities?</li> </ul>	--	<p>The site would not contribute to regeneration activities being wholly greenfield land.</p> <p>The site is a strategic scale residential and employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation. The site promoter has indicated the potential for up</p>
	<ul style="list-style-type: none"> <li>Enhance and diversify economic opportunities with the district?</li> </ul>	++	

## Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			to 3,000 homes and believes a suitable location for employment floorspace to be within the western parcels of the site however capacity and floorspace for this has not been quantified. The scale of employment here could support significant high and/or low density employment in the district help to enhance and diversify economic opportunities in the district. Proposed commercial uses include, employment, retail and logistics/distribution.
SA12	<ul style="list-style-type: none"> <li>Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	++	<p>Public rights of way traverse the site. wo public rights of way cross the parcel and can be accessed from Upton at Main Street (heading towards Alconbury Hill) and from Pig Market End (heading towards Alconbury Weston). In the north western parcel a public right of way runs along/within the western edge. Within the north eastern parcel two public rights of way are present within the site one traversing the site and one linking towards Hermitage Wood. One public right of way within the site heads west to east towards hermitage wood and the northern edge of Alconbury Airfield and Enterprise Zone. The site has the potential to incorporate these to provide active travel links to nearby settlements such as Upton, Alconbury Weston, Alconbury and Alconbury Weald. Connection opportunities between the eastern and western parcels of land (separated by the A1) are unknown and would require further investigation to understand the achievability of this.</p> <p>The site promoter believes the site would support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond, however further confirmation would be required. Public transport options such as the guided bus extension and Alconbury Weald railway station could provide sustainable links to other communities however these schemes have not been confirmed.</p>

# 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Attract new investment and provide opportunities to improve the resilience of the local economy?</li> </ul>	++	<p>The site is a strategic scale site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation. The site promoter not indicated the potential commercial floorspace potential, but does outline uses such as employment, retail and logistics/distribution. This could support significant high and/or low density employment opportunities in the district and help to enhance and diversify economic opportunities in the district. The site promoter notes that the eastern parcels would be more suitable for commercial uses and are well located being in proximity to Alconbury Weald and Alconbury Enterprise Zone.</p> <p>The north western parcel relates well to existing employment use and could provide opportunity for local business expansion</p> <p>The scale of the site has the potential to support indigenous companies due to the proximity to existing industry in Alconbury Weald and Huntingdon, allowing possibility for some to expand or relocate where land availability may be a constraint. No tourism opportunities have been proposed.</p>
	<ul style="list-style-type: none"> <li>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> </ul>		
	<ul style="list-style-type: none"> <li>Support retention and growth of indigenous companies?</li> </ul>		
	<ul style="list-style-type: none"> <li>Encourage sustainable tourism?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	N	The site is proposed for employment use and as such is considered that it may have a minimal positive contribution to existing town centres such as Huntingdon.
SA15	<ul style="list-style-type: none"> <li>Strengthen a local sense of place?</li> </ul>	-	The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required. Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Disruption or disturbance to ancient woodlands, scheduled monument and the setting of the villages of Upton and
	<ul style="list-style-type: none"> <li>Retain the character of existing settlements?</li> </ul>		

## Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>Alconbury Weston (which has a conservation area) could impact on the sense of place. A landscape assessment would be required. It is unclear currently whether this could be achieved.</p> <p>The site is well related to the surrounding countryside. The eastern parcels, proposed for potential commercial uses relate well to Alconbury Enterprise Zone and Crossways Distribution Centre. Integration could be achieved after the completion of the Enterprise Zone. However integration of the north and south eastern parcels of land may be unachievable do to the dissection of the sites by a public footpath.</p> <p>The north western parcel relates well to existing employment use and could provide opportunity for local business expansion. However the eastern and western parcels do not relate well to each other (being separated by the A1) and integration of the two may require significant infrastructure. The site has strong connections to the strategic road network (A1) which would assist in the daily operation of the site.</p> <p>Significant masterplanning would be required to demonstrate that the site could create a sense of place in relation to accessibility, townscape impacts of Upton and Alconbury Weston and the affect on ancient woodlands, alongside the integration of properties that are within the north eastern parcel</p>
SA16	<ul style="list-style-type: none"> <li>Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	+	<p>Within the south of the north eastern parcel lies Hermitage wood County Wildlife Site and Ancient and semi-ancient woodland (approximately 12.50ha), the site also includes a Scheduled</p>



# 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Monument. The scale of the site means that there may be archaeological value within the site, but further assessment would be required to confirm or deny this.

## Summary of SA

The Safefield Farm, North West of Alconbury Airfield proposal is located on predominantly greenfield agricultural land. The site is made up of four parcels of land two east of the A1M and 2 west of the A1M. The site promoter proposes around 3,000 homes and an undetermined amount of commercial floorspace including employment, retail and logistics/distribution on 267.55ha. The site is open countryside and the reuse of previously developed land is negligible. The site is predominantly grade 3 agricultural land with the exception of 0.60ha. The site is not constrained by fluvial flood risk some surface water flood risk is present, mitigation would be required.

The proposal presents little opportunity to reduce greenhouse gas emissions or to provide enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants. It is however of a size that could facilitate these aims including enhancing connectivity of sites. Average house prices in the ward area indicate opportunity to provide additional housing to influence affordability. However if developed the western parcels may not provide a sustainable location for development without significant intervention. Development would require substantial supporting community infrastructure and services to support the new community.

The site has potential to improve employment opportunities for residents. The eastern parcels of the site are close to Alconbury Weald and Alconbury Enterprise Zone and Crossways Distribution Centre which the site promoter proposes is more suitable for employment uses, this location would provide opportunities to link to nearby economic clusters. Integration could be achieved after the completion of the Enterprise Zone. The north western parcel relates well to existing employment use and could provide opportunity for local business expansion. The site promoter believes the site would support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond and link to a proposed guided busway extension and railway station however further confirmation would be required. These could provide sustainable links to other communities if implemented. Opportunities are also present for enhancing active travel linkages however these are also unconfirmed.

The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required. Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Disruption or disturbance to ancient woodlands, scheduled monument and the setting of the villages of Upton and Alconbury Weston (which has a conservation area) could impact on the sense of place. A landscape assessment would be required. It is unclear currently whether this could be achieved. The site proposal has the potential to impact on ecology

and biodiversity and scheduled monument an increase in footfall could detrimentally impact this and Bevill's Wood, Hill Wood and Long Coppice', Upton Wood and Hermitage Wood ancient & semi-natural woodlands and County Wildlife sites. The scale of the site means that there may be archaeological value within the site, but further assessment would be required to confirm or deny this.

The site is well related to the surrounding countryside. The eastern parcels, proposed for potential commercial uses relate well to Alconbury Enterprise Zone and Crossways Distribution Centre. However integration of the north and south eastern parcels of land may be unachievable do to the dissection of the sites by a public footpath. The eastern and western parcels do not relate well to each other (being separated by the A1) and integration of the two may require significant infrastructure. The site has strong connections to the strategic road network (A1) which would assist in the daily operation of the site.

Significant masterplanning would be required to demonstrate that the site could create a sense of place in relation to accessibility, townscape impacts of Upton and Alconbury Weston and the affect on ancient woodlands, alongside the integration of properties that are within the north eastern parcel

A1 runs through the centre of the proposed site which means some of the site will be susceptible to air, light and noise pollution. Mitigation measures may be required to minimise the impact on the future site occupiers.

The scale of the site and proposed commercial uses has the potential to increase traffic on the strategic road network increasing air pollution. The scale of the site may impact on the wider landscape, ancient woodlands setting and the nearby villages of Upton and Alconbury Weston in terms of air, light, noise and visual pollution. An assessment would be required to establish impact and mitigate where necessary.

**Updates after initial appraisal**

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**Alconbury Weston 9: Land Northwest of Chequers Close, Alconbury Weston**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above building regulations  The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is wholly greenfield with no built structures to clear prior to development.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of fluvial flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?</li> </ul>	-	The site is nearby to Alconbury water recycling area which may need upgrading to accommodate growth.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is not constrained by fluvial flood risk. Medium surface water flood risk is present on approximately 4% of the site, high on 2.5% and low on 10.4%, focussed predominantly on the northern edge..
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land and classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's Standards for accessing natural green space and there is limited opportunity to improve or connect the existing green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to improve the strategic habitat network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site relates well to the existing settlement. The amount of development proposed is small enough to not affect the character of the area. The site is of a similar density to Chequers Close a residential development immediately east of the site. The site is screened from the wider countryside and landscape impact would be minimal if trees/hedgerow were to be retained.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site promoter proposes 15 homes and 15 custom and self-build plots. The site is of a size that will contribute to the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 800m from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The site is located within Alconbury Western where there is no existing primary school and is of an insufficient capacity provide one on site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of a public park, playing fields and White Hart pub but is remote from other culture and leisure facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	The site benefits from superfast broadband in the vicinity.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is beyond 5km from a train station but is within 800m of a bus service rated E- on the place based carbon calculator meaning there is a below average service.</p> <p>A public right of way runs along the western edge within the site (which can be accessed from the High Street in the village)</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site solely proposes residential use
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>The site relates well to the existing settlement. The amount of development proposed is small enough to not affect the character of the area. The site is of a similar density to Chequers Close a residential development immediately east of the site. The site is screened from the wider countryside and landscape impact would be minimal if trees/hedgerow were to be retained. The site is located such that it has the potential to effectively masterplanned into the existing community, however this would be completely reliant on safe access to the site via Chequers Close, which would require careful consideration of the residential amenity of existing residents. Incorporation of the public right of way should be included to facilitate active travel opportunities.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets in the immediate vicinity of the site.

**Summary of SA**

The site is not constrained by fluvial flood risk some surface water flood risk is present. The site is wholly greenfield grade 3 agricultural land and as such does not prioritise the development of previously developed land. The site is of a size that will contribute to the housing needs of the district.

The site beyond 800m local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre. It is not within an accessible distance of a primary school. The site is within 800m of a public park, playing fields and White Hart pub but is remote from other culture and leisure facilities. The site is within 5km of Alconbury Weald Enterprise Zone and Crossways Distribution Centre Established Employment Area where there are multiple concentrations of employment opportunities. A below average frequency bus stop is located within 800m meaning public transport is limited at best. the site frontage. The site is beyond 5km of a railway station. The site does not meet the criteria for Natural England's Standards for accessing natural green space and there is limited opportunity to improve or connect the existing green infrastructure network. The site is sufficiently remote from all of the designated nature assets and has limited potential to improve the strategic habitat network. There are no designated heritage assets within or in proximity to the site.

The site relates well to the existing settlement. The amount of development proposed is small enough to not affect the character of the area. The site is of a similar density to Chequers Close a residential development immediately east of the site. The site is screened from the wider countryside and landscape impact would be minimal if trees/hedgerow were to be retained. The site is located such that it has the potential to effectively masterplanned into the existing community, however this would be completely reliant on safe access to the site via Chequers Close, which would require careful consideration of the residential amenity of existing residents. Incorporation of the public right of way should be included to facilitate active travel opportunities.

**Updates after initial appraisal**

# 1 Northern Central Huntingdonshire

## Alconbury Weston 10: Land East of B1043 and South of Alconbury Hill, Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is located approximately 1.2km north of Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, there is minimal surface water flood risk. Approximately 0.8% of the site is at medium risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is wholly classified as grade 3 agricultural land.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network. However, the site proposes 400 homes and has capacity for natural, green and open spaces within the site.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site adjoins to Hermitage Wood to the east which is a County Wildlife Site an ancient woodland but is sufficiently remote from all of the other designated nature assets. Proximity to the site and the potential of increased footfall from nearby residents has the potential to adversely impact Hermitage Wood in terms of ecologically and biodiversity.</p> <p>The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site sits south of Crossways Distribution Centre employment area and north of Alconbury Weald and Alconbury Enterprise Zone forming part of a green break between the two. The green break extends east and is characterised by concentrations of ancient woodland. The development has the ability to fundamentally impact on the significance of the wider landscape including the potential of increased footfall from its proposed residential use that could detrimentally impact upon the ecology and biodiversity of these valued ancient woodlands.</p> <p>Hermitage Wood bounds the eastern boundary of the site which would be most immediately affected, which also includes a Scheduled Monument. The site therefore has a greater relationship to the open countryside than the nearby uses. The density of the site is very low.</p>



# 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The western edge of the site is within 50m of the A1 and abuts the B1043 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site sits south of Crossways Distribution Centre employment area and approximately 500m north of Alconbury Enterprise Zone which may cause light, noise and or visual pollution to future residents.</p> <p>Hermitage Wood County Wildlife site and ancient woodland sits on the eastern boundary. The site proposal has been submitted for 400 homes that could impact the woodlands in terms of light and noise, with the potential to detrimentally impact existing habitats and species and visual setting.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site proposes 400 homes which has the potential to support a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km of a town centre and beyond 800m of a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The site is beyond 1.5km from a primary school and is of insufficient capacity for providing a school on site
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m from any cultural and leisure facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is adjacent to Crossways Distribution Centre and is approximately 500m from Alconbury Weald Enterprise Zone.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	

## Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no broadband data available in the vicinity of the site but nearby commercial properties to the north and west benefit from ultrafast broadband.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is beyond 5km from a train station but is within 800m of a bus service rated D+ on the Place based Carbon Calculator meaning there is a regular service.</p> <p>The site is approximately 400m south of a public footpath along the B1043.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal mentions the potential for some supporting infrastructure, however quantum and use has not been identified. The site is not of a size that would impact upon or detract people from existing town, local or village centres.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site has a greater relationship to the open countryside than the nearby uses. The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands. The site is south of Crossways Distribution Centre, which would require assessment as to the compatibility of these sites in terms of amenity. The site forms part of a green break between Crossways Distribution Centre and Alconbury Weald/ Alconbury Enterprise Zone. Due to its separation from Alconbury Weald it is currently unclear how the site could be masterplanned to become part of this community without

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			further completion of the Alconbury Weald development and/or compilation of potential intervening land to create a more comprehensive development, additional information would be required.,
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	Hermitage Wood lies to the west which includes a scheduled monument, the site has the potential to detrimentally impact this heritage asset as a result of increased footfall from new residents.

## Summary of SA

The site is not constrained by fluvial flood risk but has some surface water flood risk is present. The site is wholly greenfield grade 3 agricultural land.

The site proposes 400 homes which has the potential to support a wide range of types, sizes and tenures. The site is beyond 5km of a town centre, and beyond 800m of a local convenience store, primary school and culture and leisure facilities. The site is adjacent to Crossways Distribution Centre and is approximately 500m from Alconbury Weald Enterprise Zone meaning nearby employment opportunities are accessible to future occupiers. The site within 800m of a slightly below average frequency bus stop meaning that there is some access to public transport. The site is sufficiently remote from all designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards'. The site proposes 400 homes and has capacity for natural, green and open spaces within the site. The site adjoins to Hermitage Wood to the east which is a County Wildlife Site an ancient woodland but is sufficiently remote from all of the other designated nature assets. Proximity to the site and the potential of increased footfall from nearby residents has the potential to adversely impact Hermitage Wood in terms of ecologically and biodiversity and nearby concentrations of ancient woodland.

The proximity of the site to the A1, B1043, Crossways Distribution Centre and Alconbury Enterprise Zone mean that future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation.

The site proposal could also impact the woodlands in terms of light and noise, with the potential to detrimentally impact existing habitats and species.

The site has a greater relationship to the open countryside than the nearby uses. The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands, specifically . The site is south of Crossways Distribution Centre, which would require assessment as to the compatibility of these sites in terms of amenity. The site forms part of a green break between Crossways Distribution Centre and Alconbury Weald/ Alconbury Enterprise Zone. Due to its separation from Alconbury Weald it is currently unclear how the site could be masterplanned to become part of this community without further completion of the Alconbury Weald development and/or compilation of potential intervening land to create a more comprehensive development, additional information would be required.

**Updates after initial appraisal**

**Alconbury Weston 11: Land adjacent to Alconbury Weald Development and South of Safefield Farm, Alconbury**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.  The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is located north of Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.  The site is not constrained by fluvial flood risk, some surface water flood risk is present. Approximately 4% of the site is at medium surface water flood risk.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is predominantly classified as grade 3 agricultural land, part of the eastern portion of the site is classified as non agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has no capacity for linkages to the existing blue or green infrastructure network. However, the site proposes 840 homes and has capacity for natural, green and open space integrated within the site.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site adjoins to Hermitage Wood to the west which is a County Wildlife Site and ancient woodland but is sufficiently remote from all of the other designated nature assets. Increased footfall as a result of new development has the potential to impact the site.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site sits immediately north and west of north of Alconbury Weald and Alconbury Enterprise Zone extending into the wider countryside. The area is characterised by concentrations of ancient woodland. The development has the ability to fundamentally impact on the significance of the wider landscape including the potential of increased footfall from its proposed residential use that could detrimentally impact upon the ecology and biodiversity of these valued ancient woodlands.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Hermitage Wood bounds the eastern boundary of the site which would be most immediately affected, which also includes a Scheduled Monument. The site therefore has a greater relationship to the open countryside than the nearby uses. The density of the site is very low.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is immediately north of Alconbury Enterprise Zone which has the potential to cause light, noise, odour and visual pollution to future occupants. The site is of a size that has the potential to cause light, noise and visual pollution on Hermitage Wood County Wildlife Site and ancient woodland (which also includes a Scheduled Monument). The site proposal has been submitted for 840 homes with the potential to detrimentally impact existing habitats and species and setting.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is proposed for 840 homes which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 800m of a local convenience store, 2.5km from a freestanding supermarket and 5km of a town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The site is remote from a village or town based primary school and has insufficient capacity to provide a school on site. Improved access to a primary school could be achieved upon successful integration into Alconbury Weald.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m of cultural and leisure facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is within 1.5km of Crossways Distribution Centre and adjacent to Alconbury Weald Enterprise Zone where there are multiple concentrations of employment.</p> <p>The site has standard broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is remote from a bus service and train station.</p> <p>From east to west, there is a public right of way that runs through the middle of the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site has a greater relationship to the open countryside than the nearby uses. The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands and scheduled monument. The site is north and west of Alconbury Enterprise Zone which would require assessment as to the compatibility of these sites in terms of amenity. The site forms part of the wider countryside. Due to current lack of access from the B1043 and Alconbury Weald the site is isolated regarding means of access. it is currently unclear how the site could be masterplanned to become part of this community without further completion of the Alconbury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>Weald development, coordination of access arrangements which could present land ownership issues and/or compilation of potential intervening land to create a more comprehensive development</p> <p>Until development at Alconbury Weald / Alconbury Enterprise Zone development has made substantial progress and access is agreed it is unclear whether development could be achieved.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	Hermitage Wood lies to the west which includes a scheduled monument, the site has the potential to detrimentally impact this heritage asset as a result of increased footfall from new residents.

#### Summary of SA

The site is not constrained by fluvial flood risk but has some surface water flood risk is present. The site is predominantly classified as grade 3 agricultural land, part of the eastern portion of the site is classified as non agricultural land.

The site proposes 840 homes which has the potential to support a wide range of types, sizes and tenures. The site is beyond 800m of a local convenience store, 2.5km from a freestanding supermarket and 5km of a town centre and beyond 800m of culture and leisure facilities. The site is remote from primary school and has insufficient capacity to provide a school on site. Improved access to a primary school could be achieved upon successful integration into Alconbury Weald. The site within 1.5km of Crossways Distribution Centre and adjacent to Alconbury Weald Enterprise Zone meaning nearby employment opportunities are accessible to future occupiers. The site is remote from a bus service and train station.

The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards'. The site proposes 840 homes and has capacity for natural, green and open spaces within the site. It has limited capacity to enhance the existing blue or green infrastructure network. The site adjoins to Hermitage Wood to the east which is a County Wildlife Site an ancient woodland and includes a scheduled monument. Proximity to the site and the potential of increased footfall from nearby residents has the potential to adversely impact Hermitage Wood in terms of ecologically and biodiversity and heritage and nearby concentrations of ancient woodland.

The proximity Alconbury Enterprise Zone mean that future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site proposal could also impact the woodlands in terms of light and noise and visual pollution.



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The site has a greater relationship to the open countryside than the nearby uses. The proposed development has the potential to adversely impact the adjacent and nearby ancient woodlands and scheduled monument. The site is north and west of Alconbury Enterprise Zone which would require assessment as to the compatibility of these sites in terms of amenity. The site forms part of the wider countryside. Due to current lack of access from the B1043 and Alconbury Weald the site is isolated regarding means of access. It is currently unclear how the site could be masterplanned to become part of this community without further completion of the Alconbury Weald development, coordination of access arrangements which could present land ownership issues and/or compilation of potential intervening land to create a more comprehensive development. Until development at Alconbury Weald / Alconbury Enterprise Zone development has made substantial progress and access is agreed it is unclear whether development could be achieved.

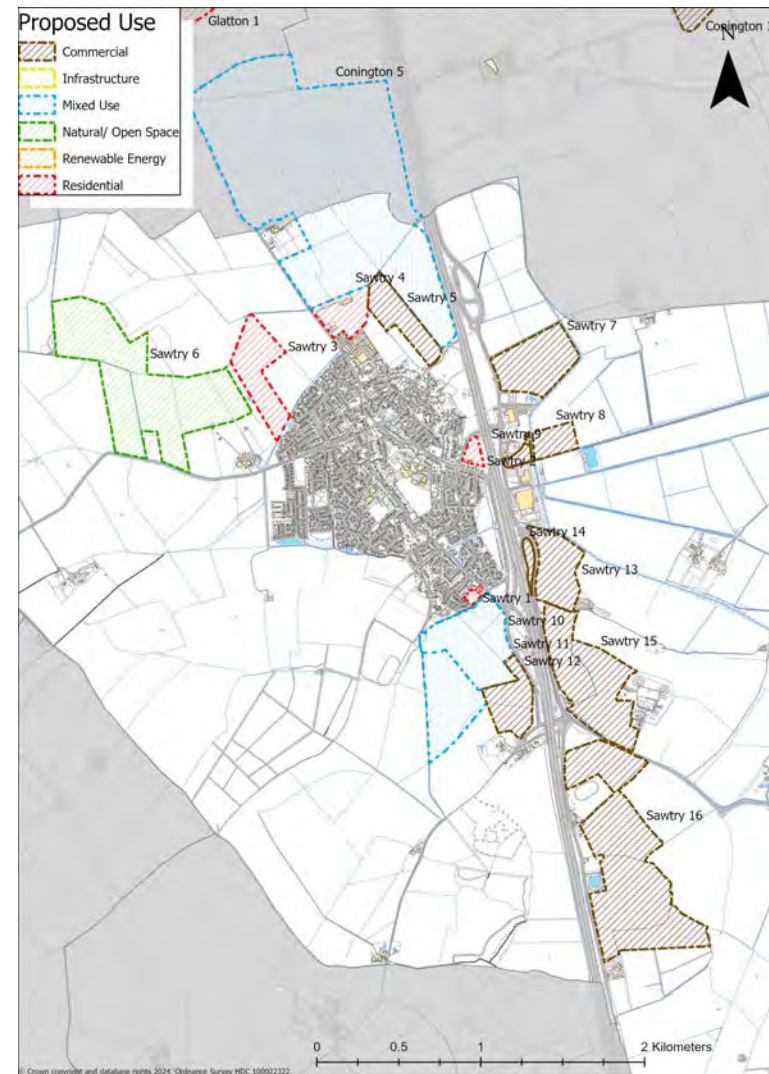
### Updates after initial appraisal

## Sawtry

**1.9** A total of 16 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Sawtry 1: Green End Field, Sawtry
- Sawtry 2: Land at St Andrews Way, Sawtry
- Sawtry 3: Land to the West of Glatton Road, Sawtry
- Sawtry 4: Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry
- Sawtry 5: Land to the North East of the Brookside Industrial Estate, Sawtry
- Sawtry 6: Glebe Farm, Sawtry
- Sawtry 7: Land at Little Common Farm, Sawtry
- Sawtry 8: Land North of Black Horse Industrial Estate (larger site), Sawtry
- Sawtry 9: Land North of Black Horse Industrial Estate (smaller site), Sawtry
- Sawtry 10: Land to the East of St Judith's Lane and west of Toll Bar Way and Green End Road (larger site), Sawtry
- Sawtry 11: Land to the West of Toll Bar Way and Green End Road (smaller site), Sawtry
- Sawtry 12: Land to the West of Toll Bar Way and North of Whitehall Farm, Sawtry
- Sawtry 13: Land Southwest of B1090 and East of Stangate Hill B1043 (larger site), Sawtry
- Sawtry 14: Land Southwest of B1090 and East of Stangate Hill B1043 (smaller site), Sawtry
- Sawtry 15: Land East of B1043 and East of Keeper's Cottage, Sawtry
- Sawtry 16: Land at Brickyard Farm, Sawtry

**1.10** Please note that Conington 5: Land At, Middlemarsh Farm Glatton Road, Sawtry also partially falls within Sawtry parish, but it has been included under Conington as most of the site lies within that parish area.



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## Sawtry 1: Green End Field, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk and approximately 37% of the site is at medium risk of surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is wholly classified as urban land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. However, it does adjoin to the 'Local Standard' to the west and therefore is marginally beyond 300m from 2 ha of natural green space.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 1km of Aversley Wood SSSI but is sufficiently remote from other designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site sits on Green End road on the southern edge of Sawtry. The site is surrounded on three sides by housing relating well to the existing settlement. The southern aspect looks out into open countryside. The size of the development (5 to 10 homes) is such that it would not have a significant impact on the landscape, but would require some mitigation to allow transition from residential development to the countryside.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is in proximity to the A1 to the east but is screened by existing residential properties and trees.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders. The site promoter proposes 5 to 10 market and/or affordable or custom and self build homes.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of a local convenience store.
			The site is approximately 1km from Sawtry Junior Academy Primary School.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within 800m of Sawtry Community Centre, CARESCO Centre, The Bell public house, a public park and allotments.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is approximately 2km from Old Great North Road Industrial Estate and 1.8km from Brookside Industrial Estate.  The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km from a train station but there is a bus stop located along the site frontage on Green End Road rated D+.  There is a pavement adjoining the site frontage
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is in a location that could be effectively masterplanned to become part of the existing place and community. The site is surrounded by residential properties on three sides providing the opportunity for infill development. The site is greenfield land so offers no opportunity to redevelop previously developed land.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within or in close proximity to the site

### Summary of SA

The site is not constrained by fluvial flood risk and approximately 37% of the site is at medium risk of surface water flood risk. The site is wholly greenfield and classified as urban land meaning development will not impact on the best and most versatile agricultural land. The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders.

The site is within 800m of a local convenience store, community centre, CARESCO centre, pub, public park and allotments, meaning local services and facilities would be accessible to future residents. Sawtry Junior Academy is within 1km. The site is approximately 2km from Old Great North Road Industrial Estate and 1.8km from Brookside Industrial Estate which could provide employment opportunities. A below average frequency bus stop is located on the site frontage. The site is just beyond 300m from 2 ha of natural green space (Natural England's 'Access to Greenspace Standards'). The site is within 1km of Aversley Wood SSSI but is sufficiently remote from other designated nature assets. There are no designated heritage assets within or in close proximity to the site.

The site is in a location that could be effectively masterplanned to become part of the existing place and community as it is surrounded by residential properties on three sides providing the opportunity for infill development. The size of the development (5 to 10 homes) is such that it would not have a significant impact on the landscape, but would require some mitigation to allow transition from residential development to the countryside.

### Updates after initial appraisal

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## Sawtry 2: Land at St Andrews Way, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial or medium surface water flood risk, low risk surface water flooding covers 9.6% of the site (0.13ha).</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is a mix of grade 3 agricultural land (approximately 1 third) and urban land (approximately 2 thirds)</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	+	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is located on St Andrews Way, residential back gardens sit to the south of the site and to the west, the latter of which are heavily screened meaning the relationship with the existing townscape is limited. The site provides a countryside feel to it, providing a green barrier between St Andrews Road and the A1. It has little relationship to the residential area of the village.</p> <p>Trees and hedgerow surround the site which will have significant biodiversity and ecological value and require retention so as not to cause detrimental impact.</p> <p>The site is not openly visible from within village or the wider landscape. The hedgerow along the western boundary contributes to the green character of the approach to the village from the north, which if lost would cause a detrimental impact. The site promoter proposes very low density development.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is not of a scale likely to cause substantial pollution, however the A1 bounds the eastern boundary and St Andrews Way crosses the A1 and which is elevated above ground level north of the site before gradually sloping as it continues south. The proximity to the A1, although screened and bounded by extensive tree line could present noise and air pollution for potential residents. Likewise the elevated roadway to the north could also present, noise air and light pollution challenges.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes 40 market and affordable homes and possible custom and self build homes. The site is over 1ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1.1km from Sawtry Junior Academy Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of several culture and leisure facilities including Sawtry Community Centre, CARESCO Centre, The Old School Hall, All Saints Church, playing fields and Grey Stones public house.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is approximately 800m from Old Great North Road Industrial Estate and 1km from Brookside Industrial Estate.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km from a train service but is within 200m from a bus service rated D+ on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a pavement adjoining the site frontage on St Andrews Way.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site has little relationship to the residential area of the village.</p> <p>The A1 bounds the eastern boundary meaning that noise disturbance and air quality would be a significant issue to future residents. St Andrews Way crosses the A1 and is elevated above ground level north of the site which could exacerbate these issues and cause additional light pollution into the site.</p> <p>St Andrew's Way is a sweeping bend with fast moving traffic safety of access and exit to and from the site is a significant issue.</p> <p>Due to the presence of the A1 and St Andrew's Way flyover it is not considered that high quality development could be achieved.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage within or in close proximity to the site.

#### Summary of SA

The site is not constrained by fluvial or medium surface flood, some low risk surface water is present. The site is wholly greenfield and a mix of grade 3 agricultural land (approximately 1 third) and urban land (approximately 2 thirds). The site is of a size that could contribute to the housing needs of the district.

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The site is within 800m of a local convenience store, several culture and leisure facilities including Sawtry Community Centre, CARESCO Centre, The Old School Hall, a Church, playing fields and Public House meaning local services and facilities would be accessible to future residents. The site is approximately 1.1km from a primary school. The site is approximately 800m from Old Great North Road Industrial Estate and 1km from Brookside Industrial Estate which could provide employment opportunities. The site is with 200m of a below average frequency bus stop. There are no designated heritage assets within or in close proximity to the site. The site is sufficiently remote from designated nature assets and green spaces (identified in Natural England's 'Access to Greenspace Standards').

The site has little relationship with the existing townscape and provides a countryside feel, contributing to the approach to the village which if lost would cause a detrimental impact. The site acts as a green barrier between St Andrews Road and the A1.

Noise disturbance, air quality and light pollution would be a significant issue to future residents as a result of the A1 and St Andrew's which is elevated above ground level north of the site. Safety of access and exit to the site would require mitigation as St Andrew's Way is a sweeping bend with fast moving traffic.

Due to the presence of the A1 and St Andrew's Way flyover it is not considered that high quality development could be achieved.

### Updates after initial appraisal

#### Sawtry 3: Land to the West of Glatton Road, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.  The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Nearly all of the site is within flood zone 1 (99.6% equating to 12.43ha), with approximately 0.4% of the site (0.05ha) within flood zone 3b. 3.64% of the site (0.24ha) is at risk from medium surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is wholly grade 3 agricultural land
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does have capacity for 300 homes with 1.5ha of natural green or open space included within the site.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site currently does not relate well to the existing settlement, the site is isolated from residential development to the south by Sawtry Brook and east and west by open countryside, with no means of



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			access. The site forms part of the edge of settlement countryside setting to the village, development of which would have a significant impact which would require strategic landscaping. However, to the east outline planning permission has been granted for 340 dwellings. If access could be achieved from this site and the site were built out, there is a potential that the site would then relate well to residential development in Sawtry. The site promoter proposes low density development of 300 homes.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site proposes 300 residential units which means it is of a size that could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	* The site is approximately 500m from The Coop local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is within Sawtry Village where there is a primary school. Outline permission for the adjoining site includes a primary school but the scoring, consistent with the methodology, is based on existing facilities.  The site is beyond 800 from cultural and leisure facilities within Sawtry.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 500m of Brookside Industrial Estate and 2km from Old Great North Road Industrial Estate.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km from a train station but is within 800m from a bus service rated C on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a public right of right that runs along the north eastern boundary of the site
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is currently removed from residential development and more related to the countryside, meaning integration with the existing community at this point in time is not achievable. Access to the site is a significant constraint at present with no direct link to road infrastructure. This situation may change if development is completed to the east and access could be achieved from this site.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within or in close proximity to the site.

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## Summary of SA

The majority of the site is within flood zone 1, however 3b is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield grade 3 agricultural land. The site is of a size that could include a wide range of types, sizes and tenures.

The site is approximately 500m from a local convenience store, is within Sawtry Village where there is a primary school; an unimplemented site to the east plans for provision of a primary school, however the site to date remains undeveloped. The site is removed from other local services and facilities and beyond 800m of cultural and leisure facilities. The site is within 500m of Old Great North Road Industrial Estate and 2km from Brookside Industrial Estate which could provide employment opportunities. The site is within 800m of an average frequency bus stop. There are no designated heritage assets within or in close proximity to the site. The site is sufficiently remote from designated nature assets and green spaces (identified in Natural England's 'Access to Greenspace Standards').

The site has little relationship with the existing townscape and is more related to the countryside. It is isolated from the main residential area of Sawtry by open countryside and Sawtry Brook. Development on the site would have a significant landscape impact which would require strategic landscaping to transition to the open countryside. Access to the site is a significant constraint. An approved application for homes to the west of the site could change the sites potential in the future.

**\*Evidence submitted by the site promoter notes that the primary access route to the site for vehicles could be from the neighbouring site (which is yet to be built) which fronts onto Glatton Road and therefore the measurements for site's sustainability appraisal have been set from the site's eastern boundary.**

## Updates after initial appraisal

## Sawtry 4: Land East of Glatton Road and North of Brookside Industrial Estate, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with agricultural buildings on site meaning that reuse of materials or buildings would be minimal at best.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 10% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 83% (5.66ha) of the site is within flood zone 1 with flood zone 2 and 3 also present, approximately 18% (0.31ha) is at medium risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land, there are two agricultural buildings on the site.</p> <p>The site is wholly grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	<p>The site is sufficiently remote from all of the designated nature assets</p> <p>The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site forms part of the wider open countryside to the north. The southern boundary is screened from but abuts Brookside Industrial Estate. Buildings and hedgerow create a landscape barrier between this and the site. The site forms part of the countryside approach to Sawtry as it is exposed in both the local landscape and longer distance views, significant landscaping would be required. Currently the site has little relationship to the built area of Sawtry. The site promoter proposes 190 homes.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site proposes 190 residential units which means it is of a size that could include a wide range of types, sizes and tenures.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	<p>The site is approximately 100m from The Coop convenience store.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	<p>The site is within Sawtry where there is a primary school.</p> <p>The site is within 800m of Sawtry Methodist Church and Greystones pub but is beyond 800m from the other cultural and leisure facilities within Sawtry.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site adjoins to Brookside Industrial Estate and is approximately 2km from Old Great North Road Industrial Estate.  The site benefits from ultrafast broadband in the vicinity
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km from a train station but is within 800m from a bus service rated C on The Place Based Carbon Calculator.  The site is approximately 140m from a public footpath on Glatton Road.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is currently removed from residential development and more related to the countryside, meaning integration with the existing community at this point in time is not achievable. This situation may change if development is completed to the west where 340 homes are proposed, where development of this site would extend the residential gateway into Sawtry.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within or in close proximity to the site.

**Summary of SA**

The majority of the site is within flood zone 1, however zones 2 and 3b is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield grade 3 agricultural land, there are two agricultural buildings on the site meaning that reuse of materials or buildings would be minimal at best. The site is of a size that could include a wide range of types, sizes and tenures.

The site is approximately 100m from a local convenience store, is within Sawtry Village where there is a primary school and within 800m of a church and pub, it is beyond 800m from the other cultural and leisure facilities. The site adjoins to Brookside Industrial Estate and is approximately 2km from Old Great North Road Industrial Estate which could provide employment opportunities. The site is within 800m of an average frequency bus stop. There are no designated heritage assets within or in close proximity to the site. The site is sufficiently remote from the designated nature assets and green spaces (identified in Natural England's 'Access to Greenspace Standards').

The site forms part of the wider open countryside to the north and is screened from Brookside Industrial Estate. The site forms part of the countryside approach to Sawtry exposed in both the local landscape and longer distance views, significant landscaping would be required. Currently the site has little relationship to the built area of Sawtry meaning integration with the existing community at this point in time is not achievable. This situation may change if development is completed to the west where 340 homes are proposed, where development of this site would extend the residential gateway into Sawtry.

**Updates after initial appraisal**

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## Sawtry 5: Land to the North East of the Brookside Industrial Estate, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 9% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The majority of the site (91% equivalent to 8.4ha) is within flood zone 1, with flood zone 2 and 3 also present, approximately 9% (0.8ha) is at medium risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land.</p> <p>The site is grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has limited capacity to improve the existing blue or green infrastructure network.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site forms part of the countryside approach to Sawtry as it is exposed in both the wider local landscape and can be seen in longer distance views. The site can also be seen clearly from Tort Hill, a narrow lane which extends along the southern boundary of the site transitioning the village from residential area to countryside. Significant landscaping would be required to mitigate the impact of development. The site has little relationship to the residential area and would have to be accessed from Tort Hill which would affect the form and character of this edge of settlement residential area which is characterised by a narrow lane and extremely low density detached housing.</p> <p>The site promoter proposes 25,000 sqm of employment and logistics, significant travel increases in this area could impact upon the village as heavy goods vehicles would be required to travel though the village to access the A1</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site promoter proposes employment and logistics and distribution on site as such the site could cause light, noise, odour, air or visual pollution dependent on the final use.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	N	The site is for non-residential uses.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of The Coop local convenience store, accessible via a public right of way traversing the north western edge of the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within Sawtry where there is a primary school
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of Sawtry Methodist Church and Greystones public house but is beyond 800m from the other cultural and leisure facilities within Sawtry.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site will provide 2.5 ha of employment land and is adjacent to Brookside Industrial Estate. The site could provide additional employment opportunities and opportunities for expansion.  The site benefits from ultrafast broadband in the vicinity
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	Using the public right of way that runs along the north western edge of the site, it is within 800m of a bus service rated C on the Place Based Carbon Calculator.  There is a public right of way traversing the site.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	+	The site promoter proposes up to 25,000sqm of employment and logistics and distribution on site. This would support a mix of new high and low density employment within the district.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The proposed use of the site (employment/logistics) and the access required off Tort Hill means that it would be extremely difficult effectively masterplan the site in a manner that could integrate the site with the existing low density residential development. Excessive transport movements of large goods vehicles would cause significant safety issues to existing residents.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within or in close proximity to the site

## Summary of SA

The majority of the site is within flood zone 1, however zones 2 and 3 is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield grade 3 agricultural land meaning that there are no opportunities for redevelopment or reuse of previously developed land. The proposed use of the site could support a mix of new high and low density employment for the district.

The site is approximately 800m from a local convenience store, is within Sawtry Village where there is a primary school and within 800m of a church and public house, it is beyond 800m from the other cultural and leisure facilities. The site will provide 2.5 ha of employment land and is adjacent to Brookside Industrial Estate which could provide additional employment opportunities and opportunities for expansion. The site is within 800m of an average frequency bus stop. There are no designated heritage assets within or in close proximity to the site. The site is sufficiently remote from the designated nature assets and green spaces (identified in Natural England's 'Access to Greenspace Standards').

The site forms part of the countryside approach to Sawtry, exposed in both the wider local landscape and can be seen in longer distance views. Significant landscaping would be required to mitigate the impact of development. The site has little relationship to the residential area. The proposed use of the site and the access required off Tort Hill means that it would be extremely difficult effectively masterplan the site in a manner that could integrate the site with the existing low density residential development affecting the form and character of the area. Excessive transport movements of large goods vehicles would cause significant safety issues to existing residents and increase heavy goods traffic through the village to access the A1.

**Updates after initial appraisal**

**Sawtry 6: Glebe Farm, Sawtry**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	The site is for biodiversity net gain.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	++	Sites for biodiversity net gain can contribute to addressing climate change and biodiversity, through planting and habitat restoration.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	<p>The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).</p> <p>Sites for biodiversity net gain can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	<p>The site is for biodiversity net gain and therefore would not to require input in the form of waste water infrastructure.</p> <p>The site is not constrained by fluvial flood risk, medium surface water flood risk is present on 0.84% (0.30ha) of the site. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage. The site would therefore have a positive impact on flood risk.</p>
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	N	The site is proposed solely for biodiversity net gain opportunities.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	N	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site proposes 48 ha of Biodiversity Net Gain and therefore has direct opportunities to enhance the green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is proposed solely for BNG and therefore would not adversely impact designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas but the scope and nature of the proposal could offer improvements strategically in habitat connectivity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>Due to the proposed use of the site it the site would have a positive impact on the landscape ecology. It can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration.</p> <p>The proposed use of the site for biodiversity net gain would be considered complimentary to active agricultural use and has the potential to enhance the surrounding sites of nature conservation importance.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is proposed solely for biodiversity net gain and as such would not impact on light, noise, odour or visual pollution
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site is for non residential use
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	N	The site is solely for biodiversity net gain and therefore this category is not applicable.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	N	The site is solely for biodiversity net gain and therefore this category is not applicable.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	N	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	N	<p>The site is solely for biodiversity net gain and therefore this category is not applicable.</p> <p>There is a public right of way that runs along the site frontage on Gidding Road and the proposal could provide opportunities to integrate active travel infrastructure for work and leisure purposes.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site is solely for biodiversity net gain and therefore this category is not applicable.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site is solely for biodiversity net gain and therefore this category is not applicable.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	++	Due to the proposed use of the site would have a positive impact on the surrounding landscape and ecology.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no heritage assets within or in close proximity to the site.

## Summary of SA

The site is for Biodiversity Net Gain opportunities. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage. The site would therefore have a positive impact on flood risk. The proposed use of the site would have a positive impact on the surrounding landscape and ecology. It can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration. There is a public right of way that runs along the site frontage on Gidding Road and the proposal could provide opportunities to integrate active travel infrastructure for work and leisure purposes. There are no heritage assets within or in close proximity to the site.

## Updates after initial appraisal

## Sawtry 7: Land at Little Common Farm, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 1.5% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 98.6% of the site (14.35ha) is within flood zone 1, with flood zone 2 and 3 also present, approximately 1.2% (0.11ha) is at medium risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land.</p> <p>Just over half of the site is grade 3 agricultural land and the remaining land is grade 2</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--		The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++		The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-		The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	-	<p>The site is separated from the main village of Sawtry by the A1 and sits within the open countryside. The proposed use is exposed in the wider landscape setting and would require landscape mitigation. The southern boundary immediately adjoins a cemetery and allocated extension as set out in the Sawtry Village Neighbourhood Plan. The proposed use could impact on the tranquillity of the cemetery however, Oakwood Business Park does sit immediately south of the cemetery and provides heavy screening through planting to minimise the impact of the conflicting uses. The site is near to other employment and industrial uses, which creates a cluster of such uses in this particular area.</p> <p>The site proposals suggest a number of uses including employment, commercial leisure uses, renewable energy and transport/lorry parking, the impact of which on the countryside setting would vary dependent on the final use, with renewable energy having a lesser impact.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	-	<p>The site has been put forward for a number of potential uses including employment, commercial leisure uses, transport and parking/lorry parking or renewable energy.</p> <p>The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use. The site is near the A1 which could cause noise odour or visual pollution.</p> <p>Renewable energy proposals would have a negligible impact, whereas lorry parking would increase light, noise, odour and visual pollution in the area.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N		The site proposes commercial or infrastructure uses on the site and would therefore not contribute to housing needs.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-		The site is approximately 1.2km from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+		The site is near to Sawtry village where there is a primary and secondary school but is separated from the site by the A1.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N		The site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate and will also provide a substantial (14.56ha) amount of employment land.</p> <p>There is standard broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is approximately 1.1km from a bus service rated C on the Place Based Carbon Calculator. It is beyond 5km from a train station.</p> <p>Potential access to the site could be achieved from B1043 which has a pavement.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	<p>The site promoter proposes a number of potential uses on the site.</p> <p>Proposals for employment and commercial leisure uses would support high and low density employment within the district. Whereas parking/lorry parking would assist with the logistics industry.</p>
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>The site is near to other employment and industrial uses, which creates a cluster of such uses in this particular area meaning that site is in a location which has the potential to be effectively masterplanned into and compliment the existing cluster. Access to the A1 nearby would also assist with this.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Masterplanning of the site would require careful consideration of the impact on the cemetery to the south, although development in this area provides some evidence that this could be achieved, however this may be dependent on the final use.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets within the site but it does adjoin to a graveyard to the south where the Tombstones Grave Yard, a grade II listed building, is located which could be adversely impacted by the development.

#### Summary of SA

The majority of the site is within flood zone 1, however zones 2 and 3 is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield land and just over half of the site is grade 3 agricultural land and the remaining land is grade 2 meaning that there are no opportunities for redevelopment or reuse of previously developed land. The site has been put forward for a number of potential uses including employment, commercial leisure uses, transport and parking/lorry parking or renewable energy, dependent on the final use it has the potential to support high or low density employment within the district, proposals for parking/lorry parking would assist with the logistics industry.

The site is distant from a local convenience store, freestanding supermarket and a town centre. The site is reasonably removed from convenience stores with the closest local convenience store 1.2km away, the site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry. A primary and secondary school are located in the village which is separated from the site by the A1. The site will provide 14.56ha of employment land is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate which could provide additional employment opportunities to compliment current uses. The site is within 1.1km of an average frequency bus stop. The site is remote from nature designations and natural green space using Natural England's 'Access to Greenspace Standards'.

The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use, renewable energy proposals would have a negligible impact, whereas lorry parking would increase light, noise, odour and visual pollution in the area. The site is near the A1 which could cause noise odour or visual pollution. The site is exposed in the wider landscape setting and would require landscape mitigation. Proposed uses could impact on the tranquillity and setting of the cemetery and nearby a listed building, however, heavy screening through planting to could minimise the impact of the conflicting uses. The site is well placed near to other employment and industrial uses and access to the A1 means that the site has the potential to be effectively masterplanned into and compliment the existing cluster.



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## Updates after initial appraisal

### Sawtry 8: Land North of Black Horse Industrial Estate (larger site), Sawtry

- 1.11** As identified in the LAA the site is not suitable for development due to significant constraints such as the Middle Level Catchwater Drain and the land's status as a Neighbourhood Plan allocation for sports and recreational uses. The western parcel of this site has been assessed separately as Sawtry 9 - Land North of Black Horse Industrial Estate (smaller site), Sawtry.

### Sawtry 9: Land North of Black Horse Industrial Estate (smaller site), Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 4% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The 96.6% of the site (1.30ha) is within flood zone 1, with flood zone 2 and 3 also present, approximately 5.7% (0.0.4ha) is at medium risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is wholly grade 3 agricultural land
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 200m from 0.5ha of natural greenspace according to Natural England's 'Access to Natural Greenspace Standards'.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site proposals include with employment or commercial leisure uses such as hotels, gyms, cinemas etc. It relates well to the existing area with Old Great North Road Industrial estate immediately south of the site and Sawtry Motors a nursery and some residential properties to the north.</p> <p>The site is relatively enclosed meaning landscape impact would not be significant if existing trees and hedgerow were retained.</p> <p>The proposed density of the site has not been provided.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site has been put forward for a number of uses including employment and commercial leisure uses such as hotels, gyms or cinemas. The site is near the A1 which could cause noise odour or visual pollution. The prospect of causing widespread light, noise,

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			odour or visual pollution will be dependent on the final use and would be related to potential traffic movements and evening use, however the size of the site may mean that it may not have a significant impact.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site proposes employment and commercial leisure uses on the site and would therefore not contribute to housing needs.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The site is approximately 1.2km from a local convenience store. It is beyond 2.5km from a freestanding supermarket and 5km from a town centre.</p> <p>The site is near to Sawtry village where there is a primary and secondary school but is separated from the site by the A1.</p> <p>The site adjoins to a pavilion but is beyond 800m from other culture and leisure facilities within Sawtry.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site adjoins to Old Great North Road industrial estate to the south and is proposed for commercial leisure or employment use.</p> <p>The site benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is within 800m from a bus service rated D+ on the Place-based Carbon Calculator.</p> <p>There is a pavement adjoining the site frontage on Old North Road.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	++	<p>The site promoter proposes a number of potential uses on the site.</p> <p>Proposals for employment and commercial leisure uses would support high and low density employment within the district. The site is north of Old Great North Industrial Estate, which could provide opportunities for business expansion.</p>
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	+	<p>The site promoter proposes potential for commercial leisure uses which could support the village and local community by providing additional sport or leisure facilities, however the site is removed from the main centre and separated by the A1 potentially shifting the local offer away from the village centre.</p>
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>The site relates well to the existing area with Old Great North Road Industrial estate immediately south of the site and Sawtry Motors a nursery and some residential properties to the north. As such it has the potential to be effectively masterplanned to integrate with the current business cluster and provide opportunity for expansion. Access via the A1 allows opportunity for connectivity to the wider network.</p> <p>Some mitigation may be required to integrate the development with nearby residential units.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	<p>There are no designated heritage assets within or in close proximity to the site.</p>



# 1 Northern Central Huntingdonshire

## Summary of SA

The majority of the site is within flood zone 1, however zones 2 and 3 is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield grade 3 agricultural land. The site has been put forward for a number of potential uses including employment and commercial leisure uses such as hotels, gyms, cinemas etc, dependent on the final use it has the potential to support high or low density employment.

The site is distant from a local convenience store, freestanding supermarket and a town centre. The site is reasonably removed from convenience stores with the closest local convenience store 1.2km away, the site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry. A primary and secondary school are located in the village which is separated from the site by the A1. The site adjoins to Old Great North Road Industrial Estate to the south and is proposed for commercial leisure or employment use which could provide additional employment opportunities and expansion of the existing estate. The site is within 800m of a slightly below average frequency bus stop. The site is remote from nature designations and within 200m from 0.5ha of natural greenspace using Natural England's 'Access to Greenspace Standards'.

The site is near the A1 which could cause noise odour or visual pollution. The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use and would be related to potential traffic movements and evening use, however the size of the site may mean that it may not have a significant impact. The site relates well to the existing area with Old Great North Road Industrial estate immediately south of the site and Sawtry Motors, a nursery and some residential properties to the north.

The site is relatively enclosed meaning landscape impact would not be significant if existing trees and hedgerow were retained. It has the potential to be effectively masterplanned to integrate with the current business cluster and provide opportunity for expansion. Access via the A1 allows opportunity for connectivity to the wider network.

## Updates after initial appraisal

## Sawtry 10: Land to the East of St Judith's Lane and west of Toll Bar Way and Green End Road (larger site), Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The 98.9% of the site (34.28ha) is within flood zone 1, with flood zone 3 also present, approximately 5.4% (0.66ha) is at medium risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land</p> <p>The majority of the site is grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less than 0.1ha)</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

# 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site has capacity for up to 500 dwellings with 18ha of open space included within the site and the northern edge of the site is just outside of Natural England's 'Access to Greenspace Standards of the '300m of 2ha of natural greenspace' .
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is outside Natural Cambridgeshire's Green infrastructure network but has proposed 18 ha of open space. Therefore, it may contribute to improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is south of the residential area of Sawtry and located within open countryside. It is bounded by Toll Bar Way and St Judith's Lane where it is highly exposed within the wider landscape. The site would form a significant extension to the village of Sawtry, but is well related to the settlement and services and facilities. The site is in a sensitive location where the land transitions from flat to the beginning of High Holborn Hill ridge. Strategic landscaping would be required to minimise impact on the landscape setting. The proposed capacity allows for landscaping to transition the residential development to the open countryside.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is approximately 150m away from the A1 which sits to the east of the site. Toll Bar Way and associated roundabout to access the A1 are on the eastern boundary of the site. There is a possibility that the site could be subject to light, noise and odour pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	The site proposes up to 500 dwellings which could include a wide range of types, sizes and tenures.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of The Old Post Office convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1.4km from Sawtry Junior Academy primary school. The site proposal identifies potential for a primary school but provides no capacity.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is with 800m of The Bell pub, a public park and allotments. The site proposal identifies potential for a community centre but provides no capacity.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is approximately 2km from Brookside Industrial Estate and 1.8km from Old Great North Road Industrial Estate.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	The site benefits from superfast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is beyond 5km from a train station but is within 800m from a bus service rated C on the Place Based carbon Calculator
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a pavement immediately opposite the site along the site frontage
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	+	The proposal includes potential commercial leisure uses which could support high low density employment for the village.



# 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	+	The proposal supports the provision of additional retail and commercial leisure uses (although floorspace is not confirmed), schools, community centre and health centre which could support the community.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located as such that it has the potential to be effectively masterplanned to be integrated with the existing community. Strategic landscaping would be required to ensure a transition from residential to countryside location. The site has access to the A1. Development close to St Judith's Lane (a rural country lane) would require sensitive design to minimise landscape and ensure transport movement does not conflict with its rural use and transition into the wider landscape.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development

## Summary of SA

The majority of the site is within flood zone 1, however zones 3 is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield land and predominantly grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less than 0.1ha). The site proposes up to 500 dwellings which could include a wide range of types, sizes and tenures.

The site is within 800m of a local convenience store, pub, public park and allotments, meaning some local services and facilities would be accessible to future residents. Sawtry Junior Academy is within 1.4km. The site proposal identifies potential for retail, school, community centre uses however no capacity or certainty of delivery is provided. The site is approximately 2km from Brookside Industrial Estate and 1.8km from Old Great North Road Industrial Estate providing some access to employment opportunities. The site is within 800m of an average frequency bus stop. The site is outside Natural Cambridgeshire's Green infrastructure network but has proposed

18 ha of open space. which may contribute to improvements in habitat connectivity. It is just outside of Natural England's 'Access to Greenspace Standards of the '300m of 2ha of natural greenspace'. The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site. There are no designated heritage assets within or in close proximity to the site.

The site would form a significant extension to the village of Sawtry, but is well related to the settlement and services and facilities. Due to the proximity to the A1 some of the site could be subject to noise, odour or visual pollution. The site's prominence within the wider landscape and in a sensitive location where the land transitions from flat to the beginning of High Holborn Hill ridge means strategic landscaping would be required. Development close to St Judith's Lane (a rural country lane) would require sensitive design to minimise landscape and ensure transport movement does not conflict with its rural use and transition into the wider landscape.

**Updates after initial appraisal**

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**Sawtry 11: Land to the West of Toll Bar Way and Green End Road (smaller site), Sawtry**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.  The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)

# 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	98% of the site is within flood zone 1 a small portion of flood zone 3b is present in association with the ordinary watercourse which runs along the northern boundary, 6.3% of the site is at medium risk from surface water flooding in similar locations to that of fluvial flood risk
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The majority of the site is grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less than 0.1ha)
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site has capacity for up to 300 dwellings with open space included within the site and the northern edge sits just outside of Natural England's 'Access to Greenspace Standards' of 'within 300m of 2ha of natural greenspace'.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's Green infrastructure network and has limited potential to contribute to improvements in habitat connectivity.

## Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is south of the residential area of Sawtry and located within open countryside. It is bounded by Toll Bar Way and St Judith's Lane where it is highly exposed within the wider landscape. The site would form a substantial extension to the village of Sawtry, but is well related to the settlement and services and facilities. The site is in a sensitive location where the land transitions from flat to the beginning of High Holborn Hill ridge. Strategic landscaping would be required to minimise impact on the landscape setting. The proposed capacity allows for landscaping to transition the residential development to the open countryside.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is approximately 150m away from the A1 which sits to the east of the site. Toll Bar Way and associated roundabout to access the A1 are on the eastern boundary of the site. There is a possibility that the site could be subject to light, noise and odour pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site proposes up to 300 dwellings which could include a wide range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of The Old Post Office convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within Sawtry village where there is a primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of The Bell pub, a public park and allotments. The site proposal identifies potential for a community centre but provides no capacity.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is approximately 2km from Brookside Industrial Estate and 1.8km from Old Great North Road Industrial Estate.</p> <p>The northern half of the site benefits from superfast broadband in the vicinity but there is no available date, according to OFCOM, within or surrounding the remaining part of the site.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is beyond 5km from a train station but is within 800m from a bus service rated C on the Place Based Carbon Calculator</p> <p>There is a pavement immediately opposite the site frontage.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	<p>The proposal includes potential commercial leisure uses which could support high low density employment for the village.</p>
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	+	<p>The proposal supports the provision of additional retail and commercial leisure uses (although floorspace is not confirmed), which could support the community.</p>
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>The site is located as such that it has the potential to be effectively masterplanned to be integrated with the existing community. Strategic landscaping would be required to ensure a transition from residential to countryside location. The site has access to the A1. Development close to St Judith's Lane (a rural country lane) would require sensitive design to minimise landscape and ensure transport movement does not conflict with its rural use and transition into the wider landscape.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within or in close proximity to the site.

### Summary of SA

The majority of the site is within flood zone 1, however zones 3b is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield land and predominantly grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less than 0.1ha). The site proposes up to 300 dwellings which could include a wide range of types, sizes and tenures.

The site is within 800m of a local convenience store, pub, public park and allotments, meaning some local services and facilities would be accessible to future residents. The site is within Sawtry village where there is a primary school. The site is approximately 2km from Brookside Industrial Estate and 1.8km from Old Great North Road Industrial Estate providing some access to employment opportunities. The site is within 800m of an average frequency bus stop. The site is outside Natural Cambridgeshire's Green infrastructure network. It is just outside of Natural England's 'Access to Greenspace Standards of the '300m of 2ha of natural greenspace'. The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site and be impacted by increased footfall. There are no designated heritage assets within or in close proximity to the site.

The site would form a substantial extension to the village of Sawtry, but is well related to the settlement and services and facilities. Due to the proximity to the A1 some of the site could be subject to noise, odour or visual pollution. The site's prominence within the wider landscape and in a sensitive location where the land transitions from flat to the beginning of High Holborn Hill ridge means strategic landscaping would be required. Development close to St Judith's Lane (a rural country lane) would require sensitive design to minimise landscape and ensure transport movement does not conflict with its rural use and transition into the wider landscape.

### Updates after initial appraisal

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# 1 Northern Central Huntingdonshire

## Sawtry 12: Land to the West of Toll Bar Way and North of Whitehall Farm, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, 25% of the site is at medium risk from surface water flooding associated with drains.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The eastern third of the site is grade 2 agricultural land with the remainder grade 3.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has very limited capacity for linkages to the existing strategic green or blue infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is approximately 750m from Aversely Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site and be impacted by increased footfall.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has very limited capacity for future improvements in strategic habitat connectivity
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is an agricultural field within open countryside and highly exposed within the wider landscape. The site is in an isolated location removed from extensive built development. Although some residential properties sit outside the south western corner and some residential and agricultural properties are present across Coppingford Road to the south, the site is more related to the countryside.</p> <p>The site promoter proposes employment and roadside services, which whilst out of keeping with this rural hamlet does have a relationship to the A1 with linkages to access the A1 north and south within a mile. A specific density for the site has not been provided, meaning the scale of impact on the local area and landscape is currently undetermined.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The site is less than 100m away from the A1 which sits to the east of the site. Toll Bar Way is on the eastern boundary of the site. There is a possibility that the site could be subject to light, noise and odour pollution.</p> <p>The proposal is for employment and or roadside services, which has the potential to cause light, noise, odour and visual pollution especially in the case of roadside services which would include increase traffic movements.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site proposes employment and/or roadside services on the site and would therefore not contribute to housing needs
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is nearby to the built up area within Sawtry where there is primary and secondary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m from cultural and leisure facilities within Sawtry.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The proposal is for employment use and is approximately 1.5km from Old Great North Road Industrial Estate, which is east of the A1.  The nearest available data to the site shows there is standard level broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site beyond 5km from a train station but is within 800m of a bus service rate D+ on the Place Based Carbon Calculator.  There is a pavement along the site frontage on Toll Bar Way
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	+	The site proposes employment and/or roadside services on the site which could provide additional high or low density employment.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	+	The proposal includes possible roadside services which could provide an element of retail, which could also help to support the small concentration of residential dwellings near the area
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is in an isolated location removed from extensive built development. The potential scale and use of development is of a nature that may make it difficult to integrate with the existing community. However proximity to the A1 could assist with the operation of the site, transport movements would have to be via Toll Bar Way or the B1043, which may make roadside service use unpractical due to distance required to travel to access to the services. However it may be of assistance to employment uses dependent on the scale. To minimise impact employment uses could be reduced to reflect development density to the south of Coppingford Road.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development

### Summary of SA

#### 1.12 Update and amend yellow

The site is not constrained by fluvial flood risk, but would require surface water flood mitigation. The site is wholly greenfield land with the eastern third of the site grade 2 agricultural land and the remainder grade 3. The site proposes employment or roadside service uses. The site is approximately 750m from Aversely Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site and be impacted by increased footfall.

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The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre. The site is nearby to the built up area within Sawtry where there is primary and secondary school. The site is beyond 800m from cultural and leisure facilities within Sawtry. The site proposes employment and/or roadside services on the site which could provide additional high or low density employment. The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has very limited capacity for linkages to the existing strategic green or blue infrastructure network.

There is a possibility that the site could be subject to light, noise and odour pollution due to proximity to the A1. The proposed uses have the potential to cause light, noise, odour and visual pollution especially in the case of roadside services which would include increase traffic movements. The uses could provide additional high or low density employment.

The site is in an isolated location removed from extensive built development and highly exposed within the wider landscape, the site is more related to the countryside. The site promoter proposes employment and roadside services, which whilst out of keeping with this rural hamlet does have a relationship to the A1, which could assist with the operation of the site. Transport movements would have to be via Toll Bar Way or the B1043, which may make roadside service use unpractical due to distance required to travel to access to the services. However it may be of assistance to employment uses dependent on the scale. To minimise impact on the hamlet and landscape, employment uses could be reduced to reflect development density to the south of Coppingford Road.

Updates after initial appraisal

Sawtry 13: Land South of Old Great North Industrial Estate (larger site), Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.  The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 5% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	95% of the site (11.7ha) is within flood zone 1 flood zones 2, 3a and 3b are present along the south eastern and northern boundary, approximately 6% of the site is at medium risk from surface water flooding in association with the Middle Level Catchment Drain to the north and field drainage on the east.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is wholly grade 3 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is adjacent to Natural England's 'Doorstep Standard', defined as being an area within 200m from 0.5 ha of natural green space but has limited capacity for linkages to it.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is approximately 1km from Aversely Wood SSSI but is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has very limited capacity for future improvements in strategic habitat connectivity



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is open countryside. The site is proposed for employment use. The site's location near to further industrial uses such as Old Great North Road Industrial Estate could provide opportunity for enhanced employment opportunities/ expanded business cluster within the area.</p> <p>The land proposed is divided into two parcels dissected by the B1043, the western of which is well screened and the eastern requiring landscape mitigation due to exposure within the wider landscape. The shape of the western parcel makes it unclear if built development could be accommodated on the site and elevation of buildings would require careful consideration. A proposed capacity has not been provided to indicate whether land would be used efficiently.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The western parcel of the site bounds the A1 and the eastern parcel is site is approximately less than 100m away from the A1 which sits to the west of the site. The B1043 runs between the parcels of land. There is a possibility that the site could be subject to light, noise and odour pollution.</p> <p>The proposal is for employment, which has the potential to cause light, noise, odour and visual pollution.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	<p>The site proposes employment and/or roadside services on the site and would therefore not contribute to housing needs</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre.</p> <p>The site is nearby to the built up area within Sawtry where there is a primary and secondary school but it is separated from the site by the A1.</p> <p>The site is approximately 400m from a pavilion where there are playing fields but is beyond 800m from other cultural and leisure facilities within Sawtry.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is proposed for employment use and is within 1.5km of Old Great North Road Industrial Estate.</p> <p>The site benefits from superfast broadband in the vicinity</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is beyond 5km from a train station and 800m from a bus service.</p> <p>The site is approximately 600m south from a pavement on Great North Road and there is a public right of way running along the southern boundary.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	++	<p>The site proposes employment uses which could provide additional high density employment south of Old Great North Industrial Estate, which could provide opportunities for business expansion.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion. Access to the A1 would compliment the proposed use of the site.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development

## Summary of SA

The majority of the site is within flood zone 1, flood zones 2, 3a are present as is surface water flood risk which would require mitigation. The site is wholly greenfield land grade 3 agricultural land. The site proposes employment uses.

The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre. The site is nearby to the built up area within Sawtry where there is primary and secondary school. The site is within 400m of a pavilion and playing fields but is beyond 800m from cultural and leisure facilities within Sawtry. The site is adjacent to Natural England's 'Doorstep Standard', defined as being an area within 200m from 0.5 ha of natural green space but has limited capacity for linkages to it.

Proximity to the A1 means there is a possibility that the site could be subject to light, noise and odour pollution.

The proposed uses could provide additional high density employment. The eastern parcel of land would require landscape mitigation due to exposure within the wider landscape. The shape of the western parcel makes it unclear if built development could be accommodated on the site and elevation of buildings would require careful consideration.

The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion. Access to the A1 would compliment the proposed use of the site.

## Updates after initial appraisal

## Sawtry 14: Land South of Old Great North Industrial Estate (smaller site), Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial or surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is wholly grade 3 agricultural land



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is adjacent to Natural England's 'Doorstep Standard', defined as being an area within 200m from 0.5 ha of natural green space but has limited capacity for linkages to it.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is approximately 1km from Aversely Wood SSSI but is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has very limited capacity for future improvements in strategic habitat connectivity
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is south of Black Horse Business Park. It is bounded by the A1 to the west and the B1043 to the east, it is well screened by established trees and hedgerow, meaning that landscape impact would be minimal. The shape of the site makes it unclear if built development could be accommodated on the site and elevation of buildings would require careful consideration. The site is proposed for employment use or commercial leisure uses - hotel, cinema, gyms etc. The site's location near to further industrial uses such as Old Great North Road Industrial Estate could provide opportunity for enhanced employment opportunities/ expanded business cluster within the area.</p> <p>A proposed capacity has not been provided to indicate whether land would be used efficiently.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The site is bounded by the A1 to the east and the B1043 to the west. There is a possibility that the site could be subject to light, noise and odour pollution.</p> <p>The proposal is for employment and or commercial leisure uses such as a gym, hotel, cinema which has the potential to cause some light, noise, odour and visual pollution.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site proposes employment and/or commercial leisure uses on the site and would therefore not contribute to housing needs
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is nearby to the built up area of Sawtry where there is a primary and secondary school, but it is separated from the site by the A1.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is approximately 400m from a pavilion where there are playing fields but is beyond 800m from other cultural and leisure facilities within Sawtry.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is proposed for employment use and is within 1.5km of Old Great North Road Industrial Estate.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	The site benefits from superfast broadband in the vicinity

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km from a train station and 800m from a bus service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	The site is approximately 600m south from a pavement on Great North Road and is there is a public right of way running along the southern boundary.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	++	The site proposes employment or commercial leisure uses such as which could provide additional high or low density employment south of Old Great North Industrial Estate and could provide opportunities for business expansion.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	+	The site promoter proposes potential for commercial leisure uses which could support the village and local community by providing additional sport or leisure facilities, however the site is removed from the main centre and separated by the A1 potentially shifting the local offer away from the village centre.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion. Access to the A1 would compliment the proposed use of the site. However the shape and size of the site is as such that it unclear whether it can accommodate the uses proposed, which would require adequate parking for employees and in the case of commercial leisure uses, visitor parking.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development

**Summary of SA**

The site is not constrained by fluvial or surface water flood risk. The site is wholly greenfield land grade 3 agricultural land. The site is proposed for employment use or commercial leisure uses - hotel, cinema, gyms etc.

The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre. The site is nearby to the built up area within Sawtry where there is primary and secondary school. The site is within 400m of a pavilion and playing fields but is beyond 800m from cultural and leisure facilities within Sawtry. The site is adjacent to Natural England's 'Doorstep Standard', defined as being an area within 200m from 0.5 ha of natural green space but has limited capacity for linkages to it.

The site is bounded by the A1 to the east and the B1043 to the west meaning there is a possibility that the site could be subject to light, noise and odour pollution and the proposed uses have the potential to cause some light, noise, odour and visual pollution.

The site is well related to existing employment development and in a location that could be effectively masterplanned to become part of the cluster of employment uses in the area and provide opportunities for local business expansion. The site is well screened meaning that landscape impact would be minimal. The shape of the site makes it unclear if built development and associated parking could be accommodated on the site and elevation of buildings would require careful consideration. Access to the A1 would compliment the proposed use of the site.

A proposed capacity has not been provided to indicate whether land would be used efficiently.

**Updates after initial appraisal**



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## Sawtry 15: Land East of B1043 and East of Keeper's Cottage, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 41% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>59% of the site (15ha) is within flood zone 1 and 41% within flood zone 3 (11ha). The site is a medium risk from surface water flooding on approximately 9% of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	--	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	Just under half of the eastern portion of the site is grade 3 agricultural land whilst the rest is grade 2.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has very limited capacity for linkages to the existing strategic green or blue infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is approximately 1km from Aversely Wood SSSI but is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has very limited capacity for future improvements in strategic habitat connectivity
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The proposed site is in open countryside with the western boundary following the B1043 which is heavily screened and the B1090 runs along southern boundary where views can clearly be seen across the site. The site forms part of the wider landscape and is isolated from any other major built development having a greater relationship with the countryside. Strategic landscaping to the east would be required to screen development. Two properties sit just outside the site boundary the uses of which are less compatible with large scale employment use (25.64ha) and would therefore require measures minimise the impact from the development.</p> <p>On the south east boundary sits a former oil depot and road haulage site, the compatibility of the proposed site with this development would require further assessment.</p> <p>The site has been put forward for employment use with no estimated capacity provided it therefore cannot be established if the land would be used efficiently.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The western edge of the site bounds the B1043 and the southern boundary the B1090. The A1 sits to the west and is approximately less than 100m away from the A1. There is a possibility that the site could be subject to light, noise and odour pollution.</p> <p>On the south east boundary sits a former oil depot and road haulage site, a contamination risk assessment would be required.</p> <p>The proposal is for employment, which has the potential to cause light, noise, odour and visual pollution.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site proposes employment an uses on the site and would therefore not contribute to housing needs
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is nearby to the built up area of Sawtry where there is a primary and secondary school but is separated from the site by the A1.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m from cultural and leisure facilities within Sawtry.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is proposed for employment use and is within 1.5km of Old Great North Road Industrial Estate.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is standard broadband in the vicinity of the site
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km from a train station and 800m from a bus service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	The site is approximately 400m from a pavement on Toll Bar Way and there is a public right of way that runs along the northern boundary.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	++	The site proposes employment uses which could provide additional high density employment south of Old Great North Industrial Estate and could provide opportunities for business expansion.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site is more related to the countryside, would be isolated from existing employment related development and separated by a green wedge meaning integration with existing business development would be difficult to achieve.</p> <p>The western edge of the site bounds the B1043 and the southern boundary the B1090. The A1 sits to the west, the presence of which would compliment the proposed use of the site. Development of the site would have a significant landscape impact and would envelope isolated residential properties requiring mitigation to minimise impact.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within or in close proximity to that site that would be adversely impacted by the development.

## Summary of SA

A significant proportion of the site is within flood zone 3 (11ha) and surface water is present, mitigation would be required to address flood risk. The site is wholly greenfield land with just under half of the eastern portion of the site is grade 3 agricultural land and the rest is grade 2. The site is proposed for employment use with no capacity provided, but could provide high density employment further south of Old Great North Industrial Estate and could provide opportunities for business expansion.

The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre and cultural and leisure facilities. The site is nearby to the built up area within Sawtry where there is primary and secondary school but is separated from the site by the A1. The site does not meet the criteria for Natural England's 'Access to Green Space Standards' and has very limited capacity for linkages to the existing strategic green or blue infrastructure network.

The sites proximity to the B1043, B1090 and A1 means that the site could be subject to light, noise and odour pollution. The proposal is for employment, which has the potential to cause light, noise, odour and visual pollution. An assessment would be required to identify and where possible mitigate these impacts

The site is more related to the countryside, would be isolated from existing employment related development and separated by a green wedge meaning integration with existing business development would be difficult to achieve. Development of the site would have a significant landscape impact and would envelope isolated residential properties requiring mitigation to minimise impact. Strategic landscaping to the east would be required to screen development. On the south east boundary sits a former oil depot and road haulage site, the compatibility of the proposed site with this development would require further assessment, a contamination risk assessment would be required.

Proximity to the B1043, B1090 and A1 would compliment the use of the site.

The site has been put forward for employment use with no estimated capacity provided it therefore cannot be established if the land would be used efficiently.

## Updates after initial appraisal

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## Sawtry 16: Land at Brickyard Farm, Sawtry

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 6% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 93% of the site (47.5ha) is within flood zone 1. Flood zone 3 is present on approximately 7% located predominantly within the north and also through the centre in association with a drain. The site is at medium risk of flooding from surface water on approximately 4%.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The northern quarter of the site is grade two agricultural land with the remainder grade 3.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	A relatively small area in the south of the site is within 1km from 10 ha of natural green space according to Natural England's 'Access to Green Space Standards'.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	-	The site adjoins to Monks Wood and The Odd Quarter SSSI to the south and is approximately 800m from Monks Wood National Nature Reserve and SSSI to the south east which could be adversely impacted by the development.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has very limited capacity for future improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The proposed site forms part of the wider landscape and is significantly isolated from any other major built development, views into the site can be clearly seen from the northern boundary with the B1090. The southern boundary abuts ancient woodland and SSSI 'The Odd Quarter' meaning landscape setting , ecological and biodiversity impact could be significant.</p> <p>Two properties and agricultural buildings sit just outside the site boundary which would require measures to minimise the impact from large-scale employment development.</p> <p>The site has been put forward for 170,000 sqm for logistics/distribution, the use of which could exacerbate the impact on the SSSI.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The western edge of the site bounds the B1043 and the northern edge the B1090. The A1 sits to the west and is approximately less than 40m away from the A1 at the nearest edges. There is a possibility that the site could be subject to light, noise and odour pollution.</p> <p>The proposal is for 170,000 sqm of logistics/distribution, which has the potential to cause significant light, noise, odour and visual pollution.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site proposes employment an uses on the site and would therefore not contribute to housing needs
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	-	The site is withdrawn from the built up area within Sawtry where there is a primary and secondary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m of cultural and leisure facilities within Sawtry.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is proposed for employment use and is approximately 1.8km of Great North Road Industrial Estate
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The nearest available data for digital infrastructure is 240m west of the site where there is ultrafast broadband.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km from a train station and 800m from a bus service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a pavement adjoining the site frontage (B1090)
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The site proposes logistics/distribution uses which could provide low density employment south of Old Great North Industrial Estate.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site is more related to the countryside and significantly isolated from large scale existing employment, however a service station with complimentary facilities such as hotel and restaurant sit just outside the south western corner. This would extensively extend the employment uses within this area.</p> <p>The site is bounded by the B1043 and B1090 and near to the A1 which would compliment the proposed use of the site, however distance to A1 linkages would require a transport impact assessment to ascertain if substantial HGV movements could be accommodated on the B1043.</p> <p>Development of the site could have a significant landscape impact on a SSSI and therefore not sensitive to the character of the local environment. Development would envelope isolated residential properties requiring mitigation to minimise impact.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within or in close proximity to the site.

### Summary of SA

The majority of the is within flood zone 1, however flood zone 3 present on approximately 7% located predominantly within the north and also through the centre in association with a drain and surface water flood risk which would require mitigation. The site is wholly greenfield land with the northern quarter grade two agricultural land with the remainder grade 3.

The site is proposed for 170,000sqm of logistics/distribution which could provide low density employment.

The site is beyond the required distance from a local convenience store, a freestanding supermarket and town centre and cultural and leisure facilities and schools. A relatively small area in the south of the site is within 1km from 10 ha of natural green space according to Natural England's 'Access to Green Space Standards'.

The sites proximity to the B1043, B1090 and A1 means that the site could be subject to light, noise and odour pollution as could the proposed use. Links to the A1 could compliment the proposed use of the site, however distance to A1 linkages would require a transport impact assessment to ascertain if substantial HGV movements could be accommodated on the B1043.

The site is more related to the countryside and significantly isolated from large scale existing employment, however a service station with complimentary facilities such as hotel and restaurant sit just outside the south western corner. This would extensively extend the employment uses within this area. The site would require significant strategic landscaping. Proximity to SSSI 'The Odd Quarter' means that landscape setting, ecological and biodiversity impact could be significant and not sensitive to the character of the local environment. The proposed use could exacerbate the impact on the SSSI. Development would envelope isolated residential properties requiring mitigation to minimise impact.

### Updates after initial appraisal

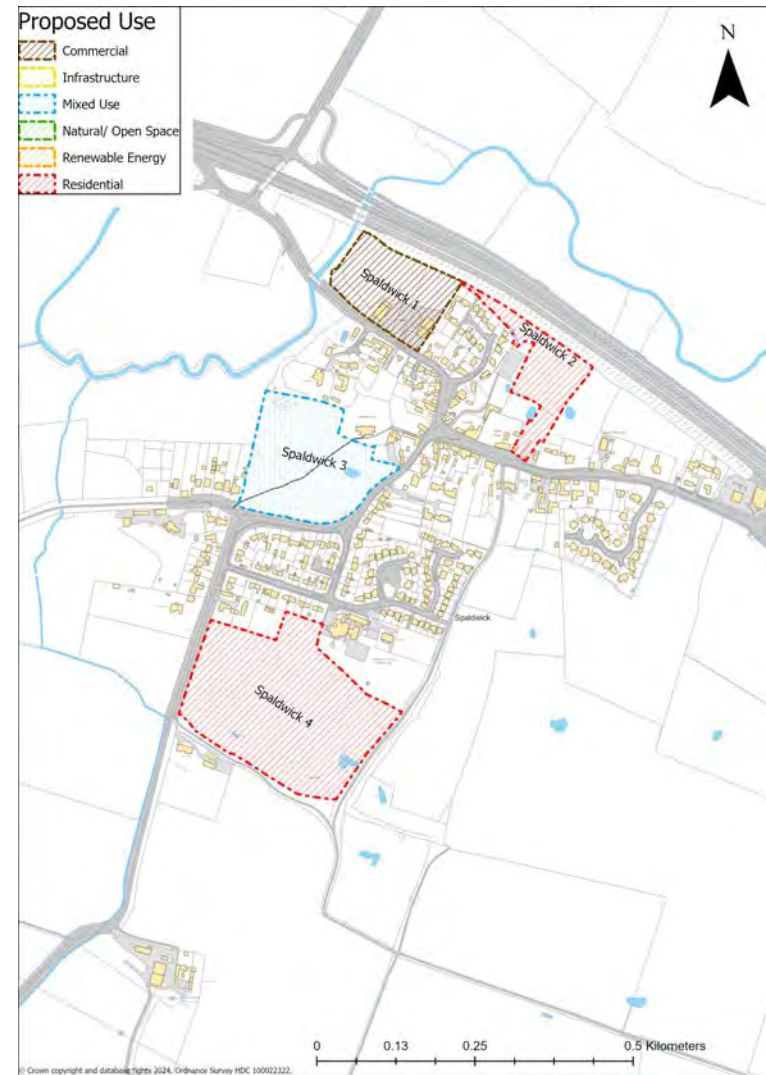
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# 1 Northern Central Huntingdonshire

## Spaldwick

**1.13** A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Spaldwick 1: Land at Thrapston Road, Spaldwick
- Spaldwick 2: Rear of Manor Farmyard, Spaldwick
- Spaldwick 3: Church Field, Spaldwick
- Spaldwick 4: Land to East of Stow Road, Spaldwick



## Spaldwick 1: Land at Thrapston Road, Spaldwick

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is part greenfield and part previously developed land meaning there is some opportunity for the reuse and recycling of existing land, materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 44% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Easton (Cams) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>56% of the site is within flood zone 1, flood zone 2 is present on approximately 22% of the site with 3a slightly less. 3% of the site is at medium surface water flood risk. Low risk surface water covers 60%.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	<p>The site is part previously developed land (approximately 18%) and part greenfield land. The eastern parcel of the site is occupied by an existing business and includes hardstanding meaning there are some opportunities for redevelopment of previously developed land.</p> <p>The site is wholly grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is within 200 m of Ellington Brook Pollard Willows a County Wildlife site. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.</p> <p>The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is located on Thrapston Road and is well located to the existing settlement. Residential properties are located to the south and east of the site. An existing employment use is located within the site mirroring the proposed use for the site. The northern aspect abuts the A14 meaning there would be minimal impact on the surrounding landscape. Impact on the townscape and residential properties would be dependent on the design and layout of the site. The site would make an efficient use of land allowing for local business expansion or small scale local business opportunities.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The A14 adjoins the site's northern boundary, which has the potential to cause light, noise odour or visual pollution. The site is proposed for employment uses, the size of the site is not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	N	The site is for non-residential uses and would therefore not contribute to housing needs.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Spaldwick Community Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities. However the site has the opportunity to provide at least 2 hectares of employment land
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km from a train station and within 300m of a bus stop located on Stow Road rated F+ (extremely low frequency service).
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	++	The site promoter proposes 2,500 to 3,000sqm of employment floorspace which has the potential to support high or low density employment uses, or facilitate the expansion of the existing business.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. The site contains an existing employment use, the proposed development allow for local business expansion or small scale local business opportunities. Impact on heritage assets, conservation area and the County Wildlife Site would require assessment to ensure that the proposal could provide development sensitive to the character of the local environment.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	A grade II listed bridge sits just outside of the south western corner of the site. The proposed use has the potential to impact upon this heritage asset through increased transport movements in association with the proposed employment use. Further assessment would be required to understand the impact. A grade II listed residential property sits on the western boundary, which is already adjacent to the current employment use on the site, if this were to remain in is unlikely that the site would further impact upon this asset. Across the road is a conservation area and residential properties further development would need to demonstrate sensitivity to the setting.

**Summary of SA**

56% of the site is within flood zone 1 and flood zone 2 is present on the site as is surface water flood risk which would require mitigation. The site is part greenfield and part previously developed land meaning there is some opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site has the opportunity to provide at least 2 hectares of employment land. The site is beyond 5km of a town centre, but within 800m of a local convenience store, a primary school, pub, church and meeting halls meaning some local services and facilities would be accessible to future residents. The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. However the site has the opportunity to provide at least 2 hectares of employment land and some additional employment opportunities. Public transport options are limited at best. The site is within 200 m of Ellington Brook Pollard Willows a County Wildlife site meaning impact on the site may be impacted by the proposed use of the site. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. Landscape impact would be minimal as the northern boundary abuts the A14 and if trees and hedgerow were retained.

The presence of the A14 has the potential to cause light, noise odour or visual pollution. The site is proposed for employment uses, the size of the site is not of a scale likely to cause substantial pollution.

The site is located such that it can be effectively masterplanned to become part of the existing place and community. The proposed development allow for local business expansion or small scale local business opportunities. Impact on heritage assets, conservation area and the County Wildlife Site would require assessment to ensure that the proposal could provide development sensitive to the character of the local environment. The proposed use has the potential to impact upon the grade II listed bridge through increased transport movements in association with the proposed employment use.

**Updates after initial appraisal**



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## Spaldwick 2: Rear of Manor Farmyard, Spaldwick

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is part greenfield and part previously developed land (a listed building) meaning the opportunity for the reuse and recycling of existing land, materials or buildings is negligible.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 39% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 61% of the site is within flood zone 1 with flood zone 2 present on 39% of the site. 12% of the site is at risk of medium surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	<p>The site is part previously developed land (listed building on site) and part greenfield land.</p> <p>The site is wholly grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site frontage is located on the High Street and relates well to the existing settlement with residential properties and community use within the immediate vicinity. The northern edge of the site abuts the A14 meaning landscape impact would be minimal. A listed building fronts the High Street fitting in with conservation area and surrounding listed buildings. The main area of the site is set back from the main high street meaning development would not immediately impact the character of the High Street. The site promoter proposes 15 to 20 homes, which is reflective of development immediately west of the site (Littlecotes Close). Development has the potential to enhance the setting of the area if effectively masterplanned by enhancing the setting of the listed building within the site.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The A14 adjoins the site's northern boundary, which has the potential to cause light, noise odour or visual pollution to future occupiers.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes 15 to 20 market and affordable homes. The site is over 1ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Spaldwick Community Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities.  The site benefits from ultrafast broadband in the vicinity
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km from a train station and within 200m of a bus stop located on Stow Road rated F+ (extremely low frequency service).  There is a pavement adjoining the site frontage on the High Street
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	++	The site is located such that it could be effectively masterplanned to become part of the existing place and community, the site is surrounded by residential properties to the south and west. The site has the opportunity to improve the site frontage and setting of the listed building, which currently contains derelict agricultural units.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	<p>The proposed site is within a conservation area and a high concentration of listed buildings to the south east and west of the site.</p> <p>Within the site sits a Grade II listed barn (south western corner), a small derelict agricultural shed is in the south eastern corner. Development of the site could impact the setting of the Grade II listed barn, but also may offer opportunity to enhance the setting if masterplanned correctly due to its current appearance containing derelict agricultural sheds and unmanaged grassland. Development has the potential to impact the setting of the listed buildings to the west as the proposed development would wrap round the northern gardens.</p>



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## Summary of SA

Approximately 61% of the site is within flood zone 1 and flood zone 2 is present on the site as is surface water flood risk which would require mitigation. The site is part greenfield and part previously developed land meaning there is some opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site is of a size that could contribute to the housing needs of the district The site is beyond 5km of a town centre, but within 800m of a local convenience store, a primary school, pub, church and meeting halls meaning some local services and facilities would be accessible to future residents. The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton meaning it is not immediately accessible to a range of employment opportunities.. Public transport options are limited at best. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. Landscape impact would be minimal as the northern boundary abuts the A14 and if trees and hedgerow were retained.

The presence of the A14 has the potential to cause light, noise odour or visual pollution to future occupiers. The site is located such that it could be effectively masterplanned to become part of the existing place and community. The site could impact the Grade II listed barn but also presents the opportunity to improve the site frontage and setting of the listed building, which currently contains derelict agricultural units. The main area of the site is set back from the main high street meaning development would not immediately impact the character of the High Street. The site promoter proposes 15 to 20 homes, which is reflective of development immediately west of the site. Development has the potential to enhance the setting of the area if effectively masterplanned taking into account the conservation area a high concentration of listed buildings to the south east and west of the site.

## Updates after initial appraisal

### Spaldwick 3: Church Field, Spaldwick

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is wholly within flood zone 1 with approximately 3% of the site at risk of medium surface water flood risk.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	The site is wholly greenfield land and offers no opportunity to prioritise development of previously developed land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is wholly grade 3 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is within 200 m of a Ellington Brook Pollard Willows a County Wildlife site. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.</p> <p>The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site relates well to the existing settlement with residential properties to the north south and west of the site.</p> <p>A listed building abuts the north eastern corner of the site - The Church of St James and cemetery. The site provides a distinct setting, establishing a clear view of Church of St James from Stow Road. Development of the site may affect the setting of the church and longevity of use in terms of potential cemetery expansion requirements. The site promoter proposes very low density development of 10 to 15 homes, open space and car parking for the church. Elevation and layout of the buildings would be an important consideration in terms of views of the Church.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes 10 to 15 market and affordable homes. The site is over 1ha.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Spaldwick Community Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km from a train station and within 200m of a bus stop located on Stow Road rated F+ (extremely low frequency service).
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a pavement across the road from the site on Stow Road.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	+	The proposal does not include retail or social uses. But does propose car parking area for the church which noted as due to provide a function as a community hall. This could assist in reinforcing the



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			provision of community services. However, further evidence would be required to justify the provision of car parking in association with increased church usage as the site promoter notes that it is their understanding that the church going to be partially repurposed to provide the functions of a community hall, in the absence of a village hall.
SA15	<ul style="list-style-type: none"> <li>• Provide high quality development sensitive to the character of the local environment?</li> <li>• Promote sustainable design solutions?</li> <li>• Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The proposed development is located on Stow Road the site provides a clear setting establishing a clear view and context of Church of St James. The site is highly exposed forming an integral part of the village identity. Development in this area has the potential to impact on the setting of the church and character of the area. The site is wholly greenfield land and offers no opportunity for the redevelopment of previously developed land. The site has the potential to be integrated into the existing community however this may not outweigh the impact on the church and the character of the area. Proposed car parking for the Church has the potential to increase traffic along the narrow Church Lane and grade II residential property if access was proposed from this location.
SA16	<ul style="list-style-type: none"> <li>• Impact on any heritage assets or their settings?</li> </ul>	-	A grade I listed building abuts the north eastern corner of the site - The Church of St James and cemetery. The site provides a distinct setting, establishing a clear view of Church of St James from Stow Road. A heritage impact assessment would be required to establish the impact on the setting of the church and longevity of use in terms of potential cemetery expansion requirements and the conservation area which covers the site. Proposed car parking for the Church has the potential to increased traffic along the narrow Church Lane and grade II residential property if access was proposed from this location.

**Summary of SA**

The site is not constrained by fluvial flood risk with some surface water flood risk which would require mitigation. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site is of a size that could contribute to the housing needs of the district. The site is beyond 5km of a town centre, but within 800m of a local convenience store, a primary school, pub, church and meeting halls meaning some local services and facilities would be accessible to future residents. The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton meaning it is not immediately accessible to a range of employment opportunities. Public transport options are limited at best. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. The site is within 200 m of Ellington Brook Pollard Willows a County Wildlife site meaning impact on the site may be impacted by the proposed use of the site.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site relates well to the existing settlement with residential properties to the north south and west of the site.

The site provides a distinct setting, establishing a clear view of Church of St James (a grade I listed building). The site is highly exposed forming an integral part of the village identity. Development of the site may affect the setting of the church and longevity of use in terms of potential cemetery expansion requirements. The site promoter proposes very low density development of 10 to 15 homes, open space and car parking for the church. Elevation and layout of the buildings would be an important consideration in terms of views of the Church.

The proposal for car parking for the church could assist in reinforcing the provision of community services. However, further evidence would be required to justify the provision of car parking in association with increased church usage. Proposed car parking for the Church has the potential to increase traffic along the narrow Church Lane and grade II residential property if access was proposed from this location.

The site has the potential to be integrated into the existing community however this may not outweigh the impact on the church and the character of the area.

**Updates after initial appraisal**

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## Spaldwick 4: Land to East of Stow Road, Spaldwick

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Easton (Cambs) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 with approximately 8% of the site at risk of medium surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	<p>The site is wholly greenfield land and offers no opportunity to prioritise development of previously developed land.</p> <p>The site is wholly grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	<p>The site is sufficiently remote from all of the designated nature sites.</p> <p>The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located on Stow Road with a school and residential properties bounding the northern edge. The western, southern and eastern boundaries are screened by trees and hedgerow. Due to the screened nature of the site, it would have negligible landscape impact from Stow Road and to residential properties to north if trees and hedgerow were retained. Development has the potential to impact the setting and access to Upthorpe Green (a registered village green - H-VG14), which sits just outside the south eastern corner. Works on a Village Green are heavily restricted and one must not carry out works which could damage the green or interrupt its use as a place for exercise and enjoyment.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site is of a size that could contribute to the housing needs of the district. The site promoter proposes up to 100 market and affordable homes. The site is over 1ha.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is 1.1km from a local convenience store, more than 2.5km from a freestanding supermarket and beyond 5kms from a town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Spaldwick Community Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of several leisure and cultural facilities including St James Church, Church Lane, Brethrens Meeting Hall, Spaldwick community room (Spaldwick Primary School) and public house The George.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton. The site is therefore not immediately accessible to a range of employment opportunities.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km from a train station and within 600m of a bus stop located on Stow Road rated F+ (extremely low frequency service).
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There are no pavements adjoining or near the site, however public rights of way are located within the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site is located on Stow Road with a school and residential properties bounding the northern edge. The site proposes 80 to 100 homes which would represent a significant extension representing over a third of the current number of homes within the village. Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community.</p> <p>Two public rights of way traverse the site providing views from within the site, another runs along the southern edge and Long Lane runs alongside the eastern boundary. These public rights of way provide links to Ferriman Road, Stow Road and the High Street, into open countryside and the nearby village of Easton allowing for integrated access for pedestrians to the the village and nearby services and facilities.</p> <p>Development has the potential to impact the setting and access to Upthorpe Green (a registered village green), which sits just outside the south eastern corner.</p> <p>Consideration of a smaller number of residential units would assist in integration of the proposed development, integration of public rights of way and setting of the village green.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no heritage assets within or in proximity to the site.

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## Summary of SA

The site is not constrained by fluvial flood risk with some surface water flood risk which would require mitigation. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site is of a size that could contribute to the housing needs of the district. The site is beyond 5km of a town centre, but within 800m of a local convenience store, a primary school, pub, church and meeting halls meaning some local services and facilities would be accessible to future residents. The site is beyond 1.5 km of Bicton Industrial Estate but within 5km and beyond 5km from Kimbolton meaning it is not immediately accessible to a range of employment opportunities. Public transport options are limited at best. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. The site does not impact upon heritage assets.

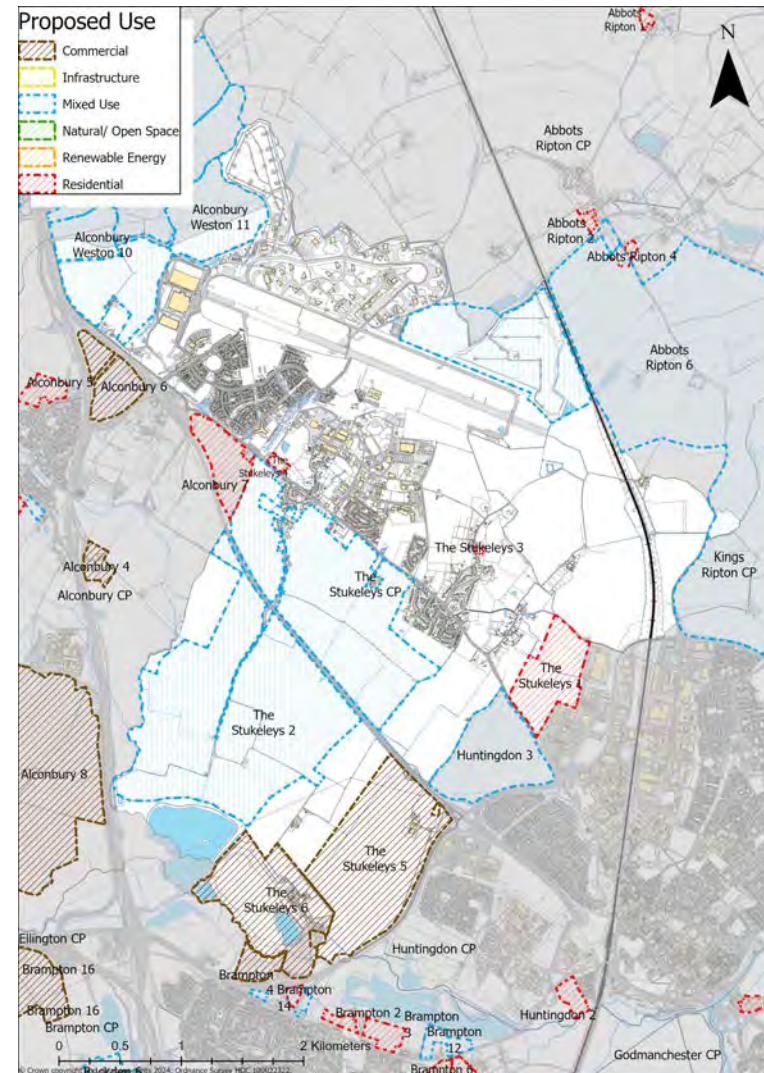
The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is well located on Stow Road with a school and residential properties bounding the northern edge with public rights of way linking to the village and nearby services and facilities. The western, southern and eastern boundaries are screened by trees and hedgerow meaning it would have negligible landscape impact from Stow Road and to residential properties to north if trees and hedgerow were retained. Development has the potential to impact the setting and access to Upton Green (a registered village green - H-VG15), which sits just outside the south eastern corner.

The site proposes 80 to 100 homes which would represent a significant extension representing over a third of the current number of homes within the village. Due to its scale this may provide challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community. Consideration of a smaller number of residential would assist in integration of the proposed development, integration of public rights of way and setting of the village green.

## Updates after initial appraisal

## The Stukeleys

- 1.14** A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:
- The Stukeleys 1: Land North East of Ermine Street (adjoining Huntingdon)
  - The Stukeleys 2: Nook Farm, Little Stukeley
  - The Stukeleys 3: Land between 76 and 86 Owl End, Great Stukeley
  - The Stukeleys 4: Land North of Ermine Street, Little Stukeley
  - The Stukeleys 5: Land North of A141, between Huntingdon Racecourse and A1307
  - The Stukeleys 6: Huntingdon Racecourse - this site also partially falls within Brampton parish. As the majority of the site falls within The Stukeleys parish, the site has been assessed here instead. A link to the site can also be found within the Brampton section of the Central Huntingdonshire LAA document.
- 1.15** Please note that Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield also partially falls within The Stukeleys parish as well as Upton and Coppingford parish, but it has been included under Alconbury Weston as most of the site lies within that parish area.
- 1.16** Also, Abbots Ripton 6: Sapley Park Garden Village also partially falls within The Stukeleys parish as well as Huntingdon and Kings Ripton parishes, but it has been included under Abbots Ripton as most of the site lies within that parish area.





# 1 Northern Central Huntingdonshire

## The Stukeleys 1: Land North East of Ermine Street (adjoining Huntingdon)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by flood risk, approximately 1% of the site is at medium risk of surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land</p> <p>The majority of the site is grade 2 agricultural land with a negligible portion the southern corner within grade 3.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The southern corner of the site adjoins to the 'Neighbourhood Standard' which is defined as being within 1km from 10 ha of natural green space.

## Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 1km of Great Stukely Railway Cutting SSSI but is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site sits between Ermine Business Park and a settlement break designated in The Stukeleys Neighbourhood Plan. The site is well related to the business park to the south and and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm.</p> <p>Development may adversely affect the surrounding countryside to the north due to the its elevated nature and long distance views into the site and would require effective masterplanning to address this and landscaping to allow transition to open countryside and the designated settlement break</p> <p>The site proposes 648 homes which would make an effective use of land.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The eastern boundary of the site adjoins Ermine Business Park which could expose the site to light, noise, odour or visual pollution. The scale of the site (proposed for 648 homes) is such that it could adversely affect the surrounding countryside as a result of it's visibility in the wider landscape and potentially increase light pollution especially on residential development further north.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	The site proposes 648 residential units which means it is of a size that could include a wide range of types, sizes and tenures.

# 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 2km from Huntingdon town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1.2km from Stukeley Meadows Primary School
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m from any culture and leisure facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site adjoins Ermine Business Park to the south and is within 1.5km of multiple industrial estates.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km of Huntingdon train station and is approximately 300m from a bus service rated C- on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	There is pavement along the site frontage.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>The site is well related to Ermine Business Park to the south and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm which sits on the northern boundary of the site. Development may adversely affect the surrounding countryside to the north east due to the its elevated nature and long distance views into the site and would require effective masterplanning to address this and to transition to open countryside and the designated settlement break. Integration of the site with Masterplanning should consider how the site would integration with Huntingdon and allocation SEL1.1.</p> <p>Land would be required to be safeguarded for the re-routing of the A141, which may affect the layout and capacity of the site. Integration of public rights of way would be required as would remediation to facilitate safe pedestrian movement across the the A141 to the market town of Huntingdon.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets within or in close proximity to the site that would be adversely impacted by the development.

### Summary of SA

The site is not constrained by flood risk, some minimal surface water flood risk would require mitigation. The site is wholly greenfield land with the majority grade 2 agricultural land and a negligible portion the southern corner within grade 3.

The site proposes 648 residential units which means it is of a size that could include a wide range of types, sizes and tenures.



# 1 Northern Central Huntingdonshire

The site is approximately 2km from Huntingdon town centre. The site is approximately 1.2km from Stukeley Meadows Primary School and beyond 800m from any culture and leisure facilities. The southern corner of the site adjoins to the 'Neighbourhood Standard' which is defined as being within 1km from 10 ha of natural green space.

The eastern boundary of the site adjoins Ermine Business Park which could expose the site to light, noise, odour or visual pollution. The scale of the site (proposed for 648 homes) is such that it could adversely affect the surrounding countryside as a result of its visibility in the wider landscape and potentially increase light pollution especially on residential development further north.

The site is well related to Ermine Business Park to the south and strategic allocation SEL1.1 Former Alconbury Airfield and Grange Farm which sits on the northern boundary of the site. Development may adversely affect the surrounding countryside to the north east due to its elevated nature and long distance views into the site and would require effective masterplanning and strategic landscaping to address this and to transition to open countryside and the designated settlement break. Masterplanning should consider how the site would integrate with Huntingdon and allocation SEL1.1.

Land would be required to be safeguarded for the re-routing of the A141, which may affect the layout and capacity of the site. Integration of public rights of way would be required as would remediation to facilitate safe pedestrian movement across the the A141 to the market town of Huntingdon.

## Updates after initial appraisal

### The Stukeleys 2: Nook Farm, Little Stukeley

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	+	Some of the site is close to the A1 and A1307 meaning that the site may be subject to greenhouse gas emissions. Traffic emissions and other emissions generated from residents of the proposed 3,000 homes may increase greenhouse gas emissions within the area. The site promoter notes that the site would also support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond, which could help to
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>promote greener travel if these options were to come forward. Certainty of the project is unconfirmed, as such without this car travel would dominate.</p> <p>There is limited evidence to demonstrate that the development would promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants, however, the site is of a size where such spaces and habitats could be provided.</p>
SA2	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> </ul>	-	<p>There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 26% of the site (96ha).</p>
	<ul style="list-style-type: none"> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	+	<p>The site is of a size that has the potential to contribute to habitat creation and provide linkages to the Great Ouse Valley Natural Cambridgeshire Priority Landscape Area and Huntingdon Racecourse SSSI which sit south of the site which could support habitats in adjusting to the impacts of climate change. . However with the exception the site promoter mentioning biodiversity net gain alongside areas within flood zone 3 there no clear plan has been provided.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	--	The site is a new settlement and will most likely require a new water recycling centre to serve the population.
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	+	<p>Approximately 14% of the site is within flood zone 3b. Flood zone 3a and 2 are also present in the south east and along the A1307 and Low Road with approximately 74% in flood zone 1. Surface water flood risk is also present in similar locations.</p> <p>The site is of a size that could enable it to incorporate measures to improve the quality and availability of water resources, and minimise or reduce the risk of flooding. However no specific measures have been identified to confirm this with the exception of mention of using flood zone 3 to help deliver a biodiversity net gain and improve drainage.</p> <p>The site promoter notes that the area falling within Flood zone 3, can be used to help deliver a biodiversity net gain and improve the existing drainage situation, which has the potential to decrease the risk of flooding.</p>
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	--	<p>The majority of the site is greenfield land. Nook Farm and associated buildings sit within the north eastern edge of the site. The Former Three Horseshoes opportunity site is also included within the site on the northern boundary, which is allocated for redevelopment opportunities on previously developed land. However due to the size of the site (375.77ha) the use of previously developed land is negligible in comparison.</p> <p>The site is wholly greenfield agricultural land and grade 3 and 2 agricultural land; grade 2 is mostly located within southern parcel.</p>
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	+	<p>Public rights of way traverse the northern and southern parcels of the site providing access to the countryside. Public rights of way currently provide links to Brampton Race Course SSSI which is located with 300m of the south eastern corner of the site and Hinchingsbrooke Country Park County Wildlife Site (1.3km from the south eastern corner).</p> <p>The site is of a size that could provide strategic greenspace and open space opportunities within the development, however the quantum of this is not provided by the site promoter.</p> <p>The Great Ouse Valley Priority Landscape Area (Great Ouse Valley) abuts the southern boundary of the site. The site promoter has provided no information to evidence if strategic blue and green infrastructure would be enhanced or compromised, with the exception of mention of using flood zone 3 to help deliver a biodiversity net gain.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	+	
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	-	<p>The south eastern corner is site is within 300m of Brampton Racecourse SSSI which is linked from the site by a public right of way, Brampton Meadow SSSI is located within 1.3km (separated by the A1) and Hinchingsbrooke Country Park County Wildlife Site is within 1.5km (with public right of way provided to access and cross the A141) . An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk.</p> <p>The site is of a size that could provide could provide enhanced connectivity to these sites, however no specific details have been provided by the site promoter. Biodiversity net gain is proposed.</p>
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	+	



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li data-bbox="293 421 1126 496">Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> <li data-bbox="293 496 1126 539">Reinforce local distinctiveness and a sense of place?</li> </ul>	--	<p data-bbox="1296 421 2089 639">The site is situated within the Central Claylands landscape character area. The northern parcels of land land slope significantly from north to south in excess of 20m and undulates east to west, creating a distinctive landscape character and separation of the villages of Great Stukeley and Little Stukeley and the A1307. The southern most parcel (south of the A1307) slopes more gently with less significant topographic variation.</p> <p data-bbox="1296 671 2089 986">The northern parcels of land abut the villages of Great Stukeley and Little Stukeley, which have a distinctive identities and village characters. Regularly spaced traditional villages, are a feature of the Central Claylands. The large field sizes within the proposed site create a strong sense of openness which is enhanced by the lack of trees and hedgerows across much of the area, prompting a sense of remoteness and tranquillity. The limited hedgerow and tree coverage facilitate long distance views in many places and from multiple public rights of way, where large structures are highly visible in the landscape.</p> <p data-bbox="1296 1018 2089 1305">The Northern boundary at points tightly bounds residential properties in the Stukeleys. The site includes protected settlement breaks as set out in The Stukeleys Neighbourhood Plan, which demonstrate the local importance of the separation of the villages and their relationship with the wider countryside. Local Greenspace <i>Land at West View</i> associated with Great Stukeley also abuts the northern edge, which is valued for its ecological potential, recreational value and important contribution to the character and appearance of the local area.</p> <p data-bbox="1296 1337 2089 1425">Development in this area has the potential to fundamentally impact the landscape and townscape character around and within Great Stukeley and Little Stukeley. Development would create harsh</p>

## Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			intrusive edges to the countryside setting and would be clearly seen from all around. Significant strategic landscaping would be required and the achievability of this is uncertain.
SA8	<ul style="list-style-type: none"> <li>• Promote actions to reduce contributions to air pollution?</li> <li>• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>	-	<p>The size of the site has the potential to increase traffic on the local and strategic road network increasing air pollution with the potential to affect future residents.</p> <p>Strategic infrastructure would be required to access the site. The site promoter notes that it is understood that a new direct access to the infrastructure of the wider Huntingdon region via A1(M) can be achieved which will help to manage traffic flows in and out of the development and minimise impact on the local highway network.</p> <p>The site promoter also notes that it would also support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond. This could reduce travel by private transport, however if these options were to not come forward car travel would dominate.</p> <p>The site is currently open countryside and as such the presence of a mixed used development will increase light pollution in this area. The site is surrounded by the A1, A1307 and A141 which has the potential to cause noise pollution to future residents. The site promoter notes that noise attenuation measures would be provided if required.</p>
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	The site is close to Huntingdon which could provide greater access to community, retail and health facilities and employment. However it is separated by the A141 meaning safe crossings may be required to facilitate access via active travel. Safe active travel connections particularly across the A1307 to link the northern and southern parcel

# 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>would also be required and opportunities to integrate with nearby communities. Public transport options such as the proposed rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond could provide sustainable links to other communities however these schemes have not been confirmed. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>The site promoter proposes schools and retail however the quantum of development to support the community has not been provided.</p> <p>In terms of market demand and meeting community needs the site is located predominantly within The Stukeleys ward. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows that this ward is the sixth most expensive of the 26 wards in the district indicating a high level of market demand and high costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates that The Stukeleys ward is the tenth most expensive for renting a 3-bedroom home. . Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.</p>
SA10	<ul style="list-style-type: none"> <li data-bbox="293 1166 1126 1209">• Support and enhance the more deprived areas of the district?</li> <li data-bbox="293 1225 1126 1284">• Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	<p data-bbox="1149 1166 1274 1209">+</p> <p data-bbox="1149 1225 1274 1284">++</p>	<p data-bbox="1296 1166 2089 1417">The site is predominantly within The Stukeleys ward. Analysis of deprivation by Cambridgeshire County Council gives the ward a local index of deprivation score of 3 (where 1 is most deprived and 10 is least deprived). Nearby Huntingdon is categorised as 8. Therefore, development has potential to assist with improving this situation in the adjoining area through provision of additional employment, education skills and training and reducing barriers of housing and services.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>Social and community facilities would be expected to be included on site as part of the development due to its size. The site promoter proposes schools and retail however the quantum of development to support the community has not been provided.</p> <p>The site promoter states that public transport options such as the proposed rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond could provide sustainable links to other communities however these schemes have not been confirmed. They also note that the site opportunities to better link Nook Farm to existing development as well as to provide improved pedestrian and cycle routes, however no specific information is provided. Safe active travel connections to these locations would be required to facilitate this.</p>
SA11	<ul style="list-style-type: none"> <li data-bbox="293 911 1104 951">• Contribute to regeneration activities?</li> <li data-bbox="293 967 1104 1007">• Enhance and diversify economic opportunities with the district?</li> </ul>	<p style="text-align: center;">--</p> <p style="text-align: center;">+</p>	<p>The site would not contribute to regeneration activities being wholly greenfield land.</p> <p>As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has proposed employment, retail and logistics and distribution uses, however no detail as to quantum has been provided. If such uses were incorporated into the site it could support some additional economic opportunities in the district.</p>
SA12	<ul style="list-style-type: none"> <li data-bbox="293 1278 1104 1374">• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	<p style="text-align: center;">+</p>	<p>The site promoter states that public transport options such as the proposed rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond could provide sustainable links to other communities however these schemes have not been confirmed. They also note that the site opportunities to better link Nook Farm to</p>



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			existing development as well as to provide improved pedestrian and cycle routes, however no specific information is provided. The site is of a size that has the potential to provide opportunities for improvements.
SA13	<ul style="list-style-type: none"> <li>Attract new investment and provide opportunities to improve the resilience of the local economy?</li> <li>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> <li>Support retention and growth of indigenous companies?</li> <li>Encourage sustainable tourism?</li> </ul>	+	<p>As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has proposed employment, retail and logistics and distribution uses, however no detail as to quantum has been provided. If such uses were incorporated into the site it could support some additional economic opportunities in the district or provide some resilience to the local economy.</p> <p>It is in a reasonably sustainable location for employment opportunities given its proximity to potential employees in Huntingdon and employment locations situated in the north of Huntingdon such as Hinchbrook Business Park and Hospital and Ermine Business Park all between 1 to 2 km away from the site boundary.</p> <p>The potential to support indigenous companies is considered of benefit due to the proximity to existing industry in Huntingdon, allowing possibility for some to expand or relocate where land availability may be a constraint dependant on the scale of employment proposed.</p> <p>No tourism opportunities have been proposed.</p>
SA14	<ul style="list-style-type: none"> <li>Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	+	The southernmost extent of the site is within 2.5 miles of the existing town centre of Huntingdon. The additional demand generated from and expenditure capacity of the site's future occupants has lead the site promoters to propose four local centres for immediate retail need.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The increased population could also assist in facilitating some modernisation of the existing Huntingdon town centre, through potential increased footfall and usage.
SA15	<ul style="list-style-type: none"> <li>• Strengthen a local sense of place?</li> <li>• Retain the character of existing settlements?</li> </ul>	-	<p>The site is situated within the Central Claylands landscape character area which is distinctive through its undulating topography, large field sizes and a strong sense of openness which is enhanced by the lack of trees and hedgerow prompting a sense of remoteness and tranquillity. The southern parcel of land has less topographic variation than the north. The northern parcels form the setting for the villages of Great and Little Stukeley and provide the distinct countryside setting to these rural villages (also a feature of the Central Claylands).</p> <p>Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Development would create harsh intrusive edges to the countryside setting and would be clearly seen from all around. Significant strategic landscaping would be required and the achievability of this is uncertain. Development would impact significantly on the character of Great and Little Stukeley if development were undertaken in the northern parcels of land completely transforming the scale, nature and character of the existing rural settlements. It is considered that development in these northern parcels should be avoided.</p> <p>Development would also impact long distance views of open countryside from all aspects and from the village and A1307.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	-	<p>Nearby listed building 'Old Farm House, Waterloo Farm, Ermine Street,' sits to the south east of the site. A conservation area and listed buildings within Great Stukeley and Little Stukeley are also nearby to the northern parcel of land.</p> <p>The site proposal would be required to assess, mitigation, integration and / or impact of nearby heritage assets.</p>

## Summary of SA

Nook Farm proposal is wholly greenfield agricultural land and grade 3 and 2 agricultural land; grade 2 is mostly located within southern parcel. The site is open countryside and the reuse of previously developed land is negligible. Approximately three quarters of the site is flood zone 1 with areas of flood zone 2 and 3a present. Risk from surface water flooding is present across the site.

Average house prices in the ward area indicate relative high cost housing in comparison to most of the district. Delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs. The site is of a size that would require services and facilities such as schools, community centres, employment, retail and leisure opportunities, the quantum of which has not been provided. It is in a reasonably sustainable location for employment opportunities other employment locations situated in the north of Huntingdon and is within 2.5km of Huntingdon Town Centre.

Development in this area has the potential to fundamentally impact the landscape and townscape character around and within Great Stukeley and Little Stukeley. Development would create harsh intrusive edges to the countryside setting and would be clearly seen from all around. Significant strategic landscaping would be required and the achievability of this is uncertain. The northern parcels form the setting for the villages of Great and Little Stukeley and provide the distinct countryside setting to these rural villages (also a feature of the Central Claylands. It is considered that development in these northern parcels should be avoided.

The site promoter states that public transport options such as the proposed rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond could provide sustainable links to other communities however these schemes have not been confirmed. The site is of a size that could provide active travel routes and links to strategic green networks such as the Great Ouse valley Priority landscape area and Hinchingsbrooke Country Park.

The site is near to Brampton Racecourse SSSI, Brampton Meadow SSSI is located and Hinchingsbrooke Country Park County Wildlife an increase population near these areas could detrimentally impact the wear and usage of these areas potentially putting them at risk.

The site is situated within the Central Claylands characterised by gently undulating farmland. The proposal would create four new communities changing the landscape from what is predominantly what is currently open farmed countryside, Many landscape features are present within the site including small wooded areas, tree belts, farm drainage and a reservoir, which would require integration.

The size of the site has the potential to increase traffic on the local and strategic road network increasing air pollution with the potential to affect future residents.

Strategic infrastructure would be required to access the site. The site promoter notes that it is understood that a new direct access to the infrastructure of the wider Huntingdon region via A1(M) can be achieved which will help to manage traffic flows in and out of the development and minimise impact on the local highway network.

The site promoter also notes that it would also support the delivery of a sustainable rapid transit/busway network which would link to Alconbury Weald, Huntingdon and beyond. This could reduce travel by private transport, however if these options were to not come forward car travel would dominate.

The site is currently open countryside and as such the presence of a mixed used development will increase light pollution in this area. The site is surrounded by the A1, A1307 and A141 which has the potential to cause noise pollution to future residents.

**Updates after initial appraisal**

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**The Stukeleys 3: Land between 76 and 86 Owl End, Great Stukeley**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	<p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site falls within the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is not constrained by fluvial or surface water flood risk.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The majority of the site is classified as grade 3 agricultural land with the north western corner grade 2.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site does not meet the criteria for Natural England's standards for access to green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The land is located on Owl End, one of three 'Ends', it is a distinctive contiguous extension to the village of Great Stukeley. The site is located in the northern extent of Owl End where development is more dispersed, interrupted with green breaks and characterised by more linear frontage residential development. Trees and hedgerow

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>line the western boundary and are present from within the site, a small wooded area sits northeast of the site. The eastern edge of the site looks out over open countryside, landscape impact would be limited but transition to or screening of the countryside to the east would require consideration.</p> <p>The proposal is for 2 to 3 homes which would have minimal impact on the form and character of the local area if frontage only development were to come forward.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders. The site promoter proposes 2 to 3 market and/or affordable homes.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 4km from Huntingdon town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1.2km from Stukeley Meadows Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of Great Stukely Village Hall, the Church of Jesus Christ, Saint Bartholomew Church and playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 5km of multiple concentrations of employment including Ermine and Hinchingsbrooke Business Park and Stukeley Meadows Industrial Estate.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 800m of bus service rated C- on the Place Based Carbon Calculator and is within 5km of a train station.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	The site is in close proximity to public right of ways and a pavement along Owl End.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>The land is located on Owl End, one of three 'Ends', it is a distinctive contiguous extension to the village of Great Stukeley. Residential properties are located north and south of the site. The site has the potential to be effectively masterplanned to become part of the existing community taking into account the local vernacular. Density would be required to be low and frontage only in order to be in keeping with the surrounding character and form of the area.</p> <p>The retention of trees and hedgerow along the western boundary would help to minimise ecological and biodiversity impact. Consideration landscaping required to transition to the wider countryside to the east and limit impact of wooded area to the north.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Appropriate access to the site over a drainage ditch would require establishing.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage within or in close proximity to the site that would be impacted by the development.

#### Summary of SA

The site is not constrained by fluvial or surface water flood risk. The site is wholly greenfield land with the majority of the site igrade 3 agricultural land and the north western corner grade 2. The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders. The site promoter proposes 2 to 3 market and/or affordable homes

The site is approximately 4km from Huntingdon town centre, 1.2km from Stukeley Meadows Primary School and within 800m of Great Stukeley Village Hall, two churches and playing fields. The site is within 5km of multiple concentrations of employment including Ermine and Hinchingsbrooke Business Park and Stukeley Meadows Industrial Estate which could provide employment opportunities. The site is within 800m of an average frequency bus stop. The site does not meet the criteria for Natural England's standards for access to green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.

The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site has the potential to be effectively masterplanned to become part of the existing community taking into account the local vernacular. Density would be required to be low and frontage only in order to be in keeping with the surrounding character and form of the area.

The retention of trees and hedgerow along the western boundary would help to minimise ecological and biodiversity impact. Consideration landscaping required to transition to the wider countryside to the east and limit impact of wooded area to the north. Appropriate access to the site over a drainage ditch would require establishing.

#### Updates after initial appraisal

#### The Stukeleys 4: Land North of Ermine Street, Little Stukeley

**1.17** As identified in the LAA the site is not suitable for development due to its status in The Stukeleys Neighbourhood Plan as a protected settlement break.



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1.18 Therefore a sustainability appraisal of the site has not been undertaken.

## The Stukeleys 5: Land North of A141, between Huntingdon Racecourse and A1307

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	+	<p>The site is bounded by the A141 and A1307, the A1 lies to the west meaning that the site may be subject to greenhouse gas emissions. Traffic emissions and other emissions generated from the operation of the proposed development (predominantly logistics) may increase emissions in the area. The site promoter proposes low carbon, energy efficient spaces to reduce energy demand, with BREEAM excellent as a minimum target, with green technologies proposed. An assessment would have to be undertaken to understand the impact on greenhouse gas emissions as a result of the proposed use. The site's location and scale means that some bus route connections could be made to the site which would help to reduce carbon emissions from travel.</p> <p>A small part of the southern tip of the site is within the Great Ouse Valley landscape priority area. There are no nature conservation assets within the site and the site is open countryside. However, Huntingdon Racecourse SSSI sits on the southern boundary of the site with which is linked from the site by a public right of way, Brampton Meadow SSSI is located within 1.2km (separated by the A1) and Hinchingsbrooke Country Park County Wildlife Site is less than 50m away (with public right of way provided to access and cross the A141) . An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. The site promoter proposes green and blue infrastructure on 63.68% of site's overall area, which could provide green corridors to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants.</p>
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> </ul>	+	<p>There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 8% of the site (8.6ha)</p>
	<ul style="list-style-type: none"> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	++	<p>The site promoter proposes 15% biodiversity net gain, strategic landscaping including new habitats, green and blue infrastructure on 63.68% of site's overall area, and SUDs attenuation, which could support some habitats in adjusting to the impacts of climate change by providing opportunities for carbon sequestration, flood mitigation, and ecological resilience.</p>
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	--	<p>The site is a strategic employment proposal and may require a new water recycling centre to serve the development. The impact of the site on the supply of water resources is unknown and would be dependant on the industries that occupy the site and their need for water to undertake their operations. The promoter proposes 185,806 sqm of logistics, distribution and employment uses.</p>
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	+	<p>The site promoter has proposed BREEAM 'excellent' standard as a minimum and contacted the water provider. No information has been provided on how water quality will be addressed aside from the reference to SUDS attenuation and associated measures.</p> <p>Approximately 91% (94ha) of the site is within flood zone 1 with a small proportion of flood zone 2 3a and 3b present in the south. Approximately 4% of the site is at medium surface water flood risk, 12% at low risk and 2% at high risk. The site promoter notes that development on the site will be undertaken outside of Flood Zones 2 and 3, including means of access with mitigation measures provided.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	--	Brookfield farm sits within site, which includes residential properties and associated farm buildings development on previously developed land is negligible.
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	--	The majority of the site is grade 2 agricultural land, sandwiched by small strips of grade 3 agricultural land on the northern and southern boundaries.
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	-	A public right of way traverses the northern half of the site, another runs along the southern boundary and one is located outside, but close to the north western boundary (between 200-400m away). Both the public right of way in the north of the site and on the southern edge provide connections to residential properties and Hinchingbrooke Country Park and Brampton Racecourse SSSI respectively.
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	++	The site promoter proposes green and blue infrastructure on 63.68% of site's overall area, which could provide green corridors and links to the Great Ouse Valley Landscape Priority Area
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	-	There are no nature conservation assets within the site and the site is open countryside. However, Huntingdon Racecourse SSSI sits on the southern boundary of the site with which is linked from the site by a public right of way, Brampton Meadow SSSI is located within 1.2km (separated by the A1) and Hinchingbrooke Country Park County Wildlife Site is less than 50m away (with public right of way provided to access and cross the A141) . An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk.
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			15% biodiversity net gain is proposed and green and blue infrastructure on 63.68% of the site. The site promoter proposes the retention of woodland, hedgerow, watercourses, ponds etc where possible and ecological enhancements provided. This could enhance the biodiversity of an area which is currently arable farmland.
SA7	<ul style="list-style-type: none"> <li>• Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> <li>• Reinforce local distinctiveness and a sense of place?</li> </ul>	-	<p>The land rises quite significantly towards the centre of the site with a minimum variation of 10m, this undulation is reflective of its location within the Central Claylands. The eastern edge of the site is bounded by the A141, predominantly screened mature trees and hedgerow. Views into the site can be seen clearly however from the southern third of the eastern edge and also the north via public rights of way showing the prominent landscape features. The southern boundary abuts Local Plan allocation HU9 Huntingdon Racecourse which is substantially screened by trees and hedgerow and the northern boundary also screened by substantial trees and hedgerow. Views into the site are in general transient in nature from those travelling along the A141 and A1307, however elevation of buildings in relation to the rising nature of the land could mean that the impact of development on the wider landscape and from the Racecourse could be significant without careful masterplanning.</p> <p>The site promoter proposes structural landscaping to provide a 'green backdrop' for views from the north of the site and landscape corridors and green infrastructure on 63.68% of site's overall area. It is proposed that this would include mitigation mounding; coupled with native woodland, scrub and tree planting.</p>



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Promote actions to reduce contributions to air pollution?</li> </ul>	-	<p>The site is bounded by the A141 and A1307, the A1 lies to the west meaning that the site may be subject to greenhouse gas emissions. Traffic emissions and other emissions generated from the operation of the proposed development (predominantly logistics) would increase emissions in the area.</p> <p>The site is near to the Brampton Air Quality Management Area, however this is in the process of being revoked due to the realignment of the A14. The site promoter proposes active travel routes to encourage sustainable travel.</p> <p>The increase in traffic generated by the site and the operation of the site could increase noise, air and light pollution and impact the road network, a transport impact assessment would be required. There is potential for light pollution impact on The Stukeleys in longer distance views and Brampton SSSI, which has the potential to displace species and would require further investigation/assessment. However, impact on residential units south of the site (and the A141) may have a lesser impact due to screening. The site promoter has submitted a lighting technical note to address some of these issues.</p>
	<ul style="list-style-type: none"> <li>Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>		
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	Not applicable as the site proposes employment uses.
SA10	<ul style="list-style-type: none"> <li>Support and enhance the more deprived areas of the district?</li> </ul>	+	<p>The site is predominantly within The Stukeleys ward. Analysis of deprivation by Cambridgeshire County Council gives the ward a local index of deprivation score of 3 (where 1 is most deprived and 10 is least deprived). Nearby Huntingdon is categorised as 8. Therefore, redevelopment has potential to assist with improving this situation in the adjoining area through provision of additional employment, education skills and training.</p>
	<ul style="list-style-type: none"> <li>Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	N	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			There are no proposals for other services such as health and community centre infrastructure, but the site is within 5km of Huntingdon town centre and within 3.5km of leisure uses such as those located at and around Huntingdon Retail Park and Towerfields meaning access to social facilities and some services are relatively nearby. The site is south of Local Plan allocation HU 1 Ermine Street which is for residential, some retail and school and community facilities. Access to these services would extend the social and community offer to the proposed site if HU1 were built out and safe crossing of the A1307 provided.
SA11	<ul style="list-style-type: none"> <li>• Contribute to regeneration activities?</li> <li>• Enhance and diversify economic opportunities with the district?</li> </ul>	<p style="text-align: center;">--</p> <p style="text-align: center;">++</p>	<p>The site is currently greenfield agricultural land and forms part of the wider countryside, therefore there are no opportunities for regeneration.</p> <p>The site proposes employment, logistics and distribution uses (55,741 sqm B2 uses and 130,065sqm B8 use) providing high and low density employment (the site promoter references 2,054 FTE direct jobs on site). This would provide additional employment opportunities to the area.</p> <p>The site is near to other business and industrial uses which cluster around the north of Huntingdon, meaning that the compatibility of this site and use could be beneficial to the existing sector and local economy.</p>
SA12	<ul style="list-style-type: none"> <li>• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	<p style="text-align: center;">+</p>	A public right of way traverses the northern half of the site, another runs along the southern boundary and one is located outside, but close to the north western boundary (between 200-400m away). Both the public right of way in the north of the site and on the southern edge provide connections to residential properties and Hinchbrook

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>Country Park and Brampton Racecourse SSSI respectively. The presence of major roads such as the A141 and A1307 provide no active travel opportunities. There are currently no public transport connections.</p> <p>The site promoter proposes safe crossings across the A141 to link the future on-site pedestrian and cycle infrastructure, further details on its implementation and achievability would be required.</p>
SA13	<ul style="list-style-type: none"> <li>Attract new investment and provide opportunities to improve the resilience of the local economy?</li> <li>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> <li>Support retention and growth of indigenous companies?</li> <li>Encourage sustainable tourism?</li> </ul>	++	<p>The site proposes employment, logistics and distribution uses (55,741 sqm B2 uses and 130,065sqm B8 use) providing high and low density employment. This would provide additional employment opportunities to the area.</p> <p>The site is near to other business and industrial uses which cluster around the north of Huntingdon, meaning that the compatibility of this site and use could be beneficial to the existing sector and local economy.</p> <p>The site has the opportunity to support retention and growth of indigenous companies by providing land for expansion of existing businesses, provide supply chain benefits or could provide opportunities for new investment to enhance the local economy.</p> <p>No tourism uses are proposed.</p>
SA14	<ul style="list-style-type: none"> <li>Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	N	<p>The site is proposed for employment use and as such is considered that it may have a minimal positive contribution to existing town centres such as Huntingdon but an increased workplace population</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			may assist in facilitating some modernisation of the existing Huntingdon town centre, through potential increased footfall and usage.
SA15	<ul style="list-style-type: none"> <li>• Strengthen a local sense of place?</li> <li>• Retain the character of existing settlements?</li> </ul>	-	<p>The land is currently open countryside bounded by the A141 and A1307 with clear views into the site from the north. The site currently relates to the open countryside and to the east, Huntingdon Racecourse. The impact of the site to the north and the Racecourse would be more significant than its impact from the A141 and A1307. However the topographic variation of the site could mean that the elevation of proposed buildings could significantly impact the countryside setting requiring significant landscape mitigation.</p> <p>The site is south of Local Plan allocation HU 1 Ermine Street which is for residential, some retail and school and community facilities. Residential and business uses sit south of the A141 and the proposed site is within established clusters of business and industrial uses to the east.</p> <p>The site could integrate with the existing community if effectively masterplanned and provide additional economic benefits to Huntingdon. Strategic landscaping and safe crossings would be required to minimise the impact on the surrounding area and to safely integrate with existing and proposed uses.</p> <p>The site promoter proposes structural landscaping to provide a 'green backdrop' for views from the north of the site and active travel routes and safe crossings.</p> <p>Brook Farm residential and agricultural buildings sit within the site and Old Farm House, Waterloo Farm (a grade II listed building) is approximately 250m north of the northern site boundary. The</p>



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			proposed site would need to consider the impacts on the heritage asset and integration of Brook Farm, some buildings of which are proposed for demolition.
SA16	<ul style="list-style-type: none"> <li>Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	-	<p>Old Farm House, Waterloo Farm (a grade II listed building) is approximately 250m north of the northern site boundary. The proposed site has the potential to impact on the setting of the listed building. The site promoter also identifies the Hungry Hall/Brookfield Farm a non-designated heritage asset which sits within the site.</p> <p>Development has the potential to impact on the setting on Waterloo Farm. The site would need to consider and mitigate against the impact on the heritage asset and demonstrate the avoidance of harm. The site promoter proposes design measures at both outline and reserved matters stages, to reduce the impact of the proposed development on Waterloo Farm.</p> <p>The demolition of Hungry Hall/Brook Farm is proposed which would constitute a loss of a heritage asset and its significance.</p> <p>The site promoter outlines that the site lies within an area of archaeological potential. Further assessment would be required to understand whether conservation and enhancement would be required or if there would be an impact on areas of archaeological value.</p>

**Summary of SA**

The Land North of A141, between Huntingdon Racecourse and A1307 is greenfield agricultural land the majority of which is grade 3 agricultural land. The site is open countryside and the reuse of previously developed land is negligible. Approximately 94ha (91%) of the site is within flood zone 1 with areas, with a small proportion of flood zone 2 3a and 3b present in the south, risk of flooding from surface water is present meaning mitigation measures will be required.

Development has the potential to support and enhance the more deprived areas of the district through provision of additional employment, education, skills and training. The site is near to other business and industrial uses which cluster around the north of Huntingdon, meaning that the compatibility of this site and use could be beneficial to the existing sector and local economy. The site has the opportunity to support retention and growth of indigenous companies by providing land for expansion of existing businesses, provide supply chain benefits or could provide opportunities for new investment to enhance the local economy. The site is within 5km of Huntingdon town centre and within 3.5km of leisure uses such as those located at and around Huntingdon Retail Park and Towerfields meaning access to social facilities and some services are relatively nearby. The site is south of Local Plan allocation HU 1 Ermine Street which is for residential, some retail and school and community facilities. Access to these services would extend the social and community offer to the proposed site if HU1 were built out and safe crossing of the A1307 provided.

The site has the potential to impact upon the landscape from the north, heritage assets (Huntingdon Racecourse SSSI, Hinchingsbrooke Country Park, Great Ouse Valley Landscape Priority Area) and nature conservation assets (Old Farm House, Waterloo Farm and Hungry Hall/Brookfield Farm), assessment and mitigation of which would be required. Integration of public rights of way would be required and there is potential to provide enhanced connectivity to areas of biodiversity value. Strategic landscaping would be required and elevation of the proposed buildings in relation to the rising nature of the land could mean that the impact of development on the wider landscape and from adjacent Huntingdon Racecourse could be significant.

The impact of the site on the supply of water resources is unknown and would be dependant on the industries that occupy the site and their need for water to undertake their operations.

The site is bounded by the A141 and A1307, the A1 lies to the west meaning that the site may be subject to greenhouse gas emissions. Traffic emissions and other emissions generated from the operation of the proposed development (predominantly logistics) would increase emissions in the area and noise, air and light pollution which would require further investigation. The latter of which may impact The Stukeleys. The site could integrate with the existing community if effectively masterplanned and provide additional economic benefits to Huntingdon. Strategic landscaping and safe crossings would be required to minimise the impact on the surrounding area and to safely integrate with existing and proposed uses.

**Updates after initial appraisal**

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## The Stukeleys 6: Huntingdon Racecourse

- 1.19 Findings from the LAA identify that uses such as logistics / distribution and or lorry parking could detrimentally impact the nature conservation value of the site biology and ecology and will therefore will not be assessed. A sustainability appraisal has be undertaken for employment, commercial leisure uses, outdoor sports and leisure and facilities for leisure events.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is part previously developed and part greenfield land with existing structures on site meaning that there is opportunity to reuse and recycle existing land, buildings and materials, however the site promoter proposes further development on greenfield land.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 92% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 85% of the site (59ha) is within flood zone 3, with flood zone 2 also present. The site is at risk of medium surface water flood risk on approximately 3.8% of the site. 5 ha of the site is within flood zone 1 on the north eastern edge.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	--	

## Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	<p>The site is part previously developed and part greenfield land with existing structures on site meaning that there is opportunity to prioritise previously developed land, however the site promoter proposes further development on greenfield land.</p> <p>The site is grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	Some of the site is within 1km of 10ha of natural green space (Hichingbrooke Country Park) and also within 200m of 0.5ha natural green space due to an existing playing fields within the site.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	--	<p>Brampton racecourse SSSI is located within the site, Brampton Meadow SSSI is located within 1km and Hinchingsbrooke Country Park County Wildlife Site is within 200m of the site. Development would have to consider impacts on the condition of these sites.</p> <p>The majority of the site is within Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area providing opportunities to link strategic networks.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The majority of the site is open greenspace including the race track which contains Brampton Racecourse SSSI which supports an extensive area of unimproved neutral grassland. The site sits within the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley). As such the site contributes to the strategic green infrastructure of the area, linking also to Hinchingsbrooke Country Park. The nature of the site therefore means that extensive development in this area could have a significant impact on the



# 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>landscape, ecology and biodiversity of the area and wider countryside setting and require development sensitive to the natural landscape that it incorporates.</p> <p>Some of the site is previously developed land and home to leisure uses associated with the site e.g. bar, stands and associated parking. Redevelopment of previously developed land or land within flood zone 1 would have to be sensitively designed so as not to detrimentally impact the setting of the area.</p> <p>A proposed capacity for the site has not been provided and so it is unclear whether the proposed development would represent an efficient use of land, however redevelopment of previously developed land or land within flood zone 1 (as proposed) could achieve this if impacts could be mitigated.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The proposed uses include employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events which have the potential to adversely affect the surrounding countryside as a result of their visibility in the wider landscape and potentially increase in light and noise pollution. However the impact is unknown as no capacity for the site has been provided. Additional facilities on the site will generate additional traffic, although the effect of this could be mitigated by the fact that the site already has a dedicated existing junction from the A141.</p> <p>The site is near to the Brampton Air Quality Management Area, however this is in the process of being revoked due to the realignment of the A14.</p>

## Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site is for non-residential uses.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 5km of Huntingdon town centre and proposes leisure uses.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1.5km from Brampton village primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site has capacity for leisure uses on site and there is an existing publicly accessible playing field within the site. It is beyond 800m from other culture and leisure activities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site proposes employment uses on the site and is within 5km of multiple concentration of employment within Huntingdon.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km of Huntingdon train station but is beyond 800m from a bus service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a bridleway and public right of way within the site
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	++	The site promoter proposes an number of potential uses including employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events, which could provide a mix of high and

# 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		low density employment uses. It could also help to facilitate the retention and expansion of Huntingdonshire Racecourse and associated tourism as a result.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	-	<p>The site proposes some commercial leisure uses, due to its distance from Huntingdon and nearby villages the proposal would not reinforce the role of the town or nearby villages potentially drawing interest away from local centres to a more removed location. This would however be dependent on the final uses proposed.</p> <p>The site is currently home to Huntingdon &amp; District Rugby Football club which is exploring opportunities to relocate to within the Alconbury Weald development, if this does not come to fruition any proposal would need to ensure the retention of this facility.</p>
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>As the majority of the site is open greenspace of ecological and biodiversity value any development would need to be well related to the existing complex of buildings to minimise the visual, biodiversity and ecological impact. However, the nature of the site means that extensive development in this area could have a significant impact on the landscape, ecology and biodiversity of the area and wider countryside setting and therefore require carefully designed and located development sensitive to the greenspace uses and value of the site. Redevelopment of previously developed land has the opportunity to reduce flood risk in the area.</p> <p>The site proposal has been put forward for employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events to ensure that the commercial viability of the operation of the</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>Racecourse as a racing venue in the long term and so that non-racing events, activities and functions can continue to operate and evolve alongside the Racecourse's operations.</p> <p>The racecourse makes a valuable economic and social contribution to the Huntingdon area and limited development or redevelopment of previously developed land would need to be related to the existing uses and operation of the site.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets within the site but there is a listed building approximately 200m north of the site that could be adversely impacted by the development.

#### Summary of SA

The site is heavily constrained by fluvial flood risk, only 5 ha of the site is within flood zone 1 on the north eastern edge. 92% of the site is also impacted from risk of flooding with climate change at 1 in 100 (Design Flood) and surface water flood risk is also present. The site is part previously developed land, some of which is located within flood zones 2 and 3 and part greenfield land and is grade 3 agricultural land. There are existing structures on site meaning that there is opportunity to prioritise previously developed land, however the site promoter also proposes further development on greenfield land within flood zone 1. Redevelopment of previously developed land has the opportunity to reduce flood risk in the area with new development focussed within flood zone 1 and flood risk mitigated. The site proposal has been put forward for employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events to ensure that the commercial viability of the operation of the Racecourse as a racing venue in the long term and so that non-racing events, activities and functions can continue to operate and evolve alongside the Racecourse's operations. This would provide opportunity for high and low density employment and retention of the Racecourse as a unique visitor attraction in the district. The site is currently home to Huntingdon & District Rugby Football club which is exploring opportunities to relocate to within the Alconbury Weald development, if this does not come to fruition any proposal would need to ensure the retention of this facility.

The site is within 5km of Huntingdon town centre and proposes leisure uses. The site has capacity for leisure uses on site and there is an existing publicly accessible playing field within the site. It is beyond 800m from other culture and leisure activities.



# 1 Northern Central Huntingdonshire

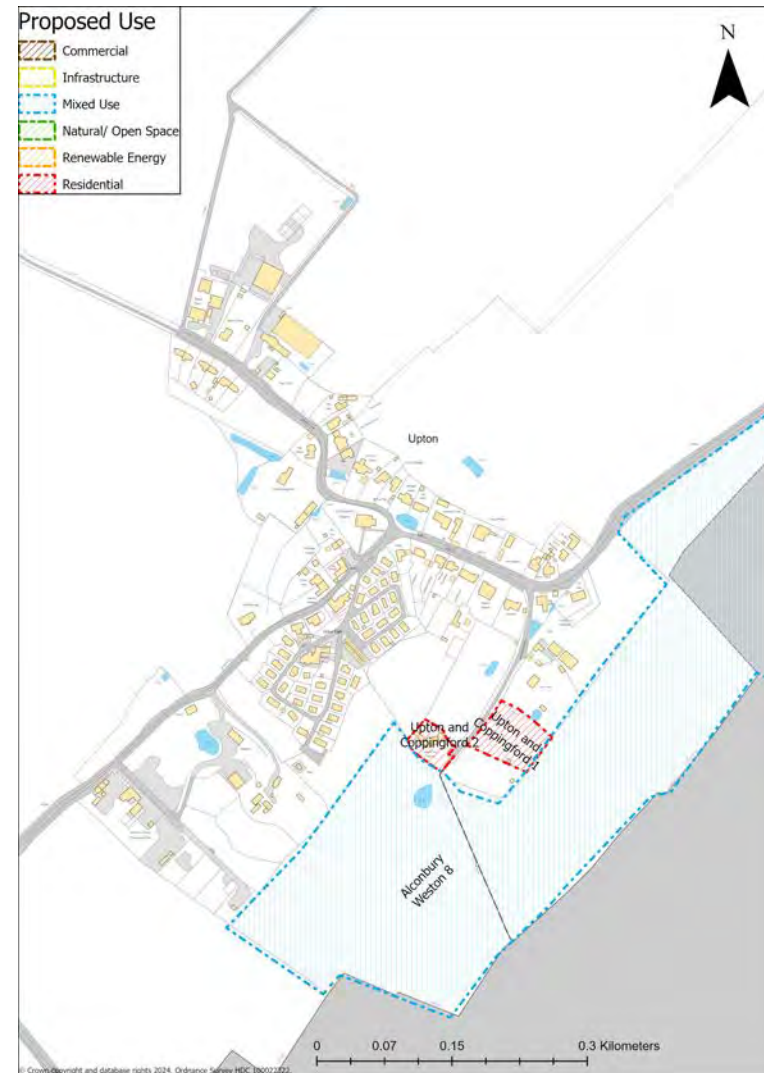
The proposed uses have the potential to adversely affect the surrounding countryside as a result of their visibility in the wider landscape and increases in light and noise pollution. Additional traffic generated could be mitigated by the existing dedicated junction from the A141. The proposal would not reinforce the role of the town or nearby villages, but could assist in the retention and commercial viability of the Racecourse. The site contributes to the strategic green infrastructure network as part of the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley) and contains Brampton Racecourse SSSI, Brampton Meadow SSSI is located within 1km and Hinchingsbrooke Country Park County Wildlife Site is within 200m of the site. The majority of the site is within Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area providing opportunities to link strategic networks.

Extensive development in this area could have a significant impact on the landscape, ecology and biodiversity of the area and wider countryside setting. It would require any development to be sensitive to the natural landscape and incorporate carefully designed and located development sensitive to the greenspace uses and value of the site. There is a listed building approximately 200m north of the site that could be adversely impacted by the development. Development should be focussed on existing previously developed land and within flood zone 1 in the north east of the site and relate to the existing uses and operation of the site to avoid negative impacts on Huntingdon town centre.

## Updates after initial appraisal

## Upton and Coppingford

- 1.20** A total of two sites have been identified/ put forward through the desktop review or Call for Sites process. These are:
- Upton and Coppingford 1: Land to South West of South Farm, Upton
  - Upton and Coppingford 2: Land to East/South East of Maple Tree House, off Pig Market End, Upton
- 1.21** Please note that Alconbury Weston 8: Safefield Farm, North West of Alconbury Airfield also partially falls within Upton and Coppingford parish as well as The Stukeleys, but it has been included under Alconbury Weston as most of the site lies within that parish area.



# 1 Northern Central Huntingdonshire

## Upton and Coppingford 1: Land to South West of South Farm, Upton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly greenfield and offers no opportunity for the reuse and recycling of existing land, materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	There is no risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is near to Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial flood risk, the site is at risk of low risk surface water flooding on 0.12% of the site only. The site is grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land and offers no opportunity to prioritise development of previously developed land.</p> <p>The site is wholly grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

## Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located near the end of Pig Market End where built development becomes more dispersed with only three residential properties attributed to the 'End' which has a greater relationship with the countryside than the residential area of the village.</p> <p>The site promoter proposes 5 custom and self build plots which would create small scale residential development in this area. The density would be in keeping with the village and the site would require some landscaping to address the relationship to the open countryside and residential property to the north. The site is not of a size or scale that would impact the form or character of the local area.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	There site is beyond 800m of a local convenience store and there is none within the village. It is more than 2.5km from a freestanding supermarket and beyond 5kms from a town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The site is in a village that does not have a primary school and is of insufficient capacity to provide a school on site
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of a village hall and St Margaret's Church.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is beyond 1.5 km of Crossways Distribution Centre and beyond 5km of Alconbury Enterprise Zone. The site is therefore not immediately accessible to a range of employment opportunities.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	The site benefits from superfast broadband in the vicinity
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km from a train station and within 800m of a bus stop located on Stow Road rated F (extremely low frequency service).
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	There is no pavement in the vicinity of the site, the site is within approximately 50m of a public right of way.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is not of a size or scale that would impact the form or character of the local area. It is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no heritage assets within or in proximity to the site.

#### Summary of SA

The site is not constrained by fluvial flood risk with some surface water flood risk which would require mitigation. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders. The site has limited access to services, facilities and employment opportunities with a village hall and church within 800m. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. The site does not impact upon heritage assets.

The site is located near the end of Pig Market End where built development becomes more dispersed with only three residential properties attributed to the 'End' which has a greater relationship with the countryside than the residential area of the village. The proposed density of the site would be in keeping with the village and the site would require some landscaping to address the relationship to the open countryside and residential property to the north. The site is not of a size or scale that would impact the form or character of the local area.

# 1 Northern Central Huntingdonshire

## Updates after initial appraisal

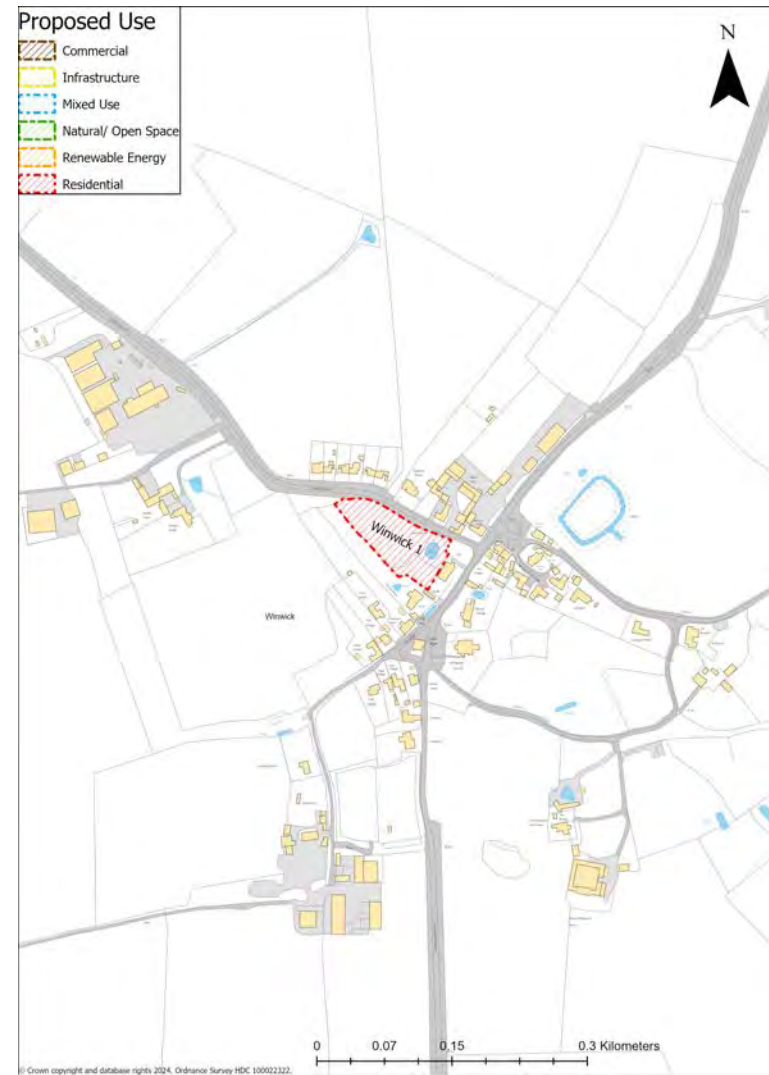
### **Upton and Coppingford 2: Land to East/South East of Maple Tree House, off Pig Market End, Upton**

- 1.22** As identified in the LAA, the site is below 0.25 ha and proposes fewer than 5 homes and therefore does not pass the minimum site size threshold for detailed assessment.
- 1.23** Therefore, a sustainability appraisal for the site has not been undertaken.

## Winwick

**1.24** A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Winwick 1: Land adjacent Winwick Village Hall, Thurning Road, Winwick





# 1 Northern Central Huntingdonshire

## Winwick 1: Land adjacent Winwick Village Hall, Thurning Road, Winwick

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	There is no risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Old Weston Main Street water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 with approximately 4% of the site at risk of medium surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	<p>The site is wholly greenfield land and offers no opportunity to prioritise development of previously developed land.</p> <p>The site is wholly grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

## Northern Central Huntingdonshire 1

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The location of the site relates well to the existing settlement with residential properties to the north and west. A residential back garden runs along the southern boundary. The site submission proposes 5 homes which is in keeping with the low density of the area. Development has the opportunity to protect the form and character of the area if trees and hedgerow were to be retained on the northern and eastern boundary.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders.

# 1 Northern Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>There site is beyond 800m of a local convenience store and there is none within the village. It is more than 2.5km from a freestanding supermarket and beyond 5kms from a town centre.</p> <p>The site is in a village that does not have a primary school and is of insufficient capacity to provide a school on site</p> <p>The site is within 800m of a village hall and All Saints Church.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	<p>The site is beyond 1.5km of a range of employment sources and beyond 5km from multiple concentrations of employment. The site proposal is not for employment uses.</p> <p>The site benefits from superfast broadband in the vicinity</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is beyond 5km from a train station and within 800m of a bus stop located on Old Weston Road rated F (extremely low frequency service).</p> <p>There is no footpath fronting the site. A public right of way is within 500m of the site</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>A key character of Winwick is the presence of very few footpaths. With listed buildings in the vicinity and potted with trees and hedgerow. The development has the potential to be effectively masterplanned into the existing community by considering the wider townscape. Key considerations would be retention a pond, trees and hedgerow and impact on nearby residential properties. The site is not of a size or scale that would impact the form or character of the local area.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?-</li> </ul>	-	<p>The site is in proximity to All Saints Church a grade II* listed building on Old Weston Road and Grade II listed residential property Westward Farm on The Green. The site is sufficiently removed from the site as to not impact on these heritage assets due to the site frontage and proposed access being on Turning Road.</p> <p>A Scheduled Monument 'Moated site and shrunken medieval village at Winwick' is within 100m of the north eastern corner of the site a heritage impact assessment would be required to assess any potential impact on this site.</p>

#### Summary of SA

The site is not constrained by fluvial flood risk with some surface water flood risk which would require mitigation. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land.

The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders. The site has limited access to services, facilities and employment opportunities with a village hall and church within 800m. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. Impact on heritage assets, including scheduled monument would require assessment.



# 1 Northern Central Huntingdonshire

The site is well related to the existing settlement. A key character of Winwick is the presence of very few footpaths. With listed buildings in the vicinity and potted with trees and hedgerow. The development has the potential to be effectively masterplanned into the existing community by considering the wider townscape. Key considerations would be retention a pond, trees and hedgerow and impact on nearby residential properties. The site is not of a size or scale that would impact the form or character of the local area.

## Updates after initial appraisal

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## Sustainability Appraisal Appendix 6 - Western Huntingdonshire Site Appraisals



## Document Information

**Title:** Sustainability Appraisal Appendix 6 - Western Huntingdonshire Site Appraisals

**Status:** Draft for Consultation

**Date of approval for consultation:** Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

**Document availability:** Sustainability Appraisal Appendix 6 - Western Huntingdonshire Site Appraisals can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

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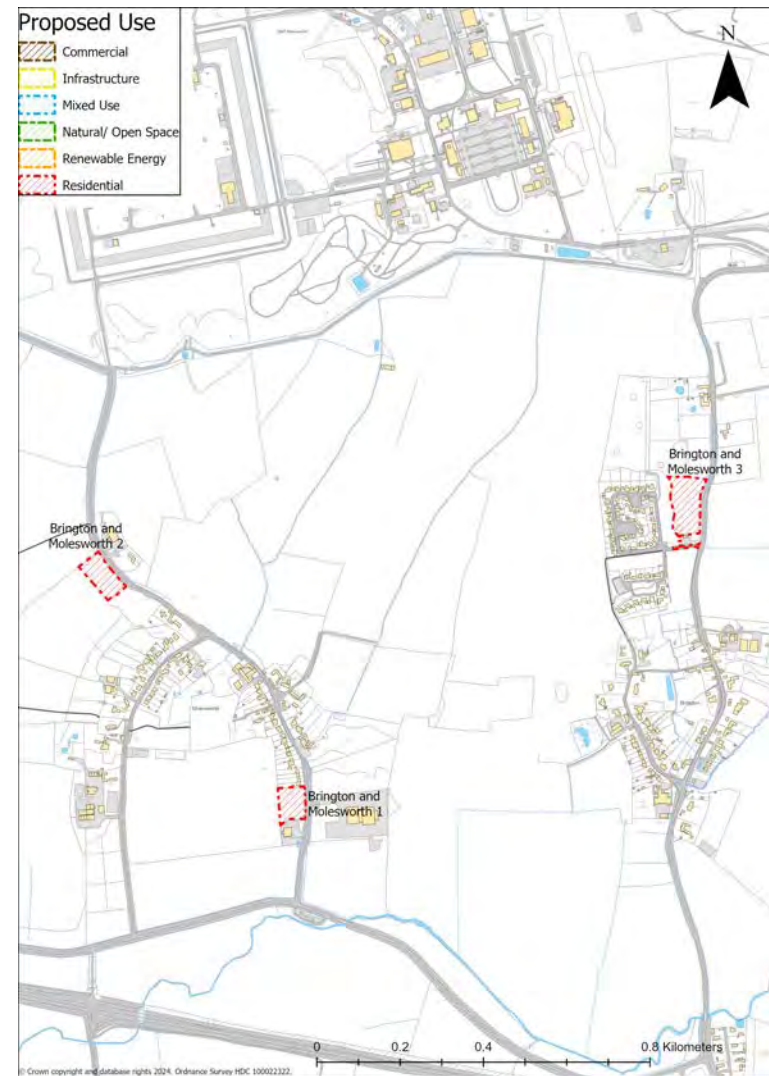
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# 1 Western Huntingdonshire

## Brington and Molesworth

1.1 A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Brington and Molesworth 1: Land West of Brookside, Molesworth
- Brington and Molesworth 2: Land opposite Jolly Hills Farm, Molesworth
- Brington and Molesworth 3: Land North and East of Hill Place, Brington



# 1 Western Huntingdonshire

## Brington and Molesworth 1: Land West of Brookside, Molesworth

1.2 As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity

1.3 Therefore, a sustainability appraisal for the site has not been undertaken.

## Brington and Molesworth 2: Land opposite Jolly Hills Farm, Molesworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk from fluvial flood risk with climate change at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is near to Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is in wholly within flood zone 1, although in the southern half of the site there is some risk of flooding from surface water.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 200 m of a 0.5 ha area of greenspace.</p> <p>It has limited capacity for linkages to the strategic green infrastructure network but development could provide linkages to the woodland area to the east of Jolly Hills Farm.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	The scale of the site is potentially acceptable but it does not relate well to the form of the village being detached from other built development by nearly 100m. The number of homes sought was not specified other than 5 or more which indicates a potentially extremely low density which would not make efficient use of land.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.6 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The closest town centre is Huntingdon which is substantially in excess of 5km from the site. Molesworth does not have a local convenience shop, nor does the neighbouring village of Brington.</p> <p>The closest primary school is in the next village of Brington which is in excess of 800m from the site with no separate footpath.</p> <p>The site is within 800m of St Peter's Church, the Cross Keys Public House, village hall and MUGA.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is located within 1.5km of a modest existing concentration of employment located within the Molesworth Business Estate.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is located over 5km from Huntingdon railway station and is located beyond 800m from any bus stop.</p> <p>The site is within 500m of a public right of way but there is no pavement that adjoins the site frontage.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	Wholly residential development is proposed.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is detached from the main village form of Molesworth, and the site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site lies within the conservation area and is about 100m from the grade II listed Mill House.

#### Summary of SA

Overall, the appraisal is mixed. The site scores very negatively in terms of the land being grade 2 agricultural land and being wholly greenfield land. The site does not relate well to the form of Molesworth and is detached from the existing built form meaning it could not be effectively integrated with the existing community. The site is not at risk from fluvial flood risk but there is some surface water flood risk. There are heritage constraints such as the conservation area and setting of a listed building to consider. It is located in close proximity to a public right of way and is unlikely to impact designated nature sites, it does not however provide opportunities to enhance strategic habitat connectivity. The site is not served by public transport. The site is within walking distance to some services and employment within Molesworth but the closest primary school is not within reasonable walking distance being over 800m and located in the next village of Brington.

#### Updates after initial appraisal

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#### Brington and Molesworth 3: Land North and East of Hill Place, Brington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
71SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is wholly within flood zone 1, although along its western edge the site is constrained by surface water flood risk.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is adjacent to a cluster of residential properties separated by an orchard. The site and adjoining cluster of properties are detached by some 250m from the main built form of the village but is connected by a footpath.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.98 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is Huntingdon which is substantially in excess of 5km from the site. Brington does not have a local convenience shop, nor does the neighbouring village of Molesworth.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is located within 800m of Brington C of E Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of St Leonard's Hall and All Saints Church. There are several other leisure and cultural facilities located in the neighbouring village of Molesworth but these are in excess of 800m from the site.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is not located near to concentrations of employment opportunities. The closest concentration is the Molesworth Business Park which is in excess of 1.5km from site.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity.



## 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is located over 5km from Huntingdon railway station and is located beyond 800m from any bus stop.</p> <p>Along Hill Close a pavement is immediately across the road from the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is located to the north of the main built form of Brington but adjoins an orchard and a cluster of residential properties off Hill Place which form part of this settlement. There is a footpath opposite the site's frontage which connects the site through to main part of the village. The site is not constrained by heritage or nature conservation designations. The site is grade 3 agricultural greenfield land, there is risk of surface water flooding along its western edge. The site is not near to existing concentrations of employment and is not served by public transport. The site is within walking distance of a primary school and some cultural facilities.

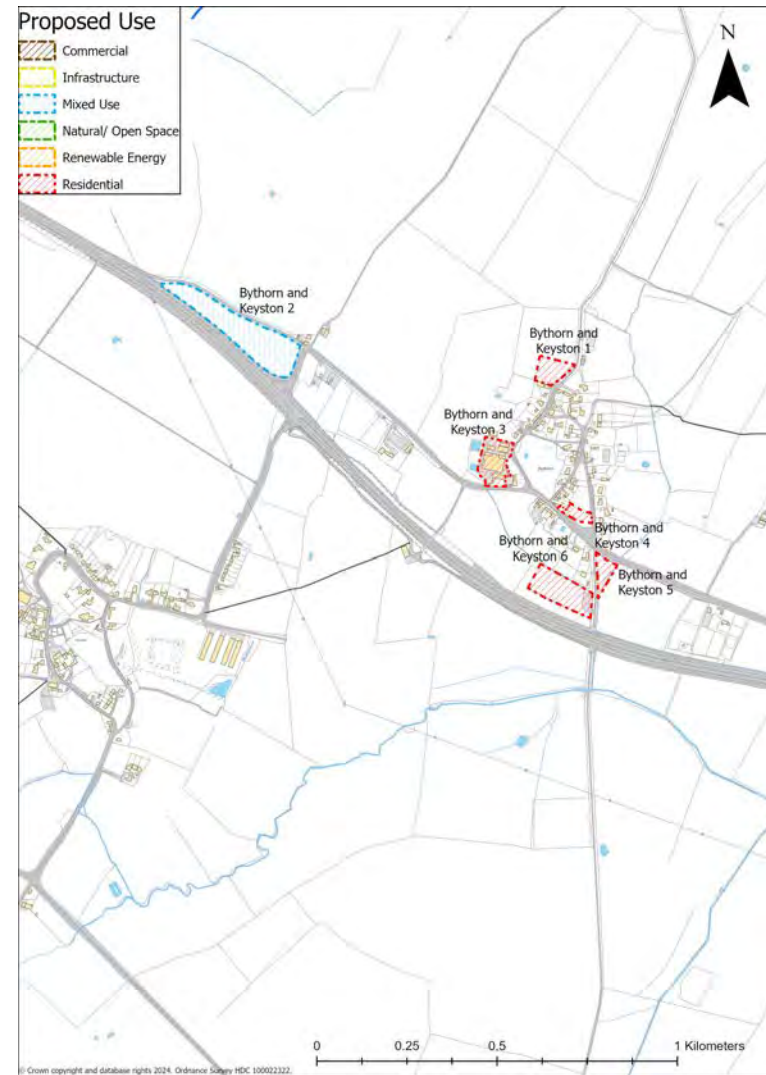
## Updates after initial appraisal

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## Bythorn and Keyston

1.4 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Bythorn and Keyston 1: Land West of Warren Lane, Bythorn
- Bythorn and Keyston 2: Land South West of Old Toll Bar House, Toll Bar Lane, Keyston
- Bythorn and Keyston 3: Home Farm, Bythorn
- Bythorn and Keyston 4: Land off Main Street, Bythorn
- Bythorn and Keyston 5: Land East of Clack Lane, Bythorn
- Bythorn and Keyston 6: Land West of Clack Lane, Bythorn



# 1 Western Huntingdonshire

## Bythorn and Keyston 1: Land West of Warren Lane, Bythorn

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is near to Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites that it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site relates well to the existing village. It is located on its northern edge providing an opportunity for some organic growth subject to appropriate landscaping. The promoter's anticipated capacity is for 5 or more homes which could represent a very low density.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.5 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is Huntingdon which is significantly in excess of 5km from the site. Bythorn does not have a local convenience shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within the village with the closest being in the nearby village of Brington which is in excess of 800m without a separate footpath.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of St Lawrence's Church and the village hall.



# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	<p>The site is not located near to any concentrations of employment opportunities.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.</p> <p>A public right of way cuts through the southern part of the site emerging onto Warren Lane. There is no footpath along Warren Lane.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby. The closest is a conservation area some 70m from the site.

### Summary of SA

The site is not constrained by flood risk or nature conservation designations. There are no heritage assets on site, however there is a conservation area some 70m south of the site. Residential development on the site could be effectively masterplanned and landscaped to integrate with the existing village. The site is however classified as grade 3 agricultural greenfield land. The site does not have any public transport connections and there are no major sources of employment nearby and there are limited services and facilities within the village, with travel required to nearby settlements for education, shopping and leisure activities.

### Updates after initial appraisal

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### Bythorn and Keyston 2: Land South West of Old Toll Bar House, Toll Bar Lane, Keyston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites such that it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is outside of a main settlement, the closest is Bythorn. The site is over 600m from the main cluster of properties found within the village. The proposed employment use at 10,000 sqm floorspace would make efficient use of land.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is bounded on its southern boundary by the A14 increasing the likelihood of noise, light and visual pollution. There are also electricity powerlines in the easterly corner of the site.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	N	Employment use would not contribute to housing supply.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The closest town centre is Huntingdon which is significantly in excess of 5km from the site. The nearest settlement is Bythorn but this does not have a local convenience shop.</p> <p>As the site is only being considered for employment uses access to primary education is not relevant.</p> <p>The site is beyond 800m of Bythorn's village hall.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is not located within 1.5km of an existing concentration of employment, but proposes potentially 3ha of employment development.</p> <p>It benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.</p> <p>A bridleway runs along Thrapston Road immediately opposite the site. There are also several other bridleway and footpaths within 500m of the site which lead into the open countryside. There are no footpaths directly to the nearest settlement of Bythorn.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The proposal seeks new employment development. It is unclear from the Call for Sites information the type of employment uses this could include, therefore, it is not possible at this stage to determine if development would have a high or low job density.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is detached from the main village form of Bythorn, so the site is located such that it could not be effectively integrated with the existing community. However the site is within proximity to the A14 which would assist in the operation of the site if commercial development is located on site.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

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**Summary of SA**

Overall, the appraisal is mixed but is mainly negative in terms of using greenfield land of high agricultural quality (grade 2). It has good connections to the strategic road network for employment development, however this proximity may give rise to higher levels of pollutants. The site is, however, detached by over 600m from the main cluster of properties found within the village. It is not served by public transport infrastructure, there are public rights of way within 500m of the site but no footpath connects the site to Bythorn. As a result it is likely that any future users of the site will access it via car and not be able to utilise more sustainable modes of transport. The site is not constrained by flood risk, heritage or nature conservation designations. The scale of employment development may require additional infrastructure in order to service it. The proposed employment use at 10,000 sqm floorspace would make efficient use of land. The site is within proximity to the A14 which would assist in the operation of the site if commercial development is located on site.

**Updates after initial appraisal**

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## Bythorn and Keyston 3: Home Farm, Bythorn

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>There are existing structures on site meaning that there is the potential to reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some surface water flood risk on the western part of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	The site is grade 3 agricultural land and is mainly greenfield but there are substantial structures on site used for agricultural purposes.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is well related to the existing village being located on its western edge. The site comprises several substantial large structures and hardstanding associated with the site's current agricultural use. These are substantial buildings predominantly made of brick with structures towards the rear of the site constructed from metal corrugated materials. There are considerable heritage constraints and demolition of existing structures would alter the character of the area. However, if a change of use is proposed then this could be minimised through sensitive design and the preservation of existing structures. Development on the site would need very careful consideration and masterplanning.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is promoted for market and/or affordable homes.  The site is 0.98 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Bythorn does not have a local convenience shop.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within the village, closest being in the nearby village of Brington which is in excess of 800m.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of St Lawrence's Church and the village hall.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is not located near to concentrations of employment opportunities.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	There are public rights of way within 500m of the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community, particularly if a change of use is can be achieved of existing structures.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The majority of the site is located within a conservation area, it is also adjacent to a grade II listed building (Bythorn House).

**Summary of SA**

The site is not at risk from fluvial flooding but there is some surface water flood risk along its western edge. The site is not constrained by nature conservation designations. It is however heavily constrained by heritage being located in a conservation area and adjacent to a grade II listed building. The site is well related to the existing village and is technically predominantly greenfield despite containing substantial structures associated with agricultural use. It is classified as grade 3 agricultural land. Its redevelopment could provide opportunities to enhance the village character but equally a full demolition of the site could likely negatively impact it. The site does not have any public transport connections and there are no major sources of employment nearby and there are limited services and facilities within the village, with travel required to nearby settlements for education, shopping and leisure activities.

**Updates after initial appraisal**

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**Bythorn and Keyston 4: Land off Main Street, Bythorn**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is wholly located within flood zone 1 with no recorded risk of surface water flood risk.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	Development on this site would result in a significant detrimental change to the character and form of the village which would be detrimental to the conservation area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p> <p>Cables running between telecommunication masts run over the site.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.26 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Bythorn does not have a local convenience shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within the village, closest being in the nearby village of Brington which is in excess of 800m.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of St Lawrence's Church and the village hall.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is not located near to concentrations of employment opportunities.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	There are public rights of way within 500m of the site.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is within a conservation area and there are several listed buildings near to the site.

#### Summary of SA

The site is not constrained by flood risk or nature conservation designations. The site forms an key aspect of the village's open character so its development would result in a significant change to the village's character and also the character of the conservation area. There are several listed buildings near to the site. There are electricity cables running over the site. The site is classified as grade 3 agricultural greenfield land. While being located within the village, it is considered that development on this site would not effectively integrate with the character of the village. The site does not have any public transport connections and there are no major sources of employment nearby. There are limited services and facilities within the village, with travel required to nearby settlements for education, shopping and leisure activities.

#### Updates after initial appraisal

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## Bythorn and Keyston 5: Land East of Clack Lane, Bythorn

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1, there is a significant amount of medium surface water flood risk across about a third of the site but most noticeably on the eastern half of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is located on the south eastern edge of the village, it therefore relates closely to the village. The proposed capacity for the site is very low but considering the surface water flood risk this would enable more land to be used for sustainable drainage and landscaping to soften the impact of development on the countryside. Also focusing development on the western half at a lower risk of surface water flooding would enable greater integration with the village.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The southern edge of the site is within 100m of the A14 increasing the likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is less than 1ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Bythorn does not have a local convenience shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within the village, closest being in the nearby village of Brington which is in excess of 800m.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of St Lawrence's Church and the village hall.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is not located near to concentrations of employment opportunities.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	There are public rights of way within 500m of the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could be effectively integrated with the existing community as long as the surface water drainage could be integrated and that any amenity impacts arising from the sewage pumping station located along the site's frontage can be mitigated.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

### Summary of SA

The site is not constrained by fluvial flood risk, however, there is significant risk from surface water flooding. There are no nature conservation or heritage designations impacting the site. The site is classified as grade 3 agricultural greenfield land. The site adjoins the south eastern edge of the village so could provide a small scale extension to the built form. It is in close proximity to the A14 which could give rise to additional levels of pollution. The site could be effectively masterplanned to successfully integrate with the existing village subject to appropriate sustainable drainage and landscaping. The site does not have any public transport connections and there are no major sources of employment nearby. There are limited services and facilities within the village, with travel required to nearby settlements for education, shopping and leisure activities.

### Updates after initial appraisal

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### Bythorn and Keyston 6: Land West of Clack Lane, Bythorn

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is wholly located within flood zone 1, there is some surface water flood risk along its western boundary and in the eastern part of the site along Clack Lane.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is physically detached from the main village and its development would alter the existing character and form of the settlement. It will also serve in extending the village towards the A14.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The southern edge of the site is within 40m of the A14 increasing the likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site is over 1ha and is proposed to provide market and/or affordable homes. The site would contribute to meeting the housing needs of the district.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Bythorn does not have a local convenience shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within the village, with the closest being in the nearby village of Brington which is in excess of 800m.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of St Lawrence's Church and the village hall.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is not located near to concentrations of employment opportunities.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	There are public rights of way within 500m of the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is not constrained by fluvial flood risk, however, there is some risk from surface water flooding. There are no nature conservation or heritage designations impacting the site. The site is classified as grade 3 agricultural greenfield land. The site is physically detached from the main built form of the village and is in close proximity to the A14 which could give rise to additional levels of pollution. The site could not be effectively masterplanned to successfully integrate with the existing village. The site does not have any public transport connections and there are no major sources of employment nearby. There are limited services and facilities within the village, with travel required to nearby settlements for education, shopping and leisure activities.

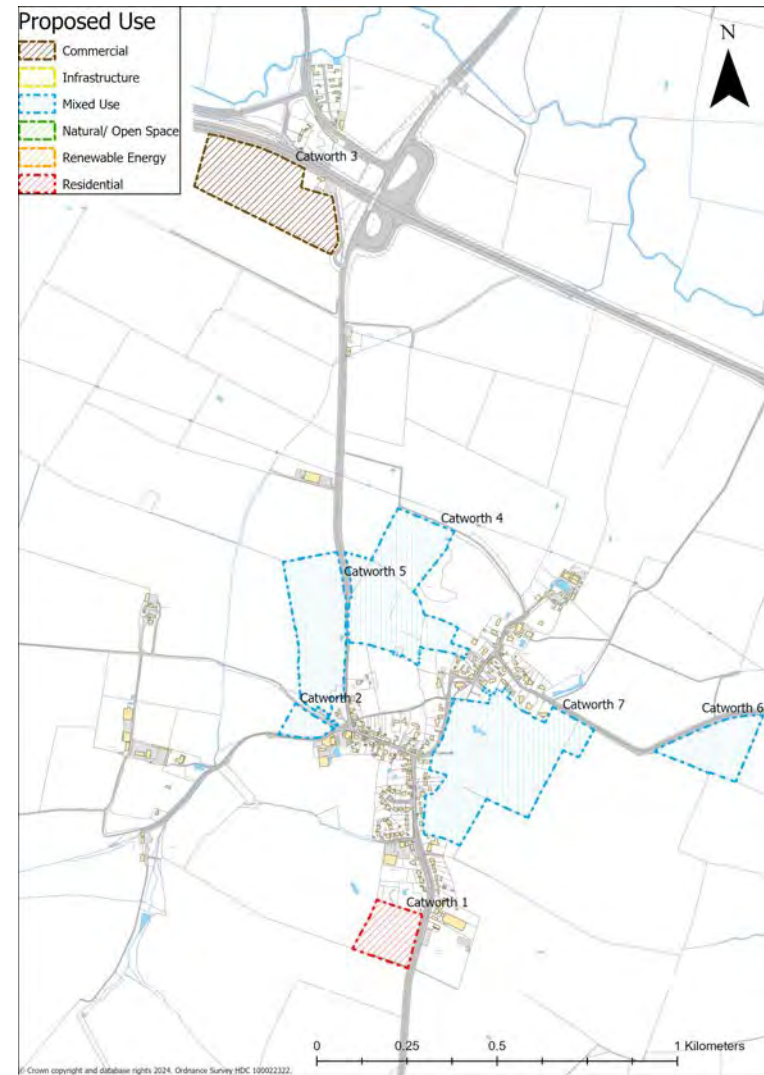
## Updates after initial appraisal

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## Catworth

1.5 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Catworth 1: Fruit Field opposite Victory Playing Field, Catworth
- Catworth 2: Land West of Catworth, Catworth
- Catworth 3: Land South of A14, Catworth
- Catworth 4: Land East of Fox Road, Catworth
- Catworth 5: Land West of Fox Road, Catworth
- Catworth 6: Triangular Field South of Church End, Catworth
- Catworth 7: Land East of Church Road, Catworth





# 1 Western Huntingdonshire

## Catworth 1: Fruit Field opposite Victory Playing Field, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site contains a small shed but this has negligible scope for reuse of materials.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is partially within the Catworth water catchment area which which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is 100% in flood zone 1 and there is no risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	<p>The site is wholly greenfield land but with a very small building.</p> <p>The entire site is classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 200m of a 0.5ha area of greenspace and a sports facility (Victory Playing Field). It has no or limited capacity for linkages to the strategic green infrastructure network.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	Development on the site would have limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is located on the southern edge of the village and is well related to the existing settlement. The site promoter is seeking to develop the site for 40 homes which is higher than surrounding properties and not reflective of the current character of the settlement. The site is highly exposed within the wider landscape with clear views extending across to more undulating countryside to the east. It is proposed that the number of homes is reduced to ensure development would be proportionate and not have a detrimental effect on the character of the area and landscape.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is bounded on its eastern boundary by Station Road and the Victory Playing Field increasing the likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site promoter is seeking to develop the site for 40 market and/or affordable homes which will contribute to the housing needs of the district and provide some residential opportunity for local residents and families.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The closest town centre is Huntingdon which is in excess of 5km from the site. The nearest settlement is Catworth but this does not have a local convenience shop.</p> <p>Catworth does not have a primary school and the nearest primary school is in Brington. The site is of insufficient capacity to provide a school on site.</p> <p>The site is within 800 m from a church, playing field and a public house.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	<p>The site is not located within 1.5km of an existing concentration of employment and proposes potentially no employment development.</p> <p>It benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service.</p> <p>The site is within 500 m of a public right of way</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets existing within or immediately adjoining the site so there are no constraint from these.

#### Summary of SA

The site is located on the southern edge of the village and can be effectively masterplanned to become part of the existing place and community. It is within 800 m from a church, playing field and a public house. The site is within flood zone 1 and is not constrained by flooding. It is classified as grade 2 agricultural land, is wholly greenfield and in agricultural use. It has no nature designations, heritage and conservation assets on it or immediately adjoining it which will impact development. It is remote from educational, retail and employment destinations and has no public transport access although it has reasonable access to local social facilities. Overall, residential development would not support a sustainable lifestyle, but would provide some residential opportunity for local residents and families. The site is bounded on its eastern boundary by Station Road and the Victory Playing Field increasing the likelihood of noise, light and visual pollution. Through design these should be considered, reduced and mitigated still as well as its potential landscape impact. The site is highly exposed within the wider landscape with clear views extending across to more undulating countryside to the east. It is proposed that the number of homes is reduced to ensure development would be proportionate and not have a detrimental effect on the character of the area and landscape.

#### Updates after initial appraisal

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## Catworth 2: Land West of Catworth, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The eastern edge of the site is within the Catworth water catchment area which which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located wholly within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is greenfield land predominately grade 2 agricultural land however a proportion of the southwestern corner is classified as grade 3. There are no existing structures on site.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is located on the western edge of the village and is well related to the existing built form. The site extends into the countryside with the eastern part of the site relating most closely to the settlement. The site promoter is seeking to develop the site for 5 homes with some car park provision for use by the community and natural open space. Taking these proposed uses, the density is appropriate and would reflect the character of the area and make an efficient use of land.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.  electricity cables run along the site's southern and eastern edges and also through the site.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is promoted for market and/or affordable homes. The site is 0.83ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is remote from any retail facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The nearest primary school is 2.5kms away in Brington. St Leonard's Church, the village hall, the Racecourse Public House and the playing fields are within 800m of the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is located over 1.5kms from any major sources of employment. Superfast broadband is available within the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service. A pavement is located within 40m opposite from the site.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The eastern part of the site is located such that it can be effectively masterplanned to become part of the existing place and community although the proposed mix of uses will require careful design and consideration so that they can be successfully integrated. Also landscaping will be required due to its edge of village location.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	At its eastern end, the site adjoins a conservation area and is adjacent to several listed buildings.

### Summary of SA

The site is not constrained by flood risk or by nature conservation designations. It is somewhat constrained by heritage assets as it adjoins a conservation area and is adjacent to several listed buildings. It is remote from educational, retail and employment destinations and has no public transport access although it has reasonable access to local social facilities. The proposed development would be a modest westerly extension to the built form of the village which could be successfully integrated subject to appropriate masterplanning, landscaping and design.

### Updates after initial appraisal

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### Catworth 3: Land South of A14, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.  The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The closest water catchment area is Catworth which which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is located wholly within flood zone 1, there is some risk from surface water flooding particularly in the south-eastern part of the site near to the access to the site.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is detached from the main built form of Catworth being located 1.2km north of the village. The site is bounded along its northern boundary by the A14 and it has direct access from junction 16. The proposed scale of development would make an efficient use of land utilising connections to the strategic road network.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is accessible from vehicles exiting the A14 at junction 16. While proposed for employment uses, there may still be an impact of increased levels of noise, air and visual pollution on future employees on site which should be considered, reduced and mitigated.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is remote from any retail facilities and is over 5km from a town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is remote from leisure and cultural facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	It is not within 1.5km of other concentrations of employment but it could provide over 5ha of employment land.  Standard broadband is available in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km of a railway station and there are no bus stops within 800m of the site.  The site is remote from public rights of way or segregated cycleways nor are there public footpaths.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is accessible from vehicles exiting the A14 at junction 16.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	++	The scale of the proposed scheme is likely to create many new jobs although the nature and number of jobs are unknown at this stage. The intended proportion of employment, retail and logistics is also not yet known.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site promoter seeks a combination of employment, retail and logistics development. It is unclear the proportion each of these will take but it likely that retail will be ancillary to the employment development and serve future employees or trade from the A14, therefore not directly serving Catworth.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could not be effectively integrated with the existing community but the proposed uses means that this is not necessarily an issue as it needs to be well connected to the strategic road network.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is not constrained by fluvial flood risk but does have some surface water flood risk. It is not constrained by heritage or nature conservation designations. The site is detached from the built form of Catworth and proposes a large scale employment led scheme utilising its connections to the A14 although it has no public transport access which may encourage travel via less sustainable modes of transport. There is only standard broadband available within the vicinity of the site which may require upgrades depending on the nature of employment uses on site. While proposed for employment uses, there may still be an impact of increased levels of noise, air and visual pollution on future employees on site arising from its proximity to the A14. Through design these should be considered, reduced and mitigated still as well as its potential landscape impact.

## Updates after initial appraisal

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## Catworth 4: Land East of Fox Road, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is partially within the Catworth water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.  The site is wholly within flood zone 1 but contains substantial areas at risk of surface water flooding, particularly in the northernmost field which would impact on any scheme's layout and capacity.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield and predominantly comprises grade 3 agricultural land with the southern portion closest to the village being grade 2.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is remote from any publicly accessible natural greenspace. However, it directly adjoins Little Wood so there may be opportunities for biodiversity linkages and improvements.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from any designated nature sites that it is unlikely there will be an impact. However, it is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is one of a cluster of 4 sites put forward for development on some or all of them. This is the second largest of the cluster. The site promoter does not specify a preferred type or amount of development beyond a general indication of housing development with a variety of possible forms of community development such as a village hall or extension to the cemetery.</p> <p>This site does not relate well to the form of Catworth being separated from Church Lane by the remainder of the southern field proposed for development and only adjoining the rear gardens of 3 homes on Church Road. Built development of the site would be out of character with the village due to its scale and lack of integration.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is just under 1km from junction 16 on the A14 and may be subject to minor noise pollution from this. Electricity lines cross the northern section of the site creating some visual pollution for potential users.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site could contribute to meeting housing or other community needs although its scale is excessive in relation to the village so a partial development only may be appropriate
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is remote from any retail facilities and the nearest primary school is 2.5kms away in Brington. St Leonard's Church, the village hall, the Racecourse pub and the playing fields are within 800m.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is located over 1.5kms from any major sources of employment but benefits from superfast broadband nearby.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service. There is direct road frontage to Fox Road. A public right of way bisects the site and others are in close proximity.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential or community uses.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include any new retail or social facilities specifically although the site promoter suggests willingness to consult with the local community over preferred requirements.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The scale and location of the site would not contribute to good placemaking in Catworth. Effective integration of any scheme into the existing community would be very challenging
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The southern section of the site falls within the conservation area and there are both listed buildings and a scheduled monument in the vicinity.

## Summary of SA

The site is at low fluvial flood risk although surface water flood risk exists, particularly in the northern and central sections, which would impact on layout and capacity of any development scheme. It would have limited impacts on nature conservation sites with potential opportunities to link into Little Wood. It has a direct road frontage and access to public rights of way. It comprises wholly greenfield land of grade 3 agricultural value. It is remote from educational, retail and employment destinations and has no public transport access although it has reasonable access to local social facilities. Overall, residential development would not support a sustainable lifestyle. The site has very limited direct connection with the existing built part of the village and the proposed site would leave an isolated field between any new development and existing properties on Church Lane. Development would not facilitate effective integration with the existing community or support high quality placemaking outside the site itself. There are heritage assets in the vicinity which could be impacted by any development scheme although good design should overcome any issues arising from this. The sustainability of the site is considered very poor for residential development purposes.

## Updates after initial appraisal

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## Catworth 5: Land West of Fox Road, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. It is not affected by air pollution and contains no existing buildings to be re used on site.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is partially within the Catworth water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.  The site is wholly within flood zone 1. Surface water flood risk affects Fox Road and a very small portion of the site.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield and predominantly comprises grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any publicly accessible natural greenspace and does not offer opportunities to link into existing strategic green or blue infrastructure networks.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from any designated nature sites that it is unlikely there will be an impact. However, it is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is one of a cluster of 4 sites put forward for development on some or all of them. The site promoter does not specify a preferred type or amount of development beyond a general indication of housing development with a variety of possible forms of community development such as a village hall or extension to the cemetery.</p> <p>The site does not relate well to the form of Catworth only adjoining it by the former works at the southern end of Fox Road where it has a limited access to the junction at Brook End. Built development of the site would be out of character with the village due to its scale and lack of integration.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is just over 1km from junction 16 on the A14 and may be subject to noise pollution from this.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The scale of the site would allow it to contribute to meeting housing or other community needs.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is remote from any retail facilities and the nearest primary school is 2.5kms away in Brington. St Leonard's Church, the village hall and Racehorse pub are within 800m.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is located over 1.5kms from any major sources of employment but benefits from superfast broadband nearby.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service. There is a limited form of access to Brook End with public rights of way in close proximity.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential or community uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include any new retail or social facilities specifically although the site promoter suggests willingness to consult with the local community over preferred requirements.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The scale and location of the site would not contribute to good placemaking in Catworth. Development on the site could not be effectively integrated into the existing community to contribute to sustainable placemaking.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The south eastern part of the site adjoins the conservation area boundary and a scheduled monument (milestone) is situated on the Fox Road boundary.

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## Summary of SA

The site is at low flood risk and development would have limited impacts on nature conservation sites. Its limited impacts on heritage assets could be effectively mitigated. It comprises best and most versatile (grade 2) greenfield agricultural land. It has a direct road frontage to Fox Road and a limited access to the junction at Brook End. It is remote from educational, retail and employment destinations and has no public transport access although it has reasonable access to local social facilities. Overall, residential development would not support a sustainable lifestyle. The site has extremely limited direct connection with the existing built part of the village other than wrapping around a disused factory building at the southern end and facing onto one house across Fox Road. Development would not facilitate effective integration with the existing community or support high quality placemaking outside the site itself. The sustainability of the site is considered very poor for residential development purposes.

## Updates after initial appraisal

### Catworth 6: Triangular Field South of Church End, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	+	The site is promoted for biodiversity net gain which, although it will not promote low carbon technologies as such, will contribute to the objective of achieving the district's ambition to reach net zero carbon emissions. It is remote from any area of enhanced air pollution. The site would not support the circular economy.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is proposed wholly for biodiversity net gain which would enhance resilience to climate change.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is near to the Catworth water catchment area which which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site would not be expected to generate significant water demand. It is in flood zone 1 with a narrow band of surface water flood risk along the northern boundary.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	N	There is no merit to requiring previously developed land for the proposed use. The site comprises wholly grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The proposed use does not require access to other green spaces but the site is not in a location where it could contribute to enhancing the strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is just over 700m from Little Catworth Meadow SSSI. The proposed use would not detrimentally impact on any nearby designated nature conservation sites but is unlikely to support strategic habitat connectivity.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is one of a cluster of 4 sites put forward for development on some or all of them. This site is specifically identified as being promoted for biodiversity net gain. The site is located to the east of Catworth and would not impact on its form or character other than potentially enhancing long distance views towards Catworth Hill.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is remote from and would not give rise to pollution.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The proposal is for non-residential use.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	N	The indicators are not relevant to the proposed use.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site will generate some employment/ promote farm diversification in managing the planting scheme.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	N	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service. A public right of way runs through the southern edge of the site.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The site will generate some employment/ promote farm diversification in managing the planting scheme.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal is for biodiversity net gain which is not relevant to the indicator.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located amongst arable farmland with some tree and hedgerow cover. Use for biodiversity net gain could effectively be integrated into the landscape and respond sensitively to the local character,
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no heritage assets in the vicinity of the site.

#### Summary of SA

The proposed use for biodiversity net gain and low flood risk of the site results in a sustainability appraisal which reflects positively on its potential to contribute towards resilience to climate change. Provision of biodiversity net gain would provide limited employment/ farm diversification opportunities which could be of benefit. Access by public transport is not achievable. The site is currently classified as best and most versatile agricultural land; under current government proposals the biodiversity net gain use would be secured for at least 30 years. The proposed use could be effectively integrated into its immediate surroundings and could contribute positively to the aspect of the locality from the village. It is not well connected to strategic green infrastructure but could offer local scale advantages due to the proximity to Little Catworth Meadow SSSI. Overall the proposed use would be sustainable on this site.

#### Updates after initial appraisal

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#### Catworth 7: Land East of Church Road, Catworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. It is not affected by air pollution and contains no existing buildings to be re used on site.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is partially within the Catworth water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly within flood zone 1 and has negligible risk of surface water flooding although a pond is present on site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly grade 2 greenfield agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any publicly accessible natural greenspace and does not offer opportunities to link into existing strategic green or blue infrastructure networks.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from any designated nature conservation sites that it is unlikely to have an impact. However, it is outside any of Natural Cambridgeshire's Priority Landscape and has limited potential to contribute to strategic habitat connectivity.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is one of a cluster of 4 sites put forward for development on some or all of them. This is the largest of the cluster. The site promoter suggests this is the most suitable site for a residential led scheme but does not specify the amount of development sought beyond being residential with a variety of possible forms of community development such as a village hall or extension to the cemetery.</p> <p>The site is well related to the existing village, largely adjoining existing properties on three sides and consequently is well related to the existing cemetery and village hall. However, the western edge comprises open land within the conservation area contributing to its character and to the setting of St Leonard's Church.</p> <p>The scale of the site and potential for substantial in-depth development would be seriously detrimental to the form and character of the village and the setting of the conservation area.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	<p>The site is remote from sources of pollution and good design measures could mitigate any significant impacts arising from any development scheme.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site could support a wide range of types, sizes and tenures of new homes.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The site is remote from any retail facilities and the nearest primary school is 3kms away in Brington. St Leonard's Church, the village hall, Racehorse pub and recreation ground are within 800m.</p>



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is located over 1.5kms from any major sources of employment but benefits from superfast broadband nearby.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is approximately 18kms from Huntingdon railway station and Catworth has no bus service. The site adjoins Church Road and Church End, with multiple public rights of way in close proximity.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential or community uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	+	The site promoter suggests the potential inclusion of additional community facilities such as an extension to the cemetery or a village hall. No evidence is put forward of the need for these and it is noted that the current cemetery has space remaining and the village hall was refurbished and extended in 2018.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is positioned such that it is well related to the existing village. Nearby heritage assets would need to be carefully reflected to ascertain whether the impact of development on them could be adequately mitigated. Development of the whole site would, however,

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			be significantly out of scale with the existing village and would detrimentally impact on its character. A reduced scale may be more achievable.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	--	The site was designated as a scheduled monument for the Catworth manorial complex and associated ridge and furrow in December 2023. It also adjoins the grade I listed St Leonard's Church and development would impact on the setting of at least 3 other listed buildings. The western edge of the site is within the conservation area.

#### Summary of SA

The site is at low fluvial or surface water flood risk. It has direct frontages to two roads and access to public rights of way. The site has potential to contribute to the diversity of housing available in Catworth and expand local community facilities. However, the site comprises entirely greenfield best and most versatile agricultural land. Whilst it would be unlikely to detrimentally impact on any existing nature conservation sites it would not contribute to enhancement of strategic green infrastructure either. The site has reasonable access to local social facilities but it is remote from educational, retail and employment destinations and has no public transport access so it would not support sustainable lifestyles. The site has potential to support improved housing choices and community facilities within the village. However, the scale of development needed to achieve this is likely to be significantly detrimental to the form and character of Catworth. The site both contains and adjoins highly sensitive heritage assets and built development would detrimentally impact on these. Overall, development of the whole of the proposed site would not constitute sustainable development.

#### Updates after initial appraisal

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# 1 Western Huntingdonshire

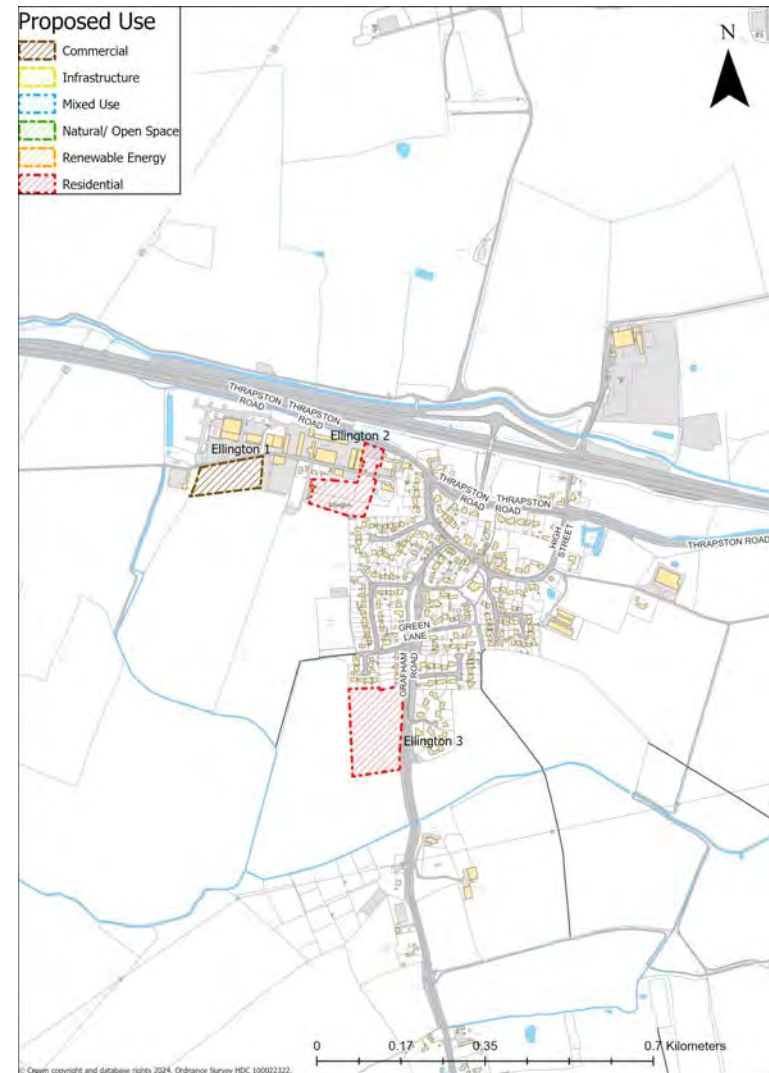
## Ellington

**1.6** A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Ellington 1: Land South of Ben Burgess, Ellington
- Ellington 2: Land South East of Brook Farm, Ellington
- Ellington 3: Land West of Grafham Road, Ellington

**1.7** Please note the following sites partially fall within Ellington parish:

- Alconbury 10: Land at Weybridge Farm - note that this site crosses over Ellington and Alconbury parishes and is predominantly within Alconbury parish so the site assessment has been included within Alconbury parish of the Northern Central Huntingdonshire LAA document.
- Brampton 16: Land at Low Harthay and Woodhatch Farms, Brampton - note that this site crosses over Ellington and Brampton parishes and is predominantly within Brampton parish so the site assessment has been included within Brampton parish of the Central Huntingdonshire LAA document.



**Ellington 1: Land South of Ben Burgess, Ellington**

**1.8** As identified in the LAA, the site is completely within flood zone 3a. The site promoter has put the site forward for commercial uses. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.

**1.9** Therefore, a sustainability appraisal for the site has not been undertaken.

**Ellington 2: Land South East of Brook Farm, Ellington**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) covers about 48% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is located within the Easton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>About half of the whole site is within flood zone 3a, the northern parcel being completely within flood zone 3a and the southern parcel about a third. The remaining portion of the southern parcel is in flood zone 1 and has some surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	--	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.

## 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites that it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>While the site adjoins the existing built form of the village, the site is constrained by flood risk which limits where it would be possible to place built development. Removing the land within flood zone 3a and concentrating development in flood zone 1 would mean that development would be placed on the southern part of the site which would be more detached from the main built form extending into the countryside which would not reflect the character of the area.</p> <p>Additionally, there is limited accessibility to the main village from the site which limits opportunities for integration.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The development would provide market and affordable housing but on a site with an overall site area greater than 1ha in size.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Ellington does not have a local convenience shop, the closest is in the neighbouring village of Grafham.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within the village, closest being in the nearby village of Spaldwick which is in excess of 800m.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of All Saints Church, the village hall and the Mermaid Public House.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 100m of the Brook Farm Industrial Estate.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is in excess of 5km from Huntingdon railway station. It is over 800m from a bus service rated E on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	There is no pavement serving the site but it is within 500m of a public right of way.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.

# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that there is limited accessibility to the main village from the site which limits opportunities for integration.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets on site but it is within 45m of the grade II listed Brook House.

## Summary of SA

The site is heavily constrained by fluvial flood risk with about half of the site being within flood zone 3a, there is however enough land in flood zone 1 that could accommodate some development if appropriate masterplanning, drainage and access could be secured. The site is not constrained by nature conservation or heritage designations but there is a listed building nearby. While it is closely related to the built form, the location of flood risk would result in a potential development that would not relate well to the form and character of the village and would not be fully integrated with the existing place and community. It is in very close proximity to employment opportunities at the Brook Farm Industrial Estate and within walking distance to leisure and cultural facilities and natural greenspace. However, the closest primary school is in Spaldwick and a convenience shop is found in Grafham. It is not particularly well served by public transport options.

## Updates after initial appraisal

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## Ellington 3: Land West of Grafham Road, Ellington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is partially located within the Easton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1, there is however some medium surface water flood risk along the site's frontage along Grafham Road.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 200 m of a 0.5 ha area of greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site adjoins the existing built form of the village, it would provide a southern extension to the village and mirror built development opposite in Spinney Field. The capacity submitted would not fully optimise the site in terms of making the most efficient use of land but does reflect surrounding development.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site promoter has submitted the site for a first homes scheme with a self build and custom plot. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is Huntingdon which is in excess of 5km from the site. Ellington does not have a local convenience shop, the closest is in the neighbouring village of Grafham.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within the village, closest being in the nearby village of Spaldwick which is in excess of 800m.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of All Saints Church, the village hall and the Mermaid Public House.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 1.5km of the Brook Farm Industrial Estate.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is in excess of 5km from Huntingdon railway station. It is within 800m of a bus service rated E on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a pavement immediately across the road from the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.



# 1 Western Huntingdonshire

## Summary of SA

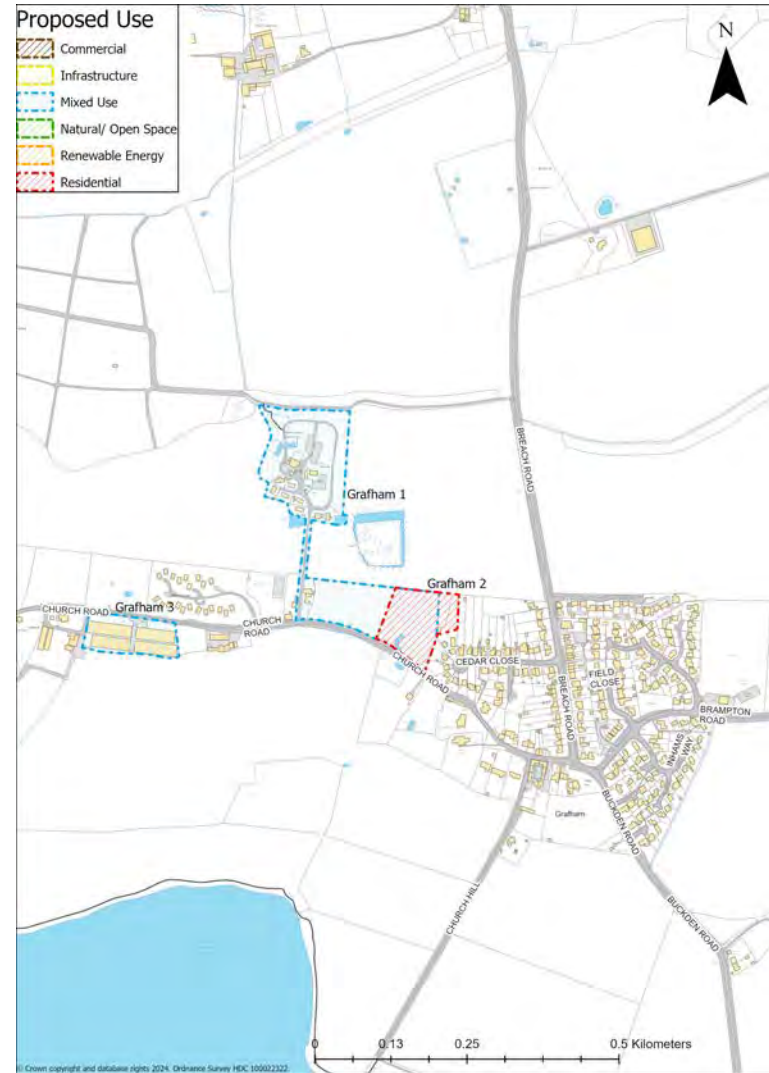
The appraisal for the site is predominantly positive. There is some risk of surface water flooding but no fluvial flood risk on site. The site is not constrained by nature conservation or heritage designations. It would relate well to the existing village and could be successfully integrated with the existing place and community providing a southerly extension to the village. It is within close proximity to employment opportunities at the Brook Farm Industrial Estate and within walking distance to local leisure and cultural facilities and natural greenspace. However, the closest primary school is in Spaldwick and a convenience shop is found in Grafham. It is served by a bus although this is not fequent service.

## Updates after initial appraisal

**Grafham**

**1.10** A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Grafham 1: Grafham Water Caravan and Motorhome Club Campsite, Grafham
- Grafham 2: Land adjacent to 24 Cedar Close, Grafham
- Grafham 3: Sullivans Poultry Farm, Grafham



# 1 Western Huntingdonshire

**Grafham 1: Grafham Water Caravan and Motorhome Club Campsite, Grafham**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is a mixture of greenfield land (the eastern parcel) and of previously developed land consisting of the caravan and motorhome campsite. There is the potential to reuse some materials or buildings if existing structures are not retained.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	++	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	The site is classified as grade 3 agricultural land consisting of part greenfield land and previously developed land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The northern parcel consisting of the campsite is outside of ANGSt standards but the eastern parcel does fall within 1km of a 10 ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is within 1km from the Grafham Water SSSI and within 200m of West Wood County Wildlife Site. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area and Local Geological Sites.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but is very near to Grafham Water and small woodlands around Grafham which provide some potential to contribute towards improvements in strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The campsite is physically detached from the main built form of the village but the eastern parcel adjoins the western edge of Grafham. The retention of the campsite and potential expansion of facilities within the site would support its current use, however residential development would not and would result in housing be placed in a less sustainable location. Residential development on the eastern parcel would better suit the local area over redevelopment of the campsite.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>

## 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site promoter states that whilst it is the intention of Grafham Water Caravan and Motorhome Club Campsite to remain in leisure use at present, the Club would like to secure flexible alternatives that would allow residential development on site either in tandem with the current use, or solely residential development subject to an alternative site within the district being found to accommodate the Club's ongoing leisure use. The site is over 1ha in size and if residential uses are pursued the site promoter may pursue either market and/or affordable housing, custom and self build plots or specialist housing on the site.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The eastern parcel of the site is within 800m of the Grafham Community Shop, the main campsite is just over this threshold.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	There is no primary school within Grafham, its catchment is for a primary school in Spaldwick over 800m from the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The eastern part of the site is within 800m of several leisure and cultural facilities namely All Saints Church, the village hall, football pitches and MUGA, the Cinnamon public house and restaurant and the Grafham Trout but the main campsite is beyond this threshold.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The retention and possible expansion of the campsite would support some jobs and the local tourism sector. If it was redeveloped for residential uses the site is within 5km of the Brookside Industrial Estate in Ellington.  Superfast broadband is available in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	



## Western Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The closest railway station is Huntingdon which is in excess of 5km from the site. From the centre of the road frontage the site is approximately 800m from a bus service rated F+ on the Place Based Carbon Calculator, however from the main entrance to the campsite the bus stop is in excess of 800m.</p> <p>There are public rights of way cutting through the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	<p>The retention of the campsite and its possible expansion of existing facilities would contribute towards the local tourism sector. Its loss for residential redevelopment would result in a loss of tourism facilities. Until proposals are clearer it is difficult to appraise this.</p>
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>Expansion and upgrades to existing tourist facilities could be effectively masterplanned to become part of the existing place and community. Redevelopment of the campsite for residential development would require additional masterplanning but may be possible on the eastern parcel as this relates more closely physically to the existing village. Residential development would be more challenging to integrate successfully.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	<p>Within the campsite there is the grade II listed Old Manor Cottage.</p>

# 1 Western Huntingdonshire

## Summary of SA

The site contains two parcels of land including an existing campsite. The site is not constrained by flood risk or nature conservation designations. There is a listed building within the campsite. The land is grade 3 agricultural land with existing structures on site. The campsite parcel is physically detached from the main built form of the village but the eastern parcel much more closely relates to the built form of Grafham. It is in good proximity to several social and leisure facilities within the village but primary education is found in a neighbouring village and the closest employment opportunities are outside of the village. Public transport is limited with only a bus stop in the village with an infrequent service. The site promoter states that whilst it is the intention of Grafham Water Caravan and Motorhome Club Campsite to remain in leisure use at present, the Club would like to secure flexible alternatives that would allow residential development on site either in tandem with the current use, or solely residential development subject to an alternative site within the district being found to accommodate the Club's ongoing leisure use.

## Updates after initial appraisal

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### Grafham 2: Land adjacent to 24 Cedar Close, Grafham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is located within flood zone 1 with no recorded risk from surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 1km of a 10ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is within 1km from the Grafham Water SSSI. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, County Wildlife Site and Local Geological Sites.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but is very near to Grafham Water and small woodlands around Grafham which provide some potential to contribute towards improvements in strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is located on the western edge of Grafham. It relates well to the existing settlement as it adjoins development on Cedar Close but the proposed development is likely to not have any direct connections and will back onto existing development. The proposed density is similar to surrounding densities and with appropriate landscaping and access from Grafham Road be integrated into the existing settlement and protect the form and character of the local area.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site promoter has submitted the site for market and affordable homes as well as for self and custom build plots. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of the Grafham Community Shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within Grafham, its catchment is for the primary school in Spaldwick over 800m from the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of several leisure and cultural facilities namely All Saints Church, the village Hall, football pitches and MUGA, the Cinnamon public house and restaurant and the Grafham Trout.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of the Brookside Industrial Estate in Ellington.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The closest railway station is Huntingdon which is in excess of 5km from the site. The site is within 800m of a bus service rated F+ on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	There are two public rights of way cutting through the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

#### Summary of SA

The site is not constrained by flood risk, heritage or nature conservation designations. It is a greenfield site consisting of grade 3 agricultural land. The site is located on the very western edge of the built form of Grafham and with landscaping and careful design could be integrated with the existing place and community. It is in good proximity to several social and leisure facilities within the village but there primary education is found in a neighbouring village and the closest employment opportunities are outside of the village. Public transport is limited with only a bus stop in village with an infrequent service.

#### Updates after initial appraisal

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# 1 Western Huntingdonshire

## Grafham 3: Sullivans Poultry Farm, Grafham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is partially previously developed with four large poultry sheds on site used for intensive poultry farming with associated hardstanding. Development would reuse this site however the condition of the existing structures means it is unlikely that materials could be extensively reused for residential development.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located within flood zone 1, there is some recorded risk of surface water flooding within a small portion of the site and along Church Road.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	The site is greenfield land grade 3 agricultural land with some existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is just beyond Natural England's standards for access to natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 1km from the Grafham Water SSSI. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, County Wildlife Site and Local Geological Sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but is very near to Grafham Water and small woodlands around Grafham which provide some potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site does not relate well to the existing settlement. The site is detached from the main built form of the village. Access to the main settlement of Grafham would be via a narrow road with with no safe pedestrian/ active travel route.</p> <p>Whilst the demolition of the existing poultry units could enhance the 'gateway' to the village, this does not justify new buildings in such a detached location. This is especially so of uses relating to residential and care home development which would benefit from being sustainably located near to accessible services and facilities.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site promoter has not identified there being known contamination or pollution on site, however, it is likely this will require further investigation considering the current use of the site.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is promoted for market and/or affordable homes and/or self and custom build plots; or a residential care facility. The site is 0.9 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is over 800m from the Grafham Community Shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within Grafham, its catchment is for the primary school in Spaldwick which is over 800m from the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of All Saints Church, but is slightly beyond 800m of other facilities such as the village Hall, football pitches and MUGA, the Cinnamon public house and restaurant and the Grafham Trout.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of the Brookside Industrial Estate in Ellington.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 5km from the closest railway station in Huntingdon and is beyond 800m from the bus stop in Grafham village.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	The site is within 500m of a public right of way.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site does not relate well to the existing settlement. The site is detached from the main built form of the village. Access to the main settlement of Grafham would be via a narrow road with with no safe pedestrian/ active travel route.</p> <p>Whilst the demolition of the existing poultry units could enhance the 'gateway' to the village, this does not justify new buildings in such a detached location. This is especially so of uses relating to residential and care home development which would benefit from being sustainably located near to accessible services and facilities.</p> <p>Proposals for commercial leisure uses could present issues relating to active travel/pedestrian safety through increased vehicle movements along what is a narrow road.</p> <p>As a result of the above it is considered that the site could not be effectively masterplanned to become part of the existing community.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

# 1 Western Huntingdonshire

## Summary of SA

The site is not constrained by fluvial flood risk (there is some surface water flood risk), heritage or nature conservation designations. The site is currently in use as an intensive poultry farm with several large existing agricultural structures on site. It is beyond ideal distances from social and leisure facilities within the village but still accessible. Primary education is found in a neighbouring village and the closest employment opportunities are outside of the village. Public transport is limited with only a bus stop in village with an infrequent service. The site does not relate well to the existing settlement. The site is detached from the main built form of the village. Access to the main settlement of Grafham would be via a narrow road with with no safe pedestrian/ active travel route. Whilst the demolition of the existing poultry units could enhance the 'gateway' to the village, this does not justify new buildings in such a detached location. This is especially so of uses relating to residential and care home development which would benefit from being sustainably located near to accessible services and facilities. Proposals for commercial leisure uses could present issues relating to active travel/pedestrian safety through increased vehicle movements along what is a narrow road. As a result of the above it is considered that the site could not be effectively masterplanned to become part of the existing community.

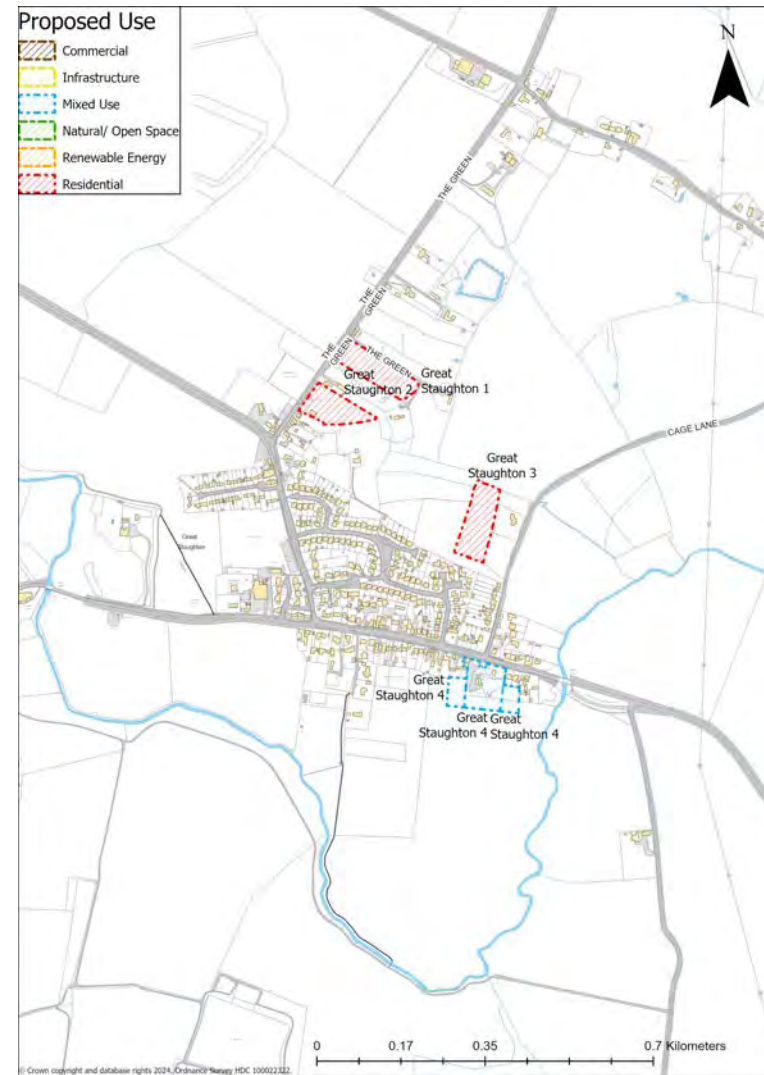
## Updates after initial appraisal



## Great Staughton

1.11 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Staughton 1: Land East of B661, The Green, Great Staughton
- Great Staughton 2: Land South of 29 The Green, Great Staughton
- Great Staughton 3: Land West of Cages Lane, Great Staughton
- Great Staughton 4: Brook Farmyard, Great Staughton (three permutations put forward reviewed in one assessment)



# 1 Western Huntingdonshire

## Great Staughton 1: Land East of B661, The Green, Great Staughton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located within flood zone 1, there is some risk of surface water flooding across the site particularly along the site's northern and southern boundaries.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>The site is located on the northernmost edge of the village. It adjoins residential development at Jewell Close. The site relates reasonably well to the settlement and would see a continuation of the form of recent development along The Green. The site is connected via footpath to the main village along the B661. The site would require sustainable drainage and landscaping to soften its development edge and mitigate against surface water flood risk.</p> <p>The proposed capacity would make an efficient use of land and be consistent with surrounding densities.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.9 ha in size and so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is St Neots which is in excess of 5km from the site. The village does not have its own convenience store.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Great Staughton Primary Academy.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of several leisure and cultural facilities such as the recreation ground and tennis courts, village hall and the White Hart public house. St Andrew's Church is a little beyond 800m from the site.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	-	<p>The site is not located near to concentrations of employment opportunities. The site is about 3km from the Airfield Industrial Estate at Little Staughton and is just over 5km from concentrations at the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is located over 5km from St Neots railway station. The site is within 800m of several bus stops, the highest being ranked E on the Place Based Carbon Calculator meaning that there is an infrequent bus service.</p> <p>A pavement adjoins the site frontage which leads into the village.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is adjacent to a grade II listed building at its far eastern end.

#### Summary of SA

The site relates well to the existing built form of Great Staughton and would see a continuation of recent development along The Green. It is constrained somewhat by surface water flood risk and is adjacent to a listed building. It is not constrained by nature conservation designations. It is a greenfield site consisting of grade 3 agricultural land. It is remote from natural greenspace but within 800m of the recreation ground and tennis courts. It is also within 800m of other leisure and cultural facilities as well as a bus stop. It is remote from employment opportunities, its lack of public transport may reinforce a reliance on car travel.

#### Updates after initial appraisal

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#### Great Staughton 2: Land South of 29 The Green, Great Staughton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is not impacted by an air quality management area. The site is greenfield land with one existing structure on site meaning that there is very limited potential for the reuse materials or buildings.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	The site is located within flood zone 1, there is considerable risk of medium surface water flooding on about a third of the site.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 3 agricultural land with only one existing structure on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is located to the north of the village. It adjoins residential development at Jewell Close to the north and ribbon development along the B661. The site therefore relates well to the settlement and would see a continuation of the form of recent development along

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The Green. The site is connected via footpath to the main village along the B661. The site would require sustainable drainage and landscaping to soften its development edge and mitigate against the considerable risk of surface water flood risk.</p> <p>The proposed capacity would make an efficient use of land and be consistent with surrounding densities.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.71 ha in size and so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is St Neots which is in excess of 5km from the site. The village does not have its own convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Great Staughton Primary Academy.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of several leisure and cultural facilities such as the recreation ground and tennis courts, village hall and the White Hart public house. St Andrew's Church is a little beyond 800m from the site.

# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	-	<p>The site is not located near to concentrations of employment opportunities. The site is about 3km from the Airfield Industrial Estate at Little Staughton and is just over 5km from concentrations at the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is located over 5km from St Neots railway station. The site is within 800m of several bus stops, the highest being ranked E on the Place Based Carbon Calculator meaning that there is an infrequent bus service.</p> <p>A pavement adjoins the site frontage which leads into the village.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is adjacent to a grade II listed building at its far eastern end.

### Summary of SA

The site relates well to the existing built form of Great Staughton and would see a continuation of recent development along The Green. It is heavily constrained by surface water flood risk and is adjacent to a listed building. It is not constrained by nature conservation designations. It is mostly greenfield with only one storage building on site, it is grade 3 agricultural land. It is remote from natural greenspace but within 800m of the recreation ground and tennis courts. It is also within 800m of other leisure and cultural facilities as well as a bus stop. It is remote from employment opportunities, its lack of public transport may reinforce a reliance on car travel.

### Updates after initial appraisal

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### Great Staughton 3: Land West of Cages Lane, Great Staughton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located within flood zone 1, there is some risk of surface water flooding in the site's north eastern corner.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity. .
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located to the north east of the main built form, it is physically detached from the main built form and relates closely to the open countryside. It is viewable from public rights of way so development here would have an impact on the landscape setting of the village. There is no footpath provision connecting the site to the main village.</p> <p>The proposed capacity put forward would make an efficient use of land however development here would not protect the character and form of the area.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.92 ha in size and so the site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is St Neots which is in excess of 5km from the site. The village does not have its own convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Great Staughton Primary Academy.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of several leisure and cultural facilities such as the recreation ground and tennis courts, village hall and the White Hart public house. St Andrew's Church is a little beyond 800m from the site.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	-	<p>The site is not located near to concentrations of employment opportunities. The site is about 3km from the Airfield Industrial Estate at Little Staughton and is just over 5km from concentrations at the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is located over 5km from St Neots railway station. The site is within 800m of several bus stops, the highest being ranked E on the Place Based Carbon Calculator meaning that there is an infrequent bus service.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	

# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>There is no footpath along Cage Lane and potentially limited opportunities to provide one to the site taking into account the narrowness of Cage Lane.</p> <p>There is a public right of way that runs along the western side of the site and two other routes, one that runs along the northern edge of the site and one from the side heading west.</p>
SA13	<ul style="list-style-type: none"> <li>• Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>• Facilitate retention or expansion of existing businesses?</li> <li>• Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	<b>N</b>	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>• Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	<b>N</b>	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>• Provide high quality development sensitive to the character of the local environment?</li> <li>• Promote sustainable design solutions?</li> <li>• Provide opportunities to incorporate crime reduction measures?</li> </ul>	<b>-</b>	The site is located such that it could not be effectively integrated with the existing community given its physical detachment from any nearby properties. The site has a much closer relationship with the open countryside.
SA16	<ul style="list-style-type: none"> <li>• Impact on any heritage assets or their settings?</li> </ul>	<b>+</b>	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is physically detached from the main built form of Great Staughton. It is viewable from several public rights of way so development could have a prominent landscape impact. It is constrained somewhat by surface water flood risk. It is not constrained by heritage or nature conservation designations. It is a greenfield site consisting of grade 3 agricultural land. It is remote from natural greenspace but within 800m of leisure and cultural facilities as well as a bus stop. It is remote from employment opportunities, its lack of public transport may likely reinforce a reliance on car travel. There is no footpath along Cage Lane and potentially limited opportunities to provide one to the site taking into account the narrowness of Cage Lane.

## Updates after initial appraisal

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### Great Staughton 4: Brook Farmyard, Great Staughton

**1.12** Note: The site promoter has submitted this site three times, each with slightly varying site boundaries and capacities:

- Central site - gross site area of 0.79ha
- Western extension - gross site area of 1.03ha
- Eastern extension - gross site area of 0.98ha

**1.13** Each permutation has been assessed within this SA to avoid duplication.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>• Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>• Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>• Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	The site is partly previously developed and partly greenfield land. There are several existing structures on site meaning that this could reuse some materials or buildings.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	The western and central sites are not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood), however the eastern parcel is at about 6% risk from 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	The site is mostly within flood zone 1, only the south easternmost corner of the potential eastern site is located within flood zone 2, 3a and 3b. There is limited risk from surface water, the most risk being from run off from along The Highway.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	The site is greenfield land grade 3 agricultural land but with several existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is located within the main built form of Great Staughton.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>Each of the three site submissions propose residential development mixed with retail and employment uses. The promoter has stated that, if appropriate, a medical centre could be provided within the development. This could be an option for the existing surgery to relocate to.</p> <p>The sites range from 0.79 to 1.03ha of land so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is St Neots which is in excess of 5km from the site. The village does not have its own convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Great Staughton Primary Academy.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of several leisure and cultural facilities such as the recreation ground and tennis courts, village hall and the White Hart public house. St Andrew's Church is a little beyond 800m from the site.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	-	The site is not located near to concentrations of employment opportunities. The site is about 3km from the Airfield Industrial Estate at Little Staughton and is just over 5km from concentrations at the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is located over 5km from St Neots railway station. The site is within 800m of several bus stops, the highest being ranked E on the Place Based Carbon Calculator meaning that there is an infrequent bus service.</p> <p>There is a footpath along the site frontage along The Highway.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	It is unclear how many jobs could be provided from the non-residential elements of any development. It is likely to be low density considering the scale and proposed uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	The proposal supports provision of additional retail, employment and/or potentially a medical facility.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	++	The site's redevelopment would reuse land within the built form of Great Staughton and therefore is located such that it can be effectively masterplanned to become part of the existing place and community. This is, however, subject to careful masterplanning so that the reuse of the site is sensitively integrated within the street scene and that impacts to heritage assets are mitigated.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	It adjoins a conservation area and is adjacent to several listed buildings on three sides.

**Summary of SA**

The site is previously developed and is located within the existing built form of Great Staughton. It is accessed via The Highway within walking distance of leisure and cultural facilities as well as a bus stop. It is constrained somewhat by flooding particularly the western expansion site. There are several heritage assets to consider which will need careful consideration in the development of any masterplan. The proposed uses are a mix of residential and retail/employment including potentially a local medical centre for the existing surgery to relocate to. It is not constrained by nature conservation designations. It is remote from employment opportunities, its lack of public transport may likely reinforce a reliance on car travel. Considering the flood risk, it is considered that the eastern expansion site or the central site would be most appropriate for development. The western expansion site could still be considered but for less vulnerable uses.

**Updates after initial appraisal**

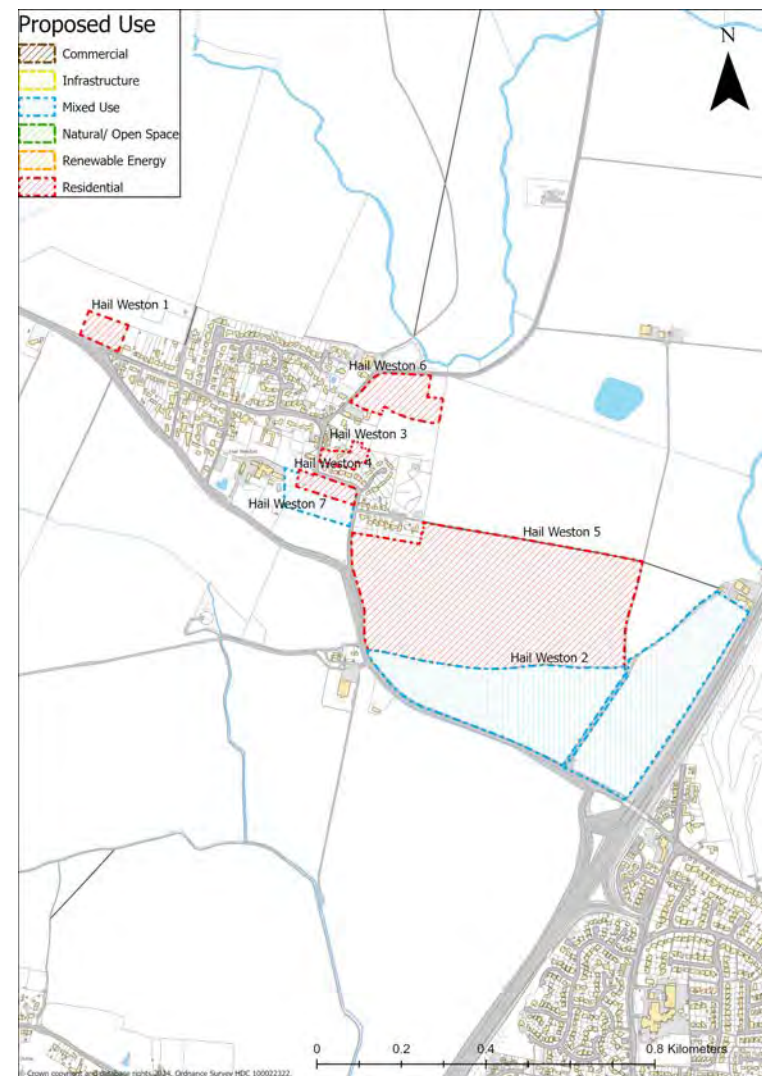
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# 1 Western Huntingdonshire

## Hail Weston

**1.14** A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hail Weston 1: Land West of 5 High Street, Hail Weston
- Hail Weston 2: Eaton Bank (northern section), north of Kimbolton Road, Hail Weston
- Hail Weston 3: The Walnuts, 113 High Street, Hail Weston
- Hail Weston 4: Land South of High Street, Hail Weston
- Hail Weston 5: Land South of 143 High Street, Hail Weston
- Hail Weston 6: Land opposite Brook End Farm, 17-19 Ford End, Hail Weston
- Hail Weston 7: Land South West of Pound Close, Hail Weston



## Hail Weston 1: Land West of 5 High Street, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located within flood zone 1, there is no recorded surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

## 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is located on the eastern edge of the village and would see a continuation of the linear form of development found along the High Street. The site promoter has submitted the site for 5 homes which would represent a very low density and would be lower than surrounding densities. Considering the linear pattern of development with plots typically being very long in the area adjoining the site, in depth development would not be in keeping with the character of the area, as such this would reduce the capacity of the site. The schematic block plan submitted by the site promoter is seeking to develop the site through linear development.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site is promoted for market and/or affordable homes or self and custom build housing.</p> <p>The site is 0.8 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 3.3kms from St Neots town centre.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	-	The nearest primary school is in St Neots which is in excess of 1.5km from the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of St Nicholas' Church, the village hall, the Royal Oak Public House and to playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5kms of multiple sources of employment in St Neots.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the immediate vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km of St Neots railway station. It is also within 800m of a bus stop although this does not run a frequent service (rated E- on the Place Based Carbon Calculator).
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	A pavement adjoins the site frontage.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is not constrained by flood risk, nature conservation or heritage designations. It benefits from relating well to the existing built form of Hail Weston providing easy access to local facilities. The proposed scale of development does not present an efficient use of land but the design of any scheme will need to be sensitive to its edge of village location and transition between the village and the open countryside. It has reasonable access to active travel and greenspace opportunities. Employment opportunities are approximately 5kms away in the neighbouring town of St Neots. The site is remote from primary education reducing active travel opportunities to get to school. Bus services are very limited but rail travel is accessible approximately 5kms away to facilitate longer distance public transport journeys.

## Updates after initial appraisal

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### Hail Weston 2: Eaton Bank (northern section), North of Kimbolton Road, Hail Weston

**1.15** The Land Availability Assessment of this site considered that it was unsuitable at this time because it forms an integral part of a much larger site that was not included for allocation in the Bedford Borough Local Plan. Therefore, no sustainability appraisal has been undertaken as this is not considered to be a free-standing site.

### Hail Weston 3: The Walnuts, 113 High Street, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. There is an existing house and outbuildings; demolition could support the reuse of materials on the site which is partly previously developed.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	It is wholly located in flood zone 1 with no recorded risk from surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	The site is partially previously developed with some buildings still on site. It is classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 300m of a 0.5ha greenspace
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated sites that it is unlikely there will be an impact. The site is outside the Ouse Valley green infrastructure priority area and therefore unable to contribute positively towards improvements in strategic habitat connectivity.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site relates well to the existing village. The promoter's anticipated capacity was stated as up to 12 homes. Given the tree cover on and adjoining the site and the contribution they make to local amenity it is likely that the capacity would need to be lower than this to protect the character of the local area.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is 1km west of the A1 and may experience limited pollution from this.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is under 1ha and would contribute to government aspirations to diversify housing supply.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is 3.2kms from St Neots town centre. The nearest primary school is in St Neots. The site has convenient access to a public house, village hall, place of worship and playing fields.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5kms of multiple sources of employment in St Neots. Superfast broadband is available in the immediate vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	St Neots railway station is just within 4.9kms walking route although the local bus service is infrequent being rated as E- on the Place Based Carbon Calculator. The site has direct access to a pavement and is within 500m of two public rights of way.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of existing retail or social facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	++	The site comprises partially previously developed land which is well integrated with the surrounding properties and could support a high quality infill scheme provided it was designed sensitively to reflect the relationship with surrounding properties.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is directly over the road from the grade II* listed St Nicholas's Church and any development scheme should be sensitive to the setting of this building.

#### Summary of SA

The site benefits from comprising partially previously developed land with the greenfield element not being of exceptionally high value in the local context. It is not at any significant flood risk and is not anticipated to be so even at the 2080 modelling point, providing longer term resilience to climate change. It has reasonable access to active travel and greenspace opportunities. The immediate location has limited village based facilities but a wide range of social and employment opportunities are around 5kms away in St Neots. The site is remote from primary education reducing active travel opportunities to get to school. Bus services are very limited but rail travel is accessible approximately 5kms away to facilitate longer distance public transport journeys. The site is sensitive to heritage and tree constraints which would limit overall capacity and influence the design and quality of development.

#### Updates after initial appraisal

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# 1 Western Huntingdonshire

## Hail Weston 4: Land South of High Street, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site comprises greenfield land so does not support the circular economy.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	It is wholly located in flood zone 1 but there is some known risk of surface water flooding in the north west corner.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield with no built structures and is wholly categorised as grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 300m of a 0.5ha greenspace

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated sites that it is unlikely there will be an impact. The site is outside the Ouse Valley green infrastructure priority area and therefore unable to contribute positively towards improvements in strategic habitat connectivity.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site relates well to the existing village. The promoter's anticipated capacity was for 30 homes and 0.2ha of land for community use. Development would not extend further south than existing homes on Newtown.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is 1km west of the A1 and may experience limited pollution from this.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site could contribute to the general housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is 3.2kms from St Neots town centre. The nearest primary school is in St Neots. The site has convenient access to a public house, village hall, place of worship and playing fields.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5kms of multiple sources of employment in St Neots. Superfast broadband is available in the immediate vicinity.

# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	St Neots railway station is just within 4.9kms walking route although the local bus service is infrequent being rated as E- on the Place Based Carbon Calculator. The site has direct access to a pavement and is within 200m of two public rights of way.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential use.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of existing retail or social facilities although 0.2ha are proposed for unspecified community uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is surrounded by existing properties on three sides and has potential to be effectively integrated into the surrounding community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site immediately adjoins the churchyard for St Nicholas Church which is grade II* listed.

## Summary of SA

The site benefits from relating well to the existing built form of Hail Weston providing easy access to local facilities. The proposed scale of development would make efficient use of the land whilst allowing sufficient scope to avoid development on the area of surface water flood risk. It is very sensitively located in relation to the listed St Nicholas Church; any development would need to respond positively to this with avoidance of the area of land at surface water risk potentially benefitting this. It is not at any other significant flood risk and is not anticipated to be so even at the 2080 modelling point providing longer term resilience to climate change. It has reasonable

access to active travel and greenspace opportunities. Employment opportunities are around 5kms away in St Neots. The site is remote from primary education reducing active travel opportunities to get to school. Bus services are very limited but rail travel is accessible approximately 5kms away to facilitate longer distance public transport journeys.

#### Updates after initial appraisal

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#### Hail Weston 5: Land South of 143 High Street, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on so there are no opportunities to reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	The land is wholly in flood zone 1 but has multiple small areas at risk of surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site has sufficient capacity to incorporate publicly accessible natural green space within any development scheme.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is 1km from the St Neots Common SSSI but separated from this and the Ouse Valley Green Infrastructure Priority Area by the A1.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	The site only adjoins the existing village along a very small stretch of its north western corner where it abutts 8 properties on Newtown with all remaining boundaries being with open countryside. The proposed scale of development would approximately double the number of homes in Hail Weston. The scale and location of the proposed development would harm the form and character of the village.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	At its nearest point the site is only 210m from the A1 and so is likely to suffer light and noise pollution from traffic at least on the eastern side.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The scale of the site would facilitate provision of new homes of a range of sizes, types and tenures.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	St Neots town centre is approximately 2.5kms from the mid-point of the site frontage onto Kimbolton Road. The nearest primary school is in St Neots. The site has convenient access to a public house, village hall, place of worship and playing fields.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5kms of multiple sources of employment in St Neots. Superfast broadband is available in the immediate vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	Although St Neots railway station is within 5kms the local bus service is infrequent at E- on the Place Based Carbon Calculator. The site has direct access to a pavement and a public right of way parallels the northern boundary.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include any new retail or social facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is largely detached from Hail Weston only adjoining 8 properties in a small corner. It would not be feasible to provide effective placemaking to integrate development on the site into the existing community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage asses on site or nearby.

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## Summary of SA

The site is wholly within flod zone 1 but contains minor areas of surface water flood risk. It is of sufficient size to include a range of homes and public greenspace within the site. It is in reasonable proximity to the facilities of St Neots and connected by a footpath allowing access by active travel although public transport options are limited. St Neots railway station is within 5kms. The site has direct access to a pavement and a public right of way. The land is wholly greenfield and of grade 2 best and most versatile agricultural value so development would not support reuse of previously developed land or promote the circular economy. The site has very limited physical connectivity to Hail Weston village with the adjoining boundary only comprising 8 properties in the north western corner of the site with all other boundaries being with open countryside. The scale and location of the proposed development would harm the form and character of Hail Weston.

## Updates after initial appraisal

## Hail Weston 6: Land opposite Brook End Farm, 17-19 Ford End, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is located within flood zone 1, there is some recorded surface water flood risk identified on the eastern edge and in the centre of the site.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 200m of a 0.5ha area of public greenspace. The promoter is seeking to include some 0.42ha of open/natural greenspace.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is 1km south from the Little Paxton Wood SSSI.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is well related to the existing built form of the village being located adjoining its easternmost edge. The site promoter has indicated that 0.58ha of land would be used for open space purposes and biodiversity net gain meaning that not all of the site will be developed and provides opportunities to integrate the proposal with the existing community and with the existing allotment grounds to the east. Development should be focused on the western part of the site as this relates better to the existing built form of the village. The promoter is seeking a density that is on the higher end but still broadly consistent with the densities found across the village noting that densities are very varied.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p> <p>Electricity powerlines run along the western edge of the site,</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site is promoted for market and/or affordable homes and self and custom build housing.</p> <p>The overall site is over 1ha at 1.68ha in size but the site promoter only seeks to use 1.1ha of the site for residential uses.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 3.3kms from St Neots town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	-	The nearest primary school is in St Neots which is in excess of 1.5km from the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of St Nicholas' Church, the village hall, the Royal Oak public house and playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5kms of multiple sources of employment in St Neots.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the immediate vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km of St Neots railway station. It is also within 800m of a bus stop although this does not run a frequent service (rated E- on the Place Based Carbon Calculator).
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no pavement along the northern boundary of the site or adjacent to it. Along the site's western boundary along Fox Road there is a narrow pavement.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community but this would need to incorporate landscaping and careful design to mitigate impact on nearby heritage assets and retain the rural character of this part of the village.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is not located within a conservation area but there are two listed buildings opposite the site.

### Summary of SA

The site is not constrained by fluvial flood risk, nature conservation or heritage designations. There is some surface water flood risk. The site benefits from relating well, particularly its western half, to the existing built form of Hail Weston providing easy access to local facilities. The proposed scale of development presents an efficient use of land incorporating some open and nature greenspace. The design of any scheme will need to be sensitive to its edge of village location and transition between the village and the open countryside. It has reasonable access to active travel and greenspace opportunities. Employment opportunities are approximately 5kms away in the neighbouring town of St Neots. The site is remote from primary education reducing active travel opportunities to get to school. Bus services are very limited but rail travel is accessible approximately 5kms away to facilitate longer distance public transport journeys.



# 1 Western Huntingdonshire

## Updates after initial appraisal

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### Hail Weston 7: Land South West of Pound Close, Hail Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site comprises greenfield land so does not support the circular economy.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.  It is wholly located in flood zone 1 but there is a known risk of surface water flooding in the north west corner.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly categorised as grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 300m of a 0.5ha greenspace

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated sites that it is unlikely there will be an impact. The site is outside the Ouse Valley green infrastructure priority area and therefore unable to contribute positively towards improvements in strategic habitat connectivity.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site relates well to the existing village and is a smaller version of site Hail Weston 4. The promoter's anticipated capacity is for 10 homes. This scale of development could be built facing onto the frontage with High Street.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is 1km west of the A1 and may experience limited pollution from this.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is under 1ha and would contribute to government aspirations to diversify housing supply.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is 3.2kms from St Neots town centre. The nearest primary school is in St Neots. The site has convenient access to a public house, village hall, place of worship and playing fields.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5kms of multiple sources of employment in St Neots. Superfast broadband is available in the immediate vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	St Neots railway station is just within 5kms although the local bus service is infrequent (rated E- on the Place Based Carbon Calculator). The site has direct access to a pavement and is within 200m of two public rights of way.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential use.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of existing retail or social facilities
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is surrounded by existing properties on three sides and has potential to be effectively integrated into the surrounding community but would need to be sensitive to the adjoining churchyard. A sustainable design solution would need to address the surface water flooding risk.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site immediately adjoins the churchyard for St Nicholas Church which is grade II* listed.

**Summary of SA**

The site benefits from relating well to the existing built form of Hail Weston providing easy access to local facilities. The site is a reduced version of that assessed as Hail Weston 4. The proposed scale of development would make efficient use of the reduced land area whilst allowing sufficient scope to avoid development on the area of surface water flood risk. The reduced site would also have a lower impact on the surrounding area. It is very sensitively located in relation to the listed St Nicholas Church; any development would need to respond positively to this with avoidance of the area of land at surface water risk potentially benefitting this. It is not at any

other significant flood risk and is not anticipated to be so even at the 2080 modelling point providing longer term resilience to climate change. it has reasonable access to active travel and greenspace opportunities. Employment opportunities are around 5kms away in St Neots. The site is remote from primary education reducing active travel opportunities to get to school. Bus services are limited but rail travel is accessible approximately 5kms away to facilitate longer distance public transport journeys.

**Updates after initial appraisal**

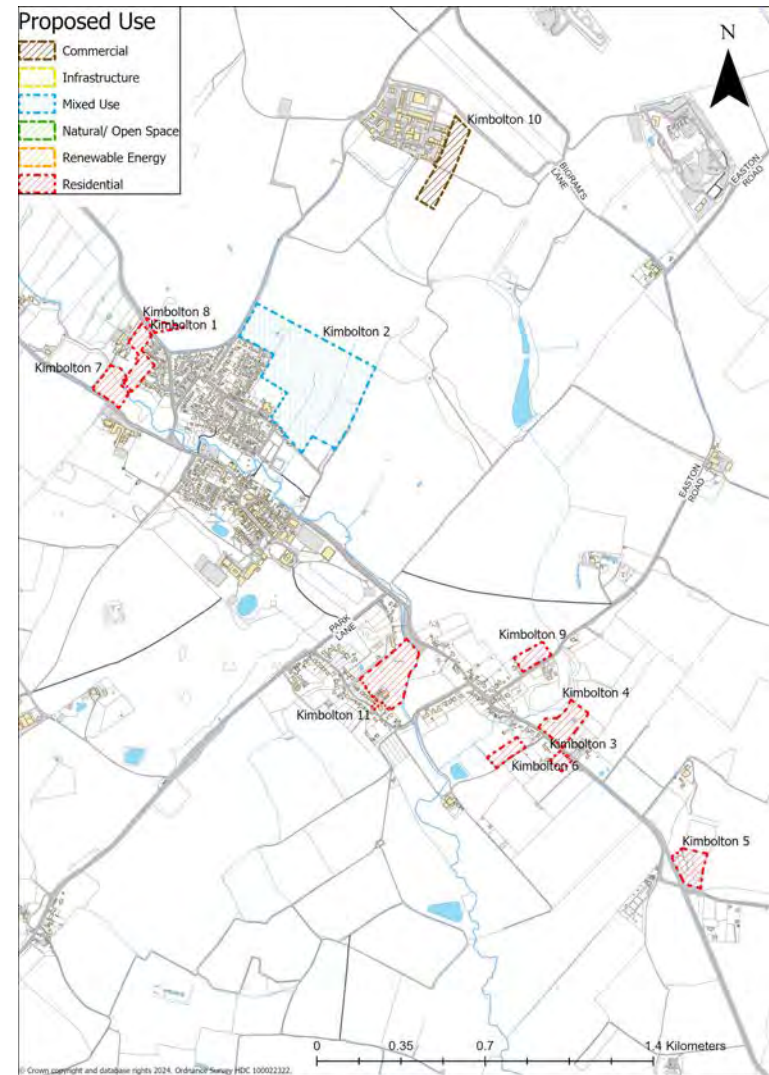
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# 1 Western Huntingdonshire

## Kimbolton

**1.16** A total of 11 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Kimbolton 1: Brittens Farm, Station Road, Kimbolton
- Kimbolton 2: Land East of Stow Road, Kimbolton
- Kimbolton 3: Land South East of 73 Main Road, Stonely
- Kimbolton 4: Land North of Main Road, opposite Gimbers End, Stonely
- Kimbolton 5: Claylands Farm, Main Road, Stonely
- Kimbolton 6: Land North of Gimbers End, Stonely
- Kimbolton 7: Land North of Tilbrook Road, Kimbolton
- Kimbolton 8: Land North of Station Road/ Stow Road, Kimbolton
- Kimbolton 9: Land North of Easton Road, Stonely
- Kimbolton 10: Land South East of Bicton Industrial Estate, Kimbolton
- Kimbolton 11: Land at Hatchet Lane, Stonely





## Kimbolton 1: Brittens Farm, Station Road, Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 15% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The majority of the site is within flood zone 1, however, approximately a third of the southernmost part of the second land parcel is constrained by both fluvial and surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The majority of the land is classified as grade 3 agricultural land, however approximately half of the southern parcel is classified as grade 2.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The whole site is within 1km of a 10 ha area of natural green space with the southern parcel being within 200 m of a 0.5 ha area of greenspace.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located on the north western edge of Kimbolton located within the main built form. The site is sensitively located with the River Kym forming a strong natural boundary to the site's south westernmost boundary. It is fairly well enclosed by hedging and trees along its boundaries. The site adjoins residential properties at Montague Gardens and Kym View Close to the east and south and to the north/north west Brittons Farm and Wornditch Farm. There are heritage and landscaping considerations as well as flooding ones to consider.</p> <p>The site promoter is seeking 26 homes on the two parcels (17 on the northern parcel and 9 on the southern parcel). Considering the need for sustainable drainage and landscaping this makes an efficient use of land. The submitted layout plan however does not include public open space and the rear gardens of several properties run up to the river. This should be amended so that instead of very long rear gardens this land will be used as open space for landscaping and sustainable drainage to mitigate landscape, flooding and to conserve the historic ridge and furrow.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is remote from any major sources of pollution and is unlikely to generate significant levels.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is promoted for market and affordable housing. The site is in excess of 1ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is within 800m of Budgens on Thrapston Road and a little beyond 800m from specialist shops on High Street and London Road.  The site is about 800m from Kimbolton Primary Academy. The site has reasonable access to public meeting halls on Thrapston Road, St Andrews Church and playing fields on Pound Lane.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is about 1.5kms from the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.  It benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is around 20kms from St Neots railway station. It is within 800m of a bus stop rated E+ on the Place Based Carbon Calculator.  The site fronts onto the B660 where a footpath connection could be made through to the site.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site's context means that any future development will need to be very sensitive to its location and context particularly in relation to heritage assets as well as flood risk in the southern portion of the site. It is surrounded by built development so, subject to careful design and masterplanning, could be integrated into the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	To the north/ north west are Britdens Farm and Wornditch Farm. Both of these are listed buildings. The Heritage Statement submitted as part of the Call for Sites submission also identifies that well defined ridge and furrow forms a non-designated heritage asset in the southern part of the site sloping down towards the River Kym.

## Summary of SA

The site is constrained by flood risk on its southernmost end from the River Kym and is also constrained by various heritage assets which will require mitigation if development is brought forward. It is not constrained by nature conservation designations. The site is predominantly grade 3 agricultural land, however approximately half of the southern parcel is classified as grade 2. It has good access to natural greenspace. Although located on the north westernmost extent of the village, the site has good access to a primary school and is in reasonable proximity to a range of local scale retail, leisure and cultural facilities. It is also close to a range of employment locations.

## Updates after initial appraisal

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## Kimbolton 2: Land East of Stow Road, Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield with no existing buildings so it will not reuse buildings or materials.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly in flood zone 1 but has several channels of surface water with associated flood risk running broadly north-south through the site. The site promoter suggests integrating these channels into their landscaping scheme to reinforce the established character of the hedgerows they support.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land. The majority is classified as grade 2 best and most versatile agricultural land with a small portion in the south eastern corner being grade 3.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	



## 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site has access to multiple areas of natural green space and the site promoter suggests that about half the site would be used for open space and landscaping
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from any designated nature conservation sites that development is unlikely to have an impact. It is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements to strategic habitat connectivity although it could benefit local connectivity through the cemetery and to the River Kym.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The southern boundary of the site wraps around the boundary of modern residential development on Stow Road and Hunters Way and adjoins the playing field of Kimbolton Primary Academy. In the east it adjoins three properties fronting onto Newtown and the remainder of this track and the allotment gardens. As such the site is well related to the existing Newtown area of Kimbolton; the form and character of this area is that of late 20th century housing estates. The site comprises land rising significantly to the north. The northern boundary of the site cuts across an open field with no screening between the site and the bridleway and public right of way further north. The western boundary to Stow Road includes some trees and hedgerows and there are several sections of hedgerow within the site. The north eastern corner adjoins Warren Spinney which provides screening from the wider countryside.</p> <p>The site promoter suggests a mix of uses on the site including 100-200 homes, an extension to the primary school site and approximately half of the total site area for green infrastructure and play space. The open land is promoted for the higher northern part of the site to reduce impact on its setting adjoining the countryside.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The number of homes is flexible but has the potential to make efficient use of land given the flexibility over uses proposed for the rest of the site.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is remote from any major sources of pollution and is unlikely to generate significant levels.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is likely to support over 100 homes which could provide a range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The southern part of the site is within 800m of Budgens on Thrapston Road and specialist shops on High Street and London Road. The site adjoins Kimbolton Primary Academy for which the site promoter suggests providing additional land. The site has reasonable access to public meeting halls on Thrapston Road, St Andrews Church and playing fields on Pound Lane.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 1.5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Ultrafast broadband is available adjoining the western end of the site and superfast broadband adjoining the eastern end.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	

# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is around 20kms from St Neots railway station and has limited access to bus services. The site fronts onto Stow Road in the west and Newtown in the south east facilitating vehicular and pedestrian connectivity. It is crossed by four public rights of way providing routes both into the village and out to surrounding countryside.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposed development does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	+	The proposal includes land to expand Kimbolton Primary Academy.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The location of the site would allow for masterplanning of a sustainable design focusing built development on the lower land in the southern part of the site. This should encourage efficient use of the built area of land. Integration into the surrounding area could be facilitated through multiple existing public rights of way and extension of the primary school into the site.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	Warren House is grade II* listed and situated about 240m from the closest point of the eastern boundary of the site and is in direct line of sight leading to potential impact on its setting which careful design and landscaping would be needed to mitigate. The site rises significantly to the north and development, particularly in the northern part of the site, has potential to impact on views to and from the conservation area and numerous listed buildings primarily clustered around High Street and East Street with the spire of the grade I listed St Andrew's Church visible from the site above roofs of existing properties.

**Summary of SA**

The site primarily comprises grade 2 best and most versatile agricultural land and has not been previously developed. It has relatively poor access to public transport although bus services are available from High Street. It poses potential for detrimental impact on heritage assets, primarily from longer distance views although the setting of Warren House would need particular mitigation. The site is wholly in flood zone 1 and is outside all climate change flood risk areas at 2080. Surface water is an issue with established channels running through the site. Although on the outskirts of the village, the site directly adjoins the primary school and is in reasonable proximity to a range of local scale retail, leisure and cultural facilities. It is also close to a range of employment locations. The site directly adjoins Stow Road and is well connected to public rights of way offering active travel routes to both practical and leisure destinations. The scale of the site provides opportunities for a range of sizes, types and tenures of homes facilitating social sustainability. The rising topography to the north constrains the site in terms of its ability to be integrated into the surrounding countryside; the site promoter's proposal to retain the northern half for green infrastructure uses would facilitate this. The concentration of new homes in the southern part of the site would reinforce the modern housing and educational character of the adjoining area. The extensive green infrastructure proposed would promote biodiversity and active leisure uses supporting environmental and social aspects of sustainability.

**Updates after initial appraisal**

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**Kimbolton 3: Land South East of 73 Main Road, Stonely**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.  The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	The site is wholly located within flood zone 1 but about half of the site is constrained by surface water flood risk, some of which is at medium risk.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located on the very edge of the built form of Stonely so would hve a limited relationship to the existing settlement, however, it would continue ribbon development into the countryside away form the settlement. It would impact the rural approach into Stonely. Landscaping would be required to mitigate landscape impact and provide a soft development edge.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The location of surface water flood risk constrains the location of development meaning to avoid this at risk area development would need to be placed towards the back of the site resulting in a large set back which would not reflect the character of the area.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p> <p>There are no gas or oil pipelines running through the site, however the site is within a gas pipeline buffer zone. Electricity powerlines run along the site's frontage along Main Road.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is promoted for market and/or affordable homes or custom and self build homes. The site is less than 1ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is St Neots which is around 11kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.</p> <p>Superfast broadband is available in the immediate vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is located around 13kms from St Neots railway station. The site is within 800 m of a bus service rated E on the Place Based Carbon Calculator.</p> <p>There is no footpath along Main Road along the site's frontage or near to it to connect. It is within 500m of a public right of way.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it would be challenging to integrate development with the existing place and community and it would impact the rural approach into Stonely. The site would require sustainable drainage so development will only likely occur on a small portion of the site. There will need to be good levels of landscaping to mitigate its impact on the wider landscape reflecting its position on the edge of settlement.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets on site or nearby.

**Summary of SA**

The site is not constrained by fluvial flood risk, heritage or nature conservation designations. About half of the site does have recorded surface water flood risk. It consists of grade 3 agricultural land. The site is remote from natural greenspace and education, leisure and cultural facilities, these being located in Kimbolton. It is within 5km of employment opportunities within the Bicton and Harvard Industrial Estates and at Kimbolton School. The site is located on the edge of Stonely and landscaping and masterplanning would be required to ensure it reflects local character and forms an appropriate transition to the open countryside.

**Updates after initial appraisal**

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**Kimbolton 4: Land North of Main Road, opposite Gimbers End, Stonely**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 but the southern corner of the site is constrained by some surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land comprising grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>Only the south western corner of the site falls within 1ha of a 10km natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located on the southern edge of Stonely. It consists of rough grazing land and adds to the open character of the settlement. In depth development is likely to harm the open character of the settlement but development along the road frontage may be in keeping but this would need to be sensitively designed to reflect local character. Reflecting this the proposed capacity submitted by the site promoter is not in keeping with the surrounding densities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p> <p>There are no gas or oil pipelines running through the site, however the site is within a gas pipeline buffer zone. Electricity powerlines run along the site's frontage along Main Road.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is promoted for market and/or affordable homes. The site is more than 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is St Neots which around 11kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.</p> <p>Superfast broadband is available in the immediate vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is located around 13kms from St Neots railway station. The site is within 800m of a bus service rated E on the Place Based Carbon Calculator.</p> <p>There is no footpath along Main Road along the site's frontage or near to it to connect to. It is within 500m of a public right of way.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	Development along the site's frontage could be effectively masterplanned to integrate with the existing place and community but in depth development is unlikely to be sensitive to the character of the area and the conservation area.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The north western part of the site is located within a conservation area, this coincides with the established dense trees and vegetation present on this part of the site. This also serves to add to the rural setting of this part of the settlement and screens the listed Stonely Grange from view.

**Summary of SA**

The site is not constrained by fluvial flood risk or nature conservation designations. Some of the site does have recorded surface water flood risk. It consists of grade 3 agricultural land. It is partially located within a conservation area with quite dense vegetation and trees along its north and western edges. The site is fairly remote from natural greenspace and education, leisure and cultural facilities, these being located in Kimbolton. It is within 5km of employment opportunities within the Bicton and Harvard Industrial Estates and at Kimbolton School. In depth development on this site would likely undermine the character of the area, frontage development could be considered but only if it can be effectively masterplanned to be sensitive to the local environment.

**Updates after initial appraisal**

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**Kimbolton 5: Claylands Farm, Main Road, Stonely**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is wholly previously developed land (fully naturally vegetated) with no existing structures on site meaning that this will not reuse, materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is near to the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.

## 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is wholly located within flood zone 1.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	Although the site is wholly previously developed land, it has now fully naturally vegetated and would be assessed as greenfield land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is classified as grade 3 agricultural land
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site falls within 1ha of a 10km natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	The site is bounded by agricultural land covered with trees and hedges to the north, south, east and west. However, it is in close proximity to Clayland Farms and two other residential buildings. It comprises mature trees and hedges which may be impacted by the proposed development. The site is not well related to the existing built development and is about 700m from Stonely. The amount of proposed development would not contribute to protecting the form and character of the surrounding townscape and landscape. The density of the proposal would not make an efficient use of land.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is promoted for market and/or affordable homes.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The closest town centre is St Neots which is around 10kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.</p> <p>There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.</p> <p>The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.</p> <p>Standard broadband is available in the immediate vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is located around 12kms from St Neots railway station. The site is beyond 800m of any bus service.</p> <p>The site is within 1km from a public right of way and/ or segregated cycleway.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-	

# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is classified as grade 3 agricultural land and is not constrained by fluvial flood risk or nature conservation designations. The site is wholly previously developed land but has now fully naturally vegetated. It is bounded by agricultural land covered with trees and hedges and is about 700m from Stonely. It comprises mature trees and hedges which would be impacted by the proposed development. The site is fairly remote from natural greenspace as well as educational, recreational, and cultural institutions, which are located in Kimbolton. It is only 5kms from Bicton and Harvard Industrial Estates. The density of the proposal would not make an efficient use of land and the site is not well related to the existing built development. The site is located such that it could not be effectively integrated with the existing community. Development would be detrimental to the existing trees and an Aboricultural Impact Assessment would be required to assess and mitigate the impact of the proposed development on the existing trees.

## Updates after initial appraisal

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## Kimbolton 6: Land North of Gimbers End, Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse, materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site falls within 10ha of a 1km natural greenspace.</p> <p>It has capacity for linkages to the strategic blue infrastructure network.</p>

## 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is wholly in flood zone 1 and is classified as grade 3 agricultural land. It is bounded by residential development to the north and agricultural land to the east, west and south. In depth development is likely to undermine the settlement's open character, although development along the road frontage may be appropriate if it is well designed to reflect local character. The site is well related to the existing built development but it is exposed on the west, east and south. As such, landscaping would be required to mitigate the impact of development on the adjoining agricultural land and the open countryside. The density of the proposal is similar to surrounding properties and the amount would contribute to protecting the form and character of the surrounding townscape and landscape.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is St Neots which around 11kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.  Superfast broadband is available in the immediate vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is located around 13kms from St Neots railway station. The site is within 800m of a bus service rated F+ or higher on the Place Based Carbon Calculator  The site is within 500 m of a public right of way and/ or segregated cycleway.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.

# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is classified as grade 3 agricultural land and is not constrained by fluvial flood risk or nature conservation designations. It is bounded by residential development to the north and agricultural land to the east, west and south. The site is fairly remote from natural greenspace as well as educational, recreational, and cultural institutions, which are located in Kimbolton. It is only 5 kms from Bicton and Harvard Industrial Estates. The density of the proposal is similar to surrounding properties and the amount would contribute to protecting the form and character of the surrounding townscape and landscape. The site is well related to the existing built development. The site is located such that it could be effectively integrated with the existing community. However, landscaping would be required to mitigate the impact of development on the adjoining agricultural land and the open countryside.

## Updates after initial appraisal

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## Kimbolton 7: Land North of Tilbrook Road, Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse, materials or buildings</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 36% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>About 62% of the site is within flood zone 1, with 14% being within flood zone 3 and the rest being in flood zone 2.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	<p>The site falls within 0.5ha of a 200m natural greenspace.</p> <p>It has capacity for linkages to the strategic blue and green infrastructure network.</p>



## 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located to the west of the existing built form. 14% of the northern part of the site which adjoins River Kym is within flood zones 3a and 3b. It is classified as grade 2 agricultural land. The site comprises open agricultural land and is bounded to the north by Brittens Farm, to the south by Tilbrook Road and Kimbolton Preparatory School, to the west by Wornditch Farm and to the east by open countryside. Although the site does not adjoin the existing built development, it is in fair proximity to it. The River Kym separates the site from the completed local plan allocation (KB1) at Kym View Close and a potential development site which lies north east of the site. Taking these into consideration, the site is well related to the existing built form. The northern part of the site is within flood zones 3a and 3b and cannot be developed. As such, linear development is suited for the site which does not reflect the character of the existing built development. The proposed amount of development would therefore not contribute to protecting the form and character of the surrounding townscape and landscape.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site is promoted for market and/or affordable homes.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The closest town centre is St Neots which around 13kms from the site. The site is within 800m of the local convenience shop in Kimbolton.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is around 800m from Kimbolton Primary Academy.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of Mandeville Hall, St Andrews Church and the Kimbolton Cricket Club within Kimbolton
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.  Ultrafast broadband is available in the immediate vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is located around 15kms from St Neots railway station. The site is within 800m of a bus service rated E+ or higher on the Place Based Carbon Calculator  The site is within 500m of a public right of way and/ or segregated cycleway.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.

# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is within 800 m from a church, playing field and a public hall and around 800m from Kimbolton Primary Academy. It is classified as grade 2 agricultural land, is wholly greenfield and in agricultural use. It has no nature designations, heritage and conservation assets on it or immediately adjoining it which would impact development. The site is constrained by fluvial flood risk. Flood risk assessment and necessary mitigation measures would be required to address fluvial flooding. Although the site has reasonable accessibility to village facilities the amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape.

## Updates after initial appraisal

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## Kimbolton 8: Land North of Station Road/ Stow Road, Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse, materials or buildings</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site falls within 10ha of a 1km natural greenspace.

# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located to the north west of Kimbolton and comprises agricultural land with no trees or hedging on it or along its boundaries. The site is wholly in flood zone 1. It is classified as grade 3 agricultural land. The site is bounded by agricultural land on all sides. The site is poorly related to the existing built form at the moment but adjoins housing allocation KB 2 (North of Station Road/Stow Road, Kimbolton) in the Huntingdonshire's Local Plan 2036. KB 2 is allocated for an anticipated 65 dwellings and development of this site would constitute a western extension of KB 2. The site promoter is seeking 11 homes which is slightly higher than the density of surrounding properties. Currently development would be detrimental to the form and character of the existing townscape and landscape.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The closest town centre is St Neots which around 13kms from the site. The site is within 800 m of the local convenience shop in Kimbolton.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	-	The site is around 850m from Kimbolton Primary Academy.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of Mandeville Hall and the Kimbolton Cricket Club within Kimbolton
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the immediate vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is located around 15kms from St Neots railway station. The site is within 800m of a bus service rated E+ or higher on the Place Based Carbon Calculator
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	The site is within 500 m of a public right of way and/ or segregated cycleway.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located away from any existing development and currently relates to the open countryside within which development would not be sensitive to the local character. Only if the allocated development to the south east of the site is completed might this be feasible as a sensitively designed extension.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is classified as grade 3 agricultural land and is not constrained by fluvial flood risk or nature conservation designations. It is bounded by agricultural land to the north and agricultural land to the east, west and south. The site adjoins site allocation KB 2 (North of Station Road/Stow Road, Kimbolton) in the Huntingdonshire's Local Plan 2036 to the south. It is within 800 m from a playing field and a public hall. It is within 5 kms from Bicton and Harvard Industrial Estates. The site is poorly related to the existing built development. The site is located such that it could not be effectively integrated with the existing community until after the adjoining housing is completed.

## Updates after initial appraisal

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## Kimbolton 9: Land North of Easton Road, Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site falls within 0.5ha of a 200m natural greenspace.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.

# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is wholly in flood zone 1. It is classified as grade 3 agricultural land. The site comprises open agricultural land. It is bounded by residential development to the west and south, and agricultural land to the east and north. It is exposed to the open countryside on the northern boundary. The site is well related to the existing built form. The promoter seeks residential uses of 5 homes/plots so the density of the proposal is similar to surrounding properties and reflects the local character. As such, development would not be detrimental to the existing townscape. However, substantial landscaping would be required to minimise the impact of development on the existing landscape.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is St Neots which is around 11kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.</p> <p>Superfast broadband is available in the immediate vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is located around 13kms from St Neots railway station. The site is within 800m of a bus service rated F+ or higher on the Place Based Carbon Calculator</p> <p>The site is within 500m of a public right of way and/ or segregated cycleway.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are designated heritage assets that could be adversely impacted by the development. The site is in close proximity to heritage assets within the conservation area and a listed building (Stonely Grange)



# 1 Western Huntingdonshire

## Summary of SA

The site is classified as grade 3 agricultural land and is not constrained by fluvial flood risk. It is bounded by residential development to the west and south, and agricultural land to the north and east and is exposed to the open countryside on the northern boundary. The site is fairly remote from natural greenspace as well as educational, recreational, and cultural institutions, which are located in Kimbolton. It is only 5 kms from Bicton and Harvard Industrial Estates. The density of the proposal is similar to surrounding properties and would make an efficient use of land. The site is reasonably well related to the existing built development such that it could be effectively integrated with the existing community. Proximity of the site to heritage assets within the conservation area and a listed building (Stonely Grange) to the south means that any future development will need to be sensitive to its impact on the setting of the conservation area and of the adjoining listed building.

## Updates after initial appraisal

### Kimbolton 10: Land South East of Bicton Industrial Estate, Kimbolton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures meaning that it will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is near to the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is mostly located within flood zone 1 with no recorded risk from surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	<p>The site is within 200m of two county wildlife sites being the Meadow on Kimbolton Airfield and the Grassland strip on Kimbolton airfield (South) but is remote from all other nature conservation sites.</p> <p>Although the site is located outside any of Natural Cambridgeshire's Priority Landscapes, there may be opportunities for connections to be made and enhance habitat and ecological networks between these sites locally.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site would form an extension to an already established industrial estate. The Bicton and Harvard Industrial Estates are detached from the main built form of Kimbolton and is located between it and Stow Longa. The proposed amount of employment development would make an efficient use of land. Landscaping will be required particularly on its northern and eastern edge to ensure successful integration within the landscape.

# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is remote from any major sources of pollution and is unlikely to generate significant levels.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The closest town centre is St Neots which is around 15kms from the site. The nearest settlements are Kimbolton and Stow Longa, the latter does not have a local convenience shop. Kimbolton does but this is in excess of 800m from the site.</p> <p>As employment uses are being proposed, access to primary education is not relevant.</p> <p>The site beyond 800m of any leisure or cultural facilities within Kimbolton or Stow Longa.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site would provide over 2ha of employment development and expand the existing Bicton and Harvard Industrial Estates as local employment centres.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is located around 17kms from St Neots railway station. The site is not within 800m of a bus service.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is limited footpath provision along Stow Road with only some footpath provision to the industrial estate from Stow Longa and none when heading from Kimbolton. It is within 500m of a public right of way.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	++	The site would provide over 2ha of employment development, it is not yet known at this stage what uses this will include or the job density but it will likely be consistent with existing uses found within the industrial estate.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing Bicton and Harvard Industrial Estates and with appropriate landscaping along its northern and eastern edges, the development could be sensitively integrated into into its wider landscape setting.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

### Summary of SA

The site is not constrained by flood risk or heritage designations. The site is within 200m of two country wildlife sites offering some opportunities for ecological and habitat connectivity. The land is classified as grade 2 agricultural greenfield land. The site is located on the edge of an existing industrial estate offering an opportunity to expand the employment offer and provide additional jobs. The site is however remote from public transport and there is limited access on foot. This is likely to further encourage travel via car to the site which would be less sustainable.

### Updates after initial appraisal

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# 1 Western Huntingdonshire

## Kimbolton 11: Land at Hatchet Lane, Stonely

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with some existing agricultural structures meaning that there is some potential to reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 22% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is mostly located within flood zone 1, part of the eastern part of the site is located within flood zones 2, 3a and 3b. A proportion of its eastern edge is at risk of fluvial and surface water flooding arising from its proximity to the River Kym.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	The site is greenfield grade 3 agricultural land with some existing agricultural structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 200m of a 0.5 ha area of natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	Development on this site would not protect the form and character of the area. While the site promoter's proposed capacity of the site may make an efficient use of land and it is located within the built form of Stonely, development on the site would disrupt the open character of the area.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is promoted for market and/or affordable homes and custom and self build homes. The site is more than 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is St Neots which is around 14kms from the site. Stonely does not have a local convenience shop, the nearest is in Kimbolton.

## 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is not within 800m of any leisure or cultural facilities, the nearest are within Kimbolton.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5kms of Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools.  Superfast broadband is available in the immediate vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is located around 16kms from St Neots railway station. The site is within 800m of a bus service rated E on the Place Based Carbon Calculator.  There are public rights of way running through the site.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing community.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>		
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The eastern edge of the site adjoins a conservation area, this follows the boundary of the River Kym.

#### Summary of SA

The site is constrained by some flood risk due to its proximity to the River Kym. The eastern edge of the site lies within a conservation area. There are no nature conservation designations impacting the site. It consists of grade 3 agricultural land with some agricultural structures on site. The site is remote from education, leisure and cultural facilities, these being located in Kimbolton. It is within 5km of employment opportunities within the Bicton and Harvard Industrial Estates and at Kimbolton School. The site is located within Stonely but development of the site would harm the character and form of the village.

#### Updates after initial appraisal

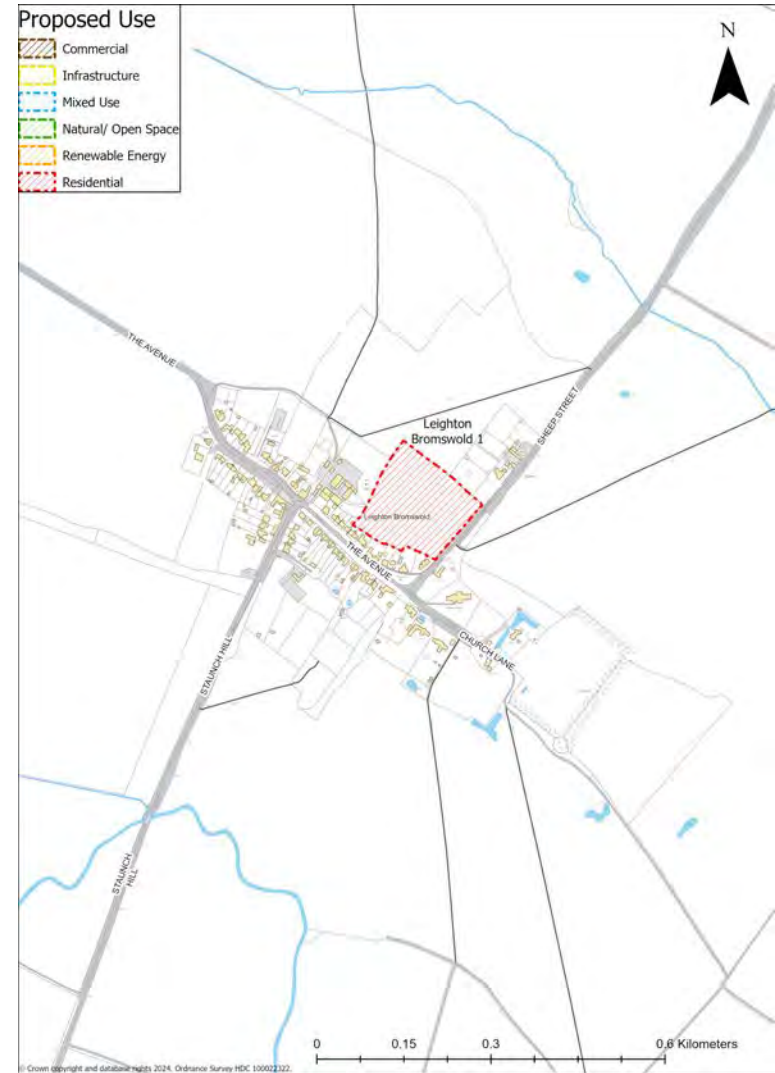
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# 1 Western Huntingdonshire

## Leighton Bromswold

1.17 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:

- Leighton Bromswold 1: Land West of Sheep Street, Leighton Bromswold



**Leighton Bromswold 1: Land West of Sheep Street, Leighton Bromswold**

- 1.18** As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity
- 1.19** Therefore, a sustainability appraisal for the site has not been undertaken.

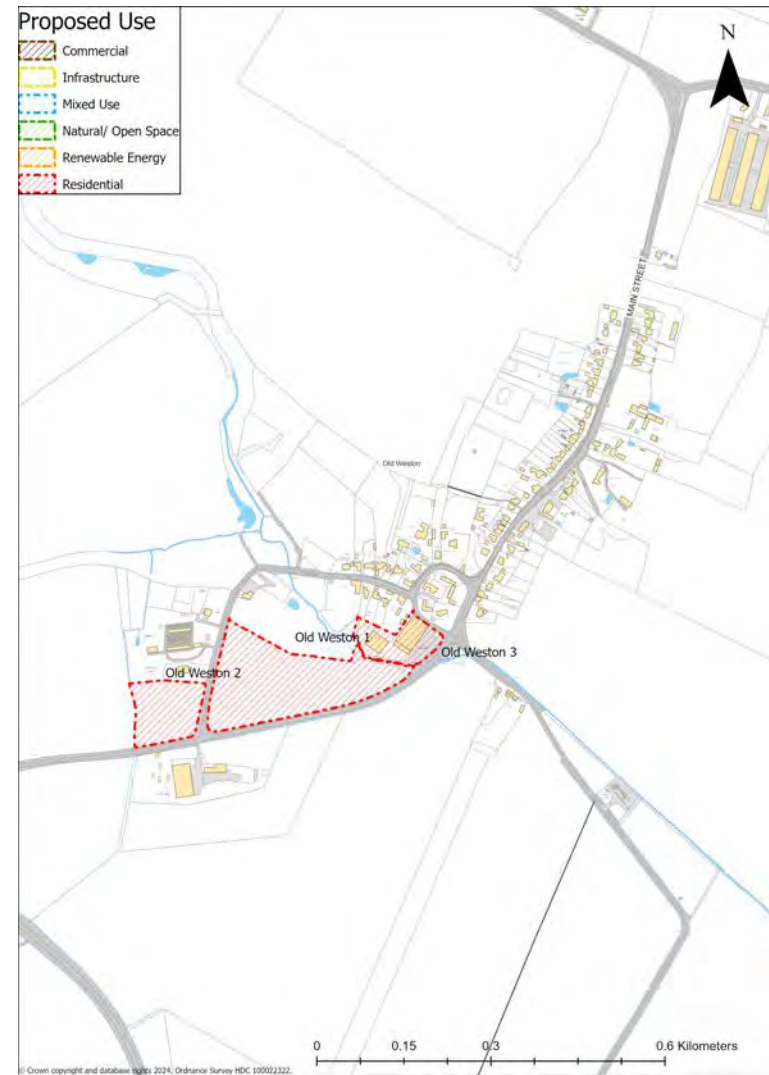


# 1 Western Huntingdonshire

## Old Weston

**1.20** A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Old Weston 1: Land South of Manor Farm, Old Weston
- Old Weston 2: Land South of St Swithin's Church, Old Weston
- Old Weston 3: Manor Farm, Old Weston



## Old Weston 1: Land South of Manor Farm, Old Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements although a substantial proportion is suggested for biodiversity net gain.</p> <p>The site is not impacted by an air quality management area.</p> <p>It is greenfield with no existing structures on site capable of reuse.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 1% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Old Weston water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The land is almost entirely situated in flood zone 1 with no recorded risk of surface water flooding although a corridor of flood zone 3a runs along a small stream on the northern edge of the site. The site promoter suggests using land in the northern part of the site for flood mitigation to reduce the impacts of this on the adjoining land.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	<p>The site wholly comprises greenfield grade 2 agricultural land, with a large portion being proposed for biodiversity net gain for which there is no merit in requiring previously developed land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

## 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is remote from any publicly accessible natural greenspace and does not offer linkages to the existing strategic green or blue infrastructure network. However, the scale of the proposed development and amount of potential land for biodiversity net gain could contribute to provision of natural greenspace.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature conservation sites that partial use for residential development is unlikely to give rise to an impact. However, this remoteness would not support connectivity with any biodiversity elements and the site is outside any of Natural Cambridgeshire Priority Landscapes.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site promoter suggests approximately 20 new homes with the remainder of the site to be used for biodiversity net gain. This quantity of homes could be accommodated even at the very low density of 25 homes per hectare on around a fifth of the site. If the built development were focussed on the eastern portion of the site it could continue the predominantly linear form of development in Old Weston with a shallow development reflecting the pattern formed by Manor Farm. The southern and western portions could be used for biodiversity net gain which would then relate to the form and character established through the trees surrounding the Old Camp Site on Molesworth Road and around St Swithin's Church on Brington Road.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is distant from major sources of pollution and unlikely to give rise to pollution issues.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	The likely residential development portion of the site would be less than 1 ha and contribute to the government's aspiration to promote sites suitable for small and medium scale builders.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is remote from any retail facilities. The nearest primary school is in Brington some 2.7kms away by road. There are a church, a village hall and a public house providing local facilities all within 800m.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is more than 1.5kms from a range of employment sources. There is standard broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is within 800m of a bus stop with a daily service on weekdays. There are no pavements connecting the site into the village but there are two public rights of way within 500m.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The site will generate some employment/ promote farm diversification in managing the biodiversity net gain scheme.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not involve retail or social facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is large relative to Old Weston but only around a fifth of it is anticipated as being for residential development with the remainder for biodiversity net gain. A scheme may be able to be effectively masterplanned to integrate the residential portion into the south eastern part of the village with the remainder reinforcing the countryside setting and character of the southern end of the site.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	The only designated heritage asset nearby is the grade II* listed St Swithin's Church which faces the western boundary of the site. Good design and layout should mitigate any impact on this.

## Summary of SA

The land is within flood zone 1 with little risk of surface water flooding within the site. It offers potential for flood mitigation to be incorporated to reduce the risk from the stream running parallel to the northern boundary. Although the site is relatively large in scale for its context only a small portion is anticipated as being for residential development which could be integrated into the existing form of the village with the remainder for biodiversity net gain providing greenspace uses reinforcing the character of the wider setting. The land is entirely greenfield and is classified as best and most versatile agricultural land, the site is remote from retail, education and employment opportunities although there are local social facilities nearby. Public transport is extremely limited and there are currently no footpaths accessible from the site. The biodiversity net gain element proposed may generate or help retain a limited amount of employment.

## Updates after initial appraisal

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## Old Weston 2: Land South of St Swithin's Church, Old Weston

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Old Weston water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some recorded risk from surface water flooding in the north western corner of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is predominantly greenfield grade 2 agricultural land with no existing structures on site with only a small proportion of the north-western corner being grade 3.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

## 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is detached from the main built form of the village although it adjoins the village's parish church which sits outside the village. Landscaping would be required to reduce impact on the listed church and on the wider landscape.</p> <p>The site promoter is seeking between 5 and 7 homes on site which is a very low density even in this rural location; as such this does not make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is being promoted for market and/or affordable homes. The site is more than 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is remote from any retail facilities.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The nearest primary school is in Brington which is in excess of 800m of the site.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of St Swithin's Church, the village hall and the Swan Inn Public House.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is more than 1.5kms from a range of employment sources.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	There is standard broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is within 800m of a bus service rated F on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	There are no pavements connecting the site into the village but there are two public rights of way within 500m.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is detached from the built form of the village despite its location adjoining the church which means that it cannot be effectively masterplanned to become part of the existing village and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The grade II* listed St Swithin's Church faces the western boundary of the site.

# 1 Western Huntingdonshire

## Summary of SA

The land is wholly within flood zone 1 with some surface water flood risk within the site. The site is not constrained by nature conservation designations but is constrained by heritage as the grade II\* listed St Swithin's Church is located immediately north of the site. The site is detached from the main built form of the village despite adjoining the parish church and could not be effectively masterplanned into the existing village. The land is entirely greenfield and is classified mostly as grade 2 with some grade 3 agricultural land. The site is remote from natural greenspace, retail, education and employment opportunities although there are local social facilities nearby. Public transport is extremely limited and there are currently no footpaths accessible from the site.

## Updates after initial appraisal

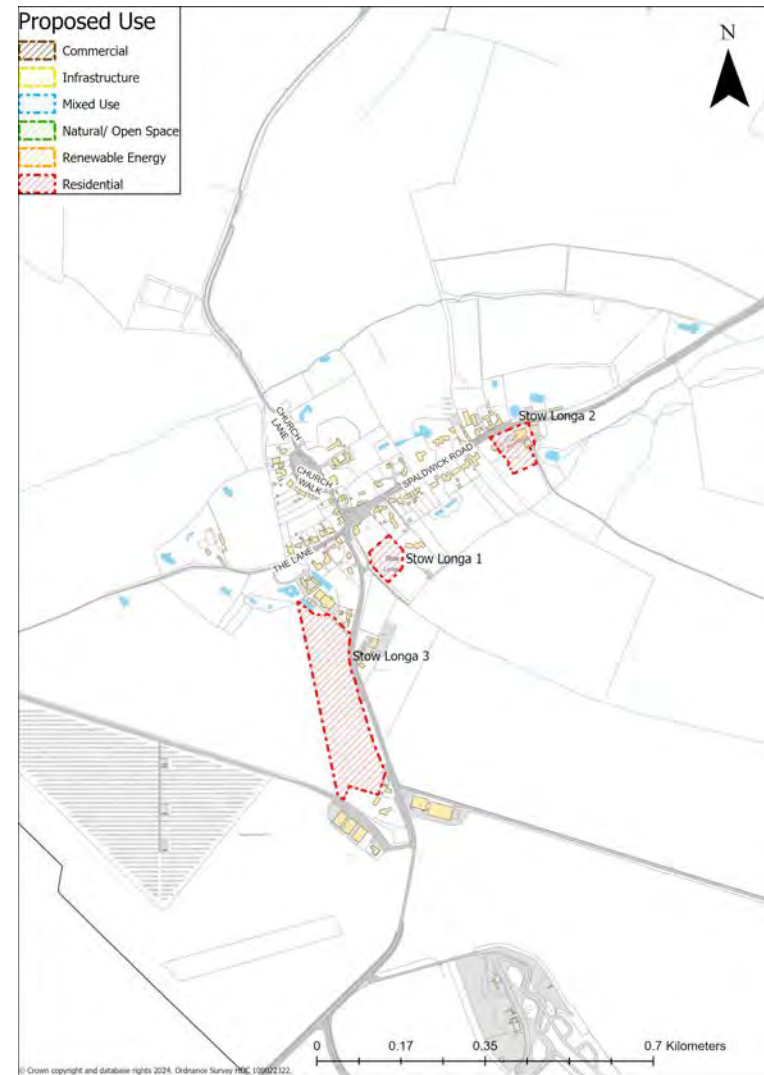
### Old Weston 3: Manor Farm, Old Weston

- 1.21** As identified in the LAA, the vast majority of the site is within flood zone 3b and 3a with only a very small portion of the site being within flood zone 1 (below the site threshold for site assessment). The site promoter has put the site forward for residential uses which are classed as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.22** Therefore, a sustainability appraisal for the site has not been undertaken.

## Stow Longa

**1.23** A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Stow Longa 1: Land East of Kimbolton Road, Stow Longa
- Stow Longa 2: Land to the South of Spaldwick Road, Stow Longa
- Stow Longa 3: Land North of Rookery Farm, Stow Longa





# 1 Western Huntingdonshire

## Stow Longa 1: Land East of Kimbolton Road, Stow Longa

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Tilbrook water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site adjoins the existing built form of the village to the north and forms one of a series of grassland areas/ paddocks which run to the rear of properties along Spaldwick Road. Only that which is immediately east of the site is partially interrupted by built development. Development would not support retention of this element of local character.</p> <p>The site has been submitted for only four dwellings which proposes a very low density for the site which would not make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is promoted for market and/or affordable homes or custom and self build homes. The site is 0.42 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is Huntingdon which is around 17kms from the site. Stow Longa does not have a local convenience shop.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within the village, the closest being in the nearby village of Spaldwick which is in excess of 800m.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of St Botoph's Church.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5kms of the Bicton and Harvard Industrial Estates.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is located around 16kms from Huntingdon railway station. The site is within 800m of a bus service rated F+ on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	The site is within 500m of a public right of way.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community subject to careful consideration of design and impact on heritage assets.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	It adjoins a conservation area and also the Old Vicarage, a non-designated heritage asset.

### Summary of SA

The site is not constrained by flood risk or nature conservation designations. The site is located on the edge of the built form of Stow Longa but development would impair retention of the local character formed by grassland/ paddocks running to the rear of Spaldwick Road. It is somewhat constrained by heritage as it adjoins the conservation area and is within the setting of a non-designated heritage asset. The land is classified grade 2 agricultural greenfield land. It is also remote from natural greenspace and has limited opportunities to enhance strategic habitat connectivity. The site is within 5km of the Bicton and Harvard Industrial Estates but has limited public transport options with only a bus stop that is infrequently served available. Stow Longa has limited services and facilities with no shop or primary school.

### Updates after initial appraisal

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### Stow Longa 2: Land to the South of Spaldwick Road, Stow Longa

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.  There are existing structures on site meaning that there is the potential to reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is within the Tilbrook water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is technically classified as greenfield as all buildings on site are agricultural. The and predominantly classified as grade 2 agricultural land apart from a small portion of the north eastern corner of the site being grade 3.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site adjoins the existing built form of the village. The site currently consists of greenfield land with some existing agricultural structures. Their demolition may provide opportunities to enhance the village character and the setting of the conservation area which sits across the road from the site.</p> <p>The site has been submitted for only four dwellings which proposes a very low density for the site which would not make an efficient use of land. Considering the linear pattern of development along Spaldwick Road, in depth development would not be in keeping with the character of the area, as such this could reduce the capacity of the site.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is promoted for market and/or affordable homes. The site is 0.48 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is Huntingdon which is around 17km from the site. Stow Longa does not have a local convenience shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within the village, closest being in the nearby village of Spaldwick which is in excess of 800m.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of St Botolphs Church.

# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of the Bicton and Harvard Industrial Estates.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is located around 16kms from Huntingdon railway station.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	The site is within 800 m of a bus service rated F+ on the Place Based Carbon Calculator.  The site is within 500m of a public right of way.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community subject to careful consideration of design and impact on heritage assets and the wider landscape.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	It adjoins a conservation area and is also opposite the grade II listed Stow Cottage.

### Summary of SA

The site is not constrained by flood risk or nature conservation designations. The site is located on the edge of the built form of Stow Longa and it could be effectively masterplanned into the existing place and community subject to design and heritage considerations being addressed. The land is classified predominantly as grade 2 with some grade 3 land. It is classified as greenfield land but there are existing agricultural structures present on site. It is remote from natural greenspace and has limited opportunities to enhance strategic habitat connectivity. The site is within 5km of the Bicton and Harvard Industrial Estates but has limited public transport options with only a bus stop that is infrequently served available. Stow Longa has limited services and facilities with no shop or primary school.

### Updates after initial appraisal

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### Stow Longa 3: Land North of Rookery Farm, Stow Longa

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is within the Tilbrook water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	

# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is wholly located within flood zone 1 with some recorded risk from surface water flooding in the north-western corner of the site. There is also surface water flood risk along Stow Road.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	On its northern edge, the site adjoins a pair of cottages and agricultural buildings on the edge of the village. It extends south along Kimbolton Road connecting down to a small cluster of cottages and a farm. The site as a whole very much relates to the open countryside.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site promoter identifies that residential uses will only be provided on 1ha of the site. This proposes nine dwellings which represents a very low density for the site. The remainder of the site is to be used as follows: 1ha for natural/green or open spaces, 1ha for biodiversity net gain and 0.51ha to safeguard against flooding.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is promoted for market and/or affordable homes. The overall site is over 1ha at 3.51 ha in size but the site promoter only seeks to use 1ha of the site for residential uses.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is Huntingdon which is around 17kms from the site. Stow Longa does not have a local convenience shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	There is no primary school within the village, closest being in the nearby village of Spaldwick which is in excess of 800m.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of St Botolphs Church.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of the Bicton and Harvard Industrial Estates.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available in the vicinity.



# 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is located around 16kms from Huntingdon railway station. The site is within 800m of a bus service rated F+ on the Place Based Carbon Calculator.</p> <p>A public right of way cuts through the site and there are others within 500m of the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it cannot be effectively masterplanned to become part of the existing place and community. It may be possible to integrate residential units on the northern end of the site where they adjoin the existing built form of the village but this would be challenging due to the surface water flood risk here.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is not constrained by fluvial flood risk or nature conservation or heritage designations. There is some surface water flood risk present in the northern part of the site in proximity to the existing village edge. Only the northern edge of the site adjoins the built form of Stow Longa, the site extends along Kimbolton Road and would effectively connect the village to a small cluster of properties that are detached from it and situated in the open countryside. Due to the risk of surface water flooding, it is unlikely that the site could be effectively masterplanned to integrate with the existing community as to do so development would need to be focused in

the northern part of the site. The land is classified grade 2 agricultural greenfield land. It is also remote from natural greenspace and has limited opportunities to enhance strategic habitat connectivity. The site is within 5km of the Bicton and Harvard Industrial Estates but has limited public transport options with only a bus stop that is infrequently served available. Stow Longa has limited services and facilities with no shop or primary school.

**Updates after initial appraisal**

# 1 Western Huntingdonshire

## Tilbrook

**1.24** A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:

- Tilbrook 1: Land at the junction of High Street and Church Lane, Tilbrook



## Tilbrook 1: Land at the junction of High Street and Church Lane, Tilbrook

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?</li> </ul>	+	<p>The site is within the Tilbrook water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is in wholly within flood zone 1, although in the southern eastern corner of the site there is some risk of flooding from surface water.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

## 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site forms open land north of the B645 which forms part of the rural approach to the village. It is reasonably well related to the existing village being situated opposite residential development along Church Lane. Substantial hedgerows edge the western and eastern boundaries providing some containment to the site the retention of which would be essential to protect the character of the local area. Church Lane is narrow and provision of access may detrimentally impact on the character of the approach to the grade I listed All Saints Church. The proposed mixed use scheme of housing and a retail unit could make an efficient use of land and provide the village with a service it currently does not have.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site as a whole is over 1ha and is proposed to include market and/or affordable homes.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The closest town centre is St Neots which is around 15kms from the site. Tilbrook does not have a local convenience shop, there is one located in the neighbouring village of Kimbolton but this is in excess of 800m from the site.</p> <p>There is no primary school within the village, closest being in the nearby village of Kimbolton which is in excess of 800m.</p> <p>The site is within 800m of All Saints Church, the village hall and the White Horse public house.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is within 5km of the Bicton and Harvard Industrial Estates. Through the retail element there would be a modest amount of job creation.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is around 17kms from St Neots train station, it is within 800m of a bus service rated E+ on the Place Based Carbon Calculator.</p> <p>There is a pavement along the B645 running opposite the site. There are no footpaths along Church Lane but there is potential for connections to be made to existing footpaths. A public right of way cuts through the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	<p>The proposal would support some new jobs within the retail aspects of the development.</p>

## 1 Western Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	The proposal supports provision of additional retail facilities within a village.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could be effectively masterplanned to become part of the existing place and community. However, careful consideration will be required to integrate the proposal, in particular, retail uses on the site in terms of scale, design and heritage impact. The public right of way may need to be rerouted if it cannot be successfully integrated within the site. Access is also a key constraint, if access from the B645 rather than Church Road were provided this would not reflect the character and form of development in the village.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is located wholly within a conservation area, the grade I listed All Saints Church is located to the north of the site which is a prominent local landmark.

**Summary of SA**

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It is not constrained by nature conservation designations. The site has good access to local leisure and cultural facilities but primary education is sourced in Kimbolton. There is a bus stop next to the site but this does not run a frequent service. The site is within 5km of the Bicton and Harvard Industrial Estates and the proposed mixed use of residential and retail development could provide some modest levels of employment within Tilbrook and provide a service that is currently lacking. The site is however heavily constrained by heritage with it being located within a conservation area and within the setting of the grade I listed All Saints Church. There is a public right of way running through the site which wither need to be incorporated into the design of the site or rerouted.

**Updates after initial appraisal**

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## Sustainability Appraisal Appendix 7 - Central Huntingdonshire Site Appraisals



## Document Information

**Title:** Sustainability Appraisal Appendix 7 - Central Huntingdonshire Site Appraisals

**Status:** Draft for Consultation

**Date of approval for consultation:** Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

**Document availability:** Sustainability Appraisal Appendix 7 - Central Huntingdonshire Site Appraisals can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

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# 1 Central Huntingdonshire

## Brampton

1.1 A total of 18 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

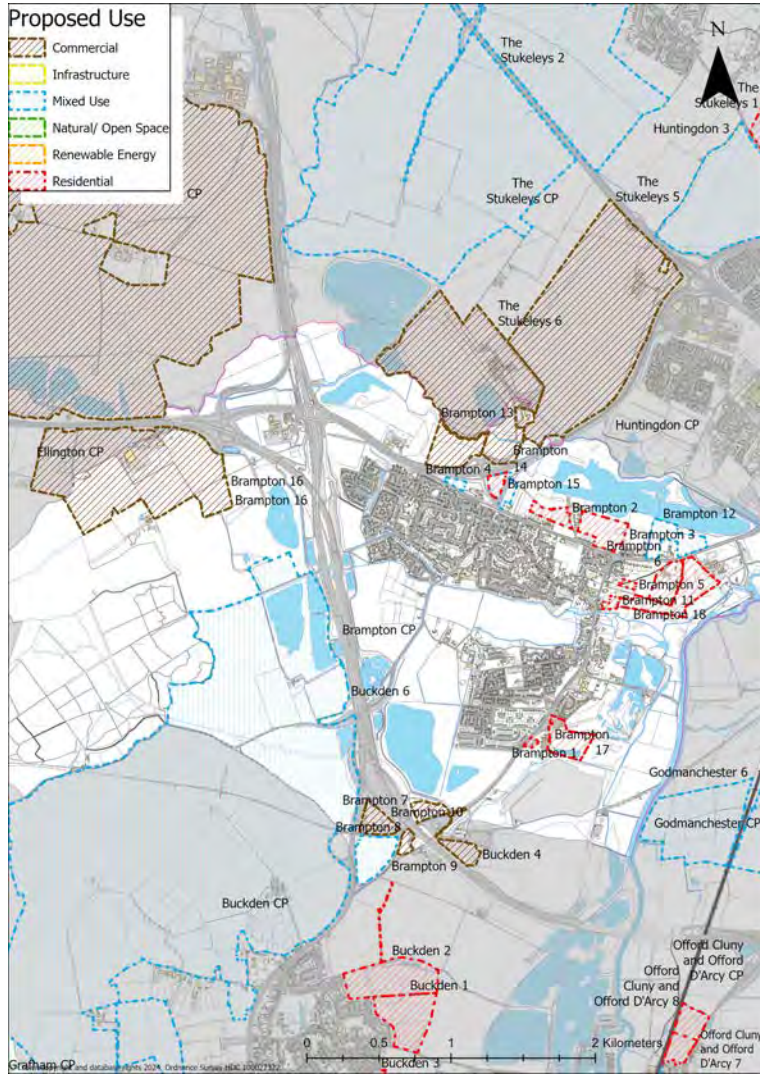
- Brampton 1: Swift Car Care, Buckden Road, Brampton
- Brampton 2: Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton
- Brampton 3: Land to the North of Thrapston Road (opposite The Hurdles), Brampton
- Brampton 4: Wallis Land, Thrapston Road, Brampton
- Brampton 5: Land adjacent The Rectory, Church Road, Brampton
- Brampton 6: Land at Water Meadows, South of Huntingdon Road, Brampton
- Brampton 7: Area 1 Park Farm, Brampton
- Brampton 8: Area 2 Park Farm, Brampton
- Brampton 9: Area 3 Park Farm, Brampton
- Brampton 10: Area 4 Park Farm, Brampton
- Brampton 11: Manor Farm, Brampton
- Brampton 12: Land off Huntingdon Road, Brampton
- Brampton 13: Land North of A141, South of Brampton racecourse, Brampton
- Brampton 14: Land North of Thrapston Road and South of the A141 (larger site), Brampton
- Brampton 15: Land North of Thrapston Road and South of the A141 (smaller site), Brampton
- Brampton 16: Land at Low Harthay and Woodhatch Farms, Brampton - this site also partially falls within Ellington parish. As the majority of the site falls within Brampton parish, the site has been assessed here instead. A link to the site can also be found within the Ellington section of the Western Huntingdonshire LAA document.

- Brampton 17: Brampton Park Golf Club (South site)
- Brampton 18: Brampton Park Golf Club (North site)

1.2 Please note that the following sites also partially fall within Brampton parish:

- The Stukeleys 6: Huntingdon Racecourse also partially falls within Brampton parish but is predominately within The Stukeleys parish so the site assessment has been included within The Stukeleys parish of the Northern Central Huntingdonshire LAA document.
- Buckden 6: Land West of A1 from Buckden to Brampton also partially falls within Brampton parish but is predominately within Buckden parish so the site assessment has been included within Buckden parish of the Southern Huntingdonshire LAA document.

1 Central Huntingdonshire



**Brampton 1: Swift Car Care, Buckden Road, Brampton**

- 1.3 As identified in the LAA, the site is within 50m of Buckden Landfill Waste Management Area (WMA) and within the consultation area for the WMA. No assessment has been made by the site promoter on the impact of the proposed development on the MWA. It is noted that in the submitted covering letter than an odour assessment is being undertaken and will be made available in due course.
- 1.4 Therefore, a sustainability appraisal for the site has not been undertaken.

**Brampton 2: Land to the North of Thrapston road Brampton and West of Poplars Farm 38, Brampton**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 1.5% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The vast majority of the site is located within flood zone 1 with a very small portion on the northern boundary being within flood zone 2. There is a significant risk from surface water flooding running through the centre of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and is wholly classified as grade 3 agricultural land
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	<p>The site is wholly within 1km of 10 ha of natural green space and partly (south eastern area of the site) within 200m of 0.5 ha and 300m of 2 ha of natural green space.</p> <p>The site is within 200m from playing fields and within 650m of a public footpath that leads to Hinchingsbrooke Country Park. Therefore, it has direct capacity for linkages to the green and blue infrastructure.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	--	<p>The site is within 2km of a Special Area of Conservation, 1km of a SSSI and is adjacent to a County Wildlife Site.</p> <p>The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is located along Thrapston Road which is typically characterised by ribbon development. The proposal seeks in depth development which is therefore less characteristic. The site relates well to Brampton village but any proposed development would have a closer relationship to Hinchingsbrooke Country Park. It is of significant value to the setting of the country park. Access to the site is proposed via a consented development that directly fronts onto Thrapston Road. The proposed capacity for the site is while fairly low is still a considerable amount of development in this location which would adversely harm the character of the settlement and the wider landscape.</p>



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proposal may be impacted by increased levels of air, noise and light pollution arising from its proximity to the A141 and B1514 (Thrapston Road).
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is proposing market and/or affordable and/or specialist housing. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km of Huntingdon town centre and about 800m from a Co-Op food shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is in Brampton village which has a primary school
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of multiple culture and leisure facilities: Brampton Community Centre, St Mary Magdalene Church, Brampton Memorial Playing Fields, The Black Bull public house.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Thrapston Road. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School.  The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km of Huntingdon Train Station and within 250m from a bus service rated D+ meaning there is a regular service.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	The site does not have a direct frontage with a pavement but connections could be made to Thrapston Road.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing community and would result in significant landscape harm on the setting of the County Park.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site, and is sufficiently removed from the nearby conservation area.

## Summary of SA

The site is somewhat constrained by fluvial flood risk. It consists of grade 3 agricultural land and is greenfield. It is not constrained by heritage assets but it adjoins Hinchingsbrooke Country Park. The site has good accessibility to services, facilities primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. While it relates well to the built form of Brampton, the site has a closer relationship to the rural setting of the Country Park and in depth development of such a scale is not characteristic for the area. As such, development in this location is likely to lead to adverse landscape impact as well as impact on the character of the area.

## Updates after initial appraisal

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## Brampton 3: Land to the North of Thrapston Road (opposite The Hurdles), Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 41% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately a third of the site is located within flood 2 with its northern edge being located within flood zone 3a and 3b. There is a significant risk from surface water flooding running through the centre of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and is wholly classified as grade 3 comprising of rough pasture.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	<p>The site is within 200m of a 0.5 ha greenspace, 300m of a 2 ha greenspace and also 1km of a 10 ha area of natural green space.</p> <p>It has capacity for linkages to the existing green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is within 1km of a SSSI to the north at Brampton Racecourse and 200m of a County Wildlife Site to the east at Hinchingsbrooke Country Park but is sufficiently remote from the other designated nature sites. The A141 provides a key separation between the site and the SSSI.</p> <p>The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located along Thrapston Road which is typically characterised by ribbon development. The site relates well to Brampton village but any proposed development would have a closer relationship to Hinchingsbrooke Country Park. It is of significant value to the setting of the country park. The site is constrained by flood risk so large parts of the site are not appropriate for built development. Considering the flood risk on site and the ribbon type of development typical along Thrapston Road, in depth development is not suitable, therefore, reducing the site to just include the frontage (which makes up approximately 0.9ha of the site) could be pursued. A frontage only scheme would better relate to its context and reflect the form and character of the local landscape and townscape.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The proposal may be impacted by increased levels of air, noise and light pollution arising from its proximity to the A141 and B1514 (Thrapston Road).</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site proposes market and/or affordable housing. The whole site is more than 1ha in size, however reducing the site to development along the site frontage would see the site reduced to just under 1ha (approximately 0.9ha).
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km of Huntingdon town centre and about 800m from a Co-Op food shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is in Brampton village which has a primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m Brampton Memorial Playing Fields and Centre but is beyond 800m from other culture and leisure facilities in Brampton.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Thrapston Road. These include, Hinchbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchbrooke Secondary School.  The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km of Huntingdon Train Station and there is a bus stop adjacent to the site rated D+ meaning there is a regular service.  A pavement adjoins the site frontage on Thrapston Road.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	A frontage only development could be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations on site but it is adjacent to a conservation area on its south eastern boundary.

## Summary of SA

The site is constrained by fluvial flood risk. It consists of grade 3 agricultural land and is greenfield. It adjoins a conservation area and Hinchbrook Country Park. The site has good accessibility to services, facilities primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site as a whole relates well to the built form of Brampton but has a closer relationship to the rural setting of the Country Park and in depth development of such a scale is not characteristic for the area. As such, development could only be considered potentially suitable along the site's frontage along Thrapston Road.

## Updates after initial appraisal

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## Brampton 4: Wallis Land, Thrapston Road, Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is within 200m of an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	-	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is within flood zone 1 but the northern and western edges of the site are at risk form surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and is wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The north eastern corner of the site is within 1km of 10 ha of natural green space, the rest of the site is not. It has limited capacity for linkages to the blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 2km of a Special Area of Conservation but is sufficiently remote from the other designated nature sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>The site is located on the northern edge of the village bounded by the strategic road network, as such it relates closely to the settlement rather than the open countryside.</p> <p>As well as housing, the site promoter is proposing some 0.4ha of the site to be used for public open space. This could be provided on the part of the site that falls within a Scheduled Monument. They anticipate the remaining 0.3ha could be used for 15 homes which would make a good use of land. Development has been consented on the site already for a care facility. The wider site has approval for 30 homes so additional housing on this site would reflect the character and other land uses.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is bounded by the strategic road network to the north and west meaning there is an increased likelihood of air, light and noise pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site promoter is seeking market and/or affordable housing on the site. The site is less than 1ha in size.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km of Huntingdon town centre and about 800m from a Co-Op food shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is in Brampton village which has a primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	Brampton has several cultural and leisure facilities, the site is within 800m of the Brampton Memorial Playing Fields, but is just beyond 800m of others including Brampton Community Centre, St Mary Magdalene Church and The Black Bull public house.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of multiple concentrations of employment, these include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School.  The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km of Huntingdon Train Station and 800m from a bus service rated D+ meaning there is a regular service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a public right of way within the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to the incorporation of appropriate mitigation against potential noise, air and light pollution.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is not within a conservation area and there are no listed buildings nearby, there is however a Scheduled Monument designation that covers approximately two thirds of the site.

## Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of grade 2 agricultural land and is greenfield. It is not constrained by nature conservation designations but there is a Scheduled Monument within part of the site. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has good accessibility to services, facilities primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site as a whole relates well to the built form of Brampton being enclosed by the strategic road network. Its proximity to the road network does however increase the risk of air, light and noise pollution.

## Updates after initial appraisal

### Brampton 5: Land adjacent The Rectory, Church Road, Brampton

- 1.5** As identified in the LAA, the cumulative constraints impacting the site and the uncertainty of the achievability of access to the site mean that it is considered unsuitable for development and therefore not deliverable.
- 1.6** Therefore, a sustainability appraisal for the site has not been undertaken.



## Brampton 6: Land at Water Meadows, South of Huntingdon Road, Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is partly greenfield land and partly previously developed with existing structures on site. This consists of a single dwelling, with gardens and driveway, as well as a tennis court, World War II era bomb shelter and two prefabricated structures. The submitted Pre-Application Document identifies that the existing dwelling is to be retained so there may be minimal reuse of materials and buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1 with some recorded risk from surface water flooding towards the centre of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	The site is partly greenfield and partly previously developed. It is wholly classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 1 km of a 10 ha area of natural green space and also within 300 m of a 2 ha natural green space.</p> <p>It some capacity for linkages to the blue or green infrastructure network</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is within 2km of a Special Area of Conservation (Portholme Meadow) but is sufficiently remote from the other designated nature sites. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site relates to Brampton being located on its north eastern edge. Meadow land associated with Pepys House provides a green wedge between the site and residential development though. A public right of way runs through the northern part of the site which provides a direct connection into Brampton village. However, the site has a much stronger relationship to the countryside and the Great Ouse Valley landscape. Development on this site would erode the rural character of the area and encroach into the Great Ouse Valley landscape as well as give rise to significant adverse impacts on designated heritage assets.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	<p>The site promoter seeks to provide extra care accommodation (C2 use class) as part of an integrated retirement community.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km of Huntingdon town centre and within 1.5km of two Co-Op food stores within Brampton village.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	The site is in Brampton village which has a primary school but as a retirement community is proposed primary education is not required.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of multiple culture and leisure facilities, these are St Mary Magdalene Church, Brampton Memorial Playing Fields and The Black Bull public house. It is just beyond 800m of Brampton Community Centre.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 5km of multiple concentrations of employment measuring, these include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School. However, as the site is proposed as a retirement community employment opportunities is likely to be less important.  The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km of Huntingdon Train Station and 800m from a bus service rated D+ meaning there is a regular service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a pavement along the site's frontage along Huntingdon Road. There is also a public right of way within the site which connects through to the centre of Brampton village.

## 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations on site but it does adjoin on its western edge a conservation area and to the west are several listed building namely the grade I Pepys House and its associated meadows.

**Summary of SA**

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of grade 3 agricultural land and is partly greenfield/ partly previously developed. It is within 2km of Portholme Meadow and is heavily constrained by heritage designations arising from its proximity to the conservation area and Pepys House. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has good accessibility to services and facilities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site does relate to Brampton but has a much closer relationship with the Great Ouse Valley landscape being located on the settlement's north eastern edge.

**Updates after initial appraisal**

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**Brampton 7: Area 1 Park Farm, Brampton**

**1.7** As identified in the LAA, the site is within the consultation area of a WMA. No assessment has been made by the site promoter on the impact of the proposed development on the MWA.

**1.8** Therefore, a sustainability appraisal for the site has not been undertaken.

**Brampton 8: Area 2 Park Farm, Brampton**

**1.9** As identified in the LAA, the site is within the consultation area of a WMA. No assessment has been made by the site promoter on the impact of the proposed development on the MWA.

**1.10** Therefore, a sustainability appraisal for the site has not been undertaken.

**Brampton 9: Area 3 Park Farm, Brampton**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is located near to Brampton and Buckden water recycling area catchments. Brampton WRA may require upgrades to accommodate growth, some work may be necessary to ensure that



## 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	<p>there would be no adverse impact; whereas Buckden WRA has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with some recorded risk from surface water flooding along its northern edge.</p>
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land and classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from Natural England's 'Access to Natural Green Space' standards and has no capacity to link to the existing green and blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 200m of a County Wildlife Site but is sufficiently remote from the other designated nature sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is within Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area. The potential to improve habitat connectivity is limited due to being wholly surrounded by roads, with the A1 on the western boundary, the A14 on the eastern boundary and the B1514 on the southern boundary.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	The site is detached from a main settlement being located between Brampton and Buckden. It therefore has a much closer relationship with the countryside. Development in this location would not relate well to an existing settlement. The site is very open so development would be prominent on the landscape. The works to enhance the

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>A14 seek to integrate it into the landscape, thus development in this location would introduce an uncharacteristic urbanising form of development.</p> <p>The site promoter is seeking a mixed use scheme of employment and residential development, there are several other site submissions within the vicinity for employment development. The proposed densities are low so would not make the most efficient use of land.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is bounded by the two spurs of the B1514 (Buckden and Brampton Roads) and the A1 increasing the risk of pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The proposed scheme is for a mixed use development with residential development of up to 60 market and/or affordable houses on 2ha of the site.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is approximately 5.2km from Huntingdon town centre and is beyond 800m from a local convenience store and 2.5km from a freestanding supermarket.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The proposal is for a mixed use scheme consisting of housing and employment uses. The site is beyond 800m from Brampton village primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m from culture and leisure facilities located within Brampton village.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site will provide some 4ha of employment land but is beyond 5km from multiple concentrations of employment and 1.5kms from a range of employment sources.</p> <p>According to OFCOM, there is no available data on the quality of broadband in the immediate vicinity of the site. The closest broadband data is approximately 600m west of the site which is superfast.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is within 5km of Huntingdon train station but is beyond 800m from a bus stop.</p> <p>A pavement adjoins the site frontage on the B1514.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	<p>The site promoter seeks to provide some 4ha of employment land totalling some 16,000 sqm of floorspace alongside some 60 homes and 0.8ha of open space. The site promoter does not detail what sort of employment uses these will be but it is likely to be a modest low density provision.</p>
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site's location being bounded by the strategic road network and also its detachment from the main built form of a settlement means that it could not be effectively integrated with the existing place and community.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	<p>There are no designated heritage assets within or in close proximity to the site.</p>

### Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk along its northern edge. It is greenfield and consists of land classified as grade 2 agricultural land. It is detached from the main built form of Brampton located between Brampton and Buckden. It is not constrained by nature conservation or heritage designations. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has very limited accessibility to services and facilities within Brampton and to other nearby settlements and very limited accessibility to public transport options. The site does not relate closely to either Brampton and relates much more closely to the open countryside making its integration with an existing place and community very challenging. Additionally, its proximity to the road network increases the risk of air, light and noise pollution.

### Updates after initial appraisal

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### Brampton 10: Area 4 Park Farm, Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site was most previously used as a temporary storage depot for National Highways during the works to realign the A14. The depot has now been cleared.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is located near to Brampton and Buckden water recycling area catchments. Brampton WRA may require upgrades to accommodate growth, some work may be necessary to ensure that

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	<p>there would be no adverse impact; whereas Buckden WRA has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.</p>
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	++	<p>The site is wholly classified as grade 2 agricultural land but was most recently in use as a temporary National Highways depot which has now been cleared.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from Natural England's 'Access to Natural Green Space' standards and has no capacity to link to the existing green and blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is within 200m of a County Wildlife Site but is sufficiently remote from the other designated nature sites.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	<p>The site is within Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area. The potential to improve habitat connectivity is limited due to being wholly surrounded by roads, with the A1 on the western boundary, the A14 on the eastern boundary and the B1514 on the southern boundary.</p>
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is detached from a main settlement being located between Brampton and Buckden. It therefore has a much closer relationship with the countryside. Development in this location would not relate well to an existing settlement. The works to enhance the A14 seek</p>



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>to integrate it into the landscape, thus development in this location would introduce an uncharacteristic urbanising form of development.</p> <p>The site is very open so development would be prominent on the landscape, there are several other site submissions within the vicinity for employment development. .</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is bounded by the two spurs of the B1514 (Buckden and Brampton Roads) and the A1 increasing the risk of pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is approximately 5.2km from Huntingdon town centre and is beyond 800m from a local convenience store and 2.5km from a freestanding supermarket.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	The site is for non-residential/ employment use and therefore access to education facilities is not relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m from culture and leisure facilities within Brampton village.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site promoter seeks to provide 3.8ha of employment land totalling some 15,000 sqm of floorspace. The site is beyond 5km from multiple concentrations of employment and 1.5kms from a range of employment sources.</p> <p>According to OFCOM, there is no available data on the quality of broadband in the immediate vicinity of the site. The closest broadband data is approximately 600m west of the site which is superfast.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is within 5km of Huntingdon train station but is remote from a bus service.</p> <p>A pavement adjoins the site frontage on the B1514.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	<p>The proposal seeks new employment development. It is unclear from the Call for Sites information the type of employment uses this could include therefore it is not possible at this stage to determine if development would have a high or low job density.</p>
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site is located such that it could not be effectively integrated with the existing place and community.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	<p>There are no designated heritage assets within or in close proximity to the site.</p>

**Summary of SA**

The site is not constrained by fluvial flood risk but there is some surface water flood risk along its northern edge. It is classified as grade 2 agricultural land but the land most recently in use as a temporary National Highways depot which has now been cleared. It is detached from the main built form of Brampton located between Brampton and Buckden. It is not constrained by nature conservation or heritage designations. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has very limited accessibility to services and facilities within Brampton and to other nearby settlements and very limited accessibility to public transport options. The site does not relate closely to either Brampton and relates much more closely to the open countryside making its integration with an existing place and community very challenging. Additionally, its proximity to the road network increases the risk of air, light and noise pollution.

**Updates after initial appraisal**

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**Brampton 11: Manor Farm, Brampton**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.  The site is technically greenfield land but has existing agricultural structures on site meaning that there could be limited reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 38% of the site area.

## 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>About half of the site is located within flood zone 1 apart from the southern edge of the site which is within flood zone 2, 3a and some within 3b where it is closest to a tributary of the River Great Ouse. Surface water flood risk is also a constraint on the southern edge of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	<p>The site is technically greenfield land but there several agricultural structures on site associated with Manor Farm. The site is wholly classified as urban land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is wholly within 1km of 10 ha of natural green space. It has limited capacity for linkages to the blue or green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is within 2km of a Special Area of Conservation but is sufficiently remote from the other designated nature sites.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	<p>The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area</p>
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located on the eastern edge of Brampton and relates well to the settlement. It adjoins contemporary development at Baker Close. It does also have a close relationship with the countryside and the Great Ouse Valley being part of the settlement's rural edge. A tree/vegetation line encloses the site. The site is a roughly shaped</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>like a backwards L, with the bottom part of the site lining up with the extend of existing built form and the longer side wrapping around the Black Bull Public House. Development on this side would extend the built form into the Great Ouse Valley.</p> <p>The site is sensitively located so a dense development would not be appropriate, however, the proposed capacity for the site is very low density which would not make an efficient use of land.</p> <p>The bottom parcel of land is constrained by fluvial flood risk so this make this part of the site unsuitable for built development. While development could be placed on the land that adjoins the public house as this is within flood zone 1, it would not sit comfortably with the surrounding character and form of development.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is proposed for self and custom build housing. It is less than 1ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km of Huntingdon town centre and within 500m of two Co-op food stores.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is in Brampton village which has a primary school.



# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of multiple culture and leisure facilities measuring from the site frontage onto Baker Close. These are, Brampton Community Centre, St Mary Magdalene Church, Brampton Memorial Playing Fields and The Black Bull public house.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Baker Close. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School.</p> <p>The site benefits from ultrafast broadband in the vicinity</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is within 5km of Huntingdon train station. The site is within 800m of several bus stops but the highest rated is C+ at Horseshoes Way meaning there is a regular service.</p> <p>The site adjoins Baker Close which has a narrow pavement running through it connecting to footpaths along Buckden Road.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is in close proximity to several listing buildings to the east and is wholly within a conservation area.

#### Summary of SA

The site is constrained by fluvial and surface water flood risk. It consists of land classified as urban with agricultural structures on site. It is not constrained by nature conservation designations but it is constrained by heritage designations being within a conservation area and nearby to several listed buildings. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has good accessibility to services, facilities, primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site relates to the built form of Brampton but also with the Great Ouse Valley landscape being located on the settlement's eastern edge.

#### Updates after initial appraisal

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#### Brampton 12: Land off Huntingdon Road, Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is not impacted by an air quality management area.

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 76% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.  Approximately half of the site lies within flood zone 3b with a further 10% within flood zones 2 and 3a. There is also risk from surface water flooding within the site.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	--	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land and classified as grade 3 agricultural land
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site is wholly within 200m of 0.5 ha (Doorstep Standard), 300m of 2 ha (Local Standard) and 1km of 10 ha (Neighbourhood Standard) of natural green space. It also adjoins to Hinchingsbrooke Country Park to the north and therefore has direct capacity to link to the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	--	The site adjoins to Hinchingsbrooke Country Park which is a County Wildlife Site  and is within approximately 900m of a SSSI and 1km of Special Area of Conservation. It is sufficiently remote the other designated nature sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is within Natural Cambridgeshire's Green Infrastructure Priority Area and has potential to contribute positively to habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located along Thrapston Road which is typically characterised by ribbon development. The site relates well to Brampton village but any proposed development would have a closer relationship to Hinchingsbrooke Country Park. It is of significant value to the setting of the country park.</p> <p>The site forms part of an existing site allocation in the Huntingdonshire Local Plan to 2036 under site allocation HU8 Hinchingsbrooke Country Park Extension for green infrastructure uses. The site promoter sees to include publicly accessible open space and the opportunity to include an additional car park for Hinchingsbrooke Country Park as well as properties in the southern part of the site along Thrapston Road (1.5ha of the site). The addition of a car park on this side of the Country Park could be beneficial as this would reduce the number of car journeys along Huntingdon Road and Hinchingsbrooke Park Road to access existing parking facilities at the Country Park. The site is however constrained by flood risk so large parts of the site are not appropriate for built development and it is proposed to concentrate built development in the parts of the site at the lowest risk of flooding.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proposal may be impacted by increased levels of air, noise and light pollution arising from its proximity to the B1514 (Thrapston Road).
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site proposes market and/or affordable housing as well as open space and a potential car park. The site promoter states that residential development will take up 1.5ha of the total site.

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km of Huntingdon Town Centre and within 1.5km of two Co-Ops located within Brampton village.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is on the edge of Brampton village which has a primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of multiple culture and leisure facilities measuring from the site frontage onto Huntingdon Road. These are, St Mary Magdalene Church, Brampton Memorial Playing Fields and Centre and The Black Bull public house.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 1.5km from Hinchingsbrooke Secondary School and is within 5km of multiple concentrations of employment measuring from the site frontage onto Huntingdon Road. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School.  The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km of Huntingdon train station and is within 800m of a bus service rated D+ on the Place Based Carbon Calculator meaning there is a regular service.  A pavement adjoins the site frontage onto Huntingdon Road.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The proposal is for residential development alongside natural/ open space and car parking facilities for Hinchingsbrooke Country Park.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	Considering the flood risk on site and the ribbon type of development typical along Thrapston Road, in depth development of the scale proposed is not suitable. However, if only open space uses and facilities to support the Country Park were pursued, then the site can be effectively integrated into the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets within the site. However, it is adjacent to a conservation area and is close proximity to listed buildings, namely grade II listed 23 Huntingdon Road to the west and grade I listed Pepys House which could be impacted by the development.

#### Summary of SA

The site is constrained by fluvial flood risk. It consists of grade 3 agricultural land and is greenfield. It adjoins a conservation area, listed buildings and Hinchingsbrooke Country Park. The site has good accessibility to services, facilities primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site as a whole relates well to the built form of Brampton but has a closer relationship to the rural setting of the Country Park and in depth development of such a scale is not characteristic for the area. As such, development could only be considered potentially suitable for uses that support the Country Park such as a car park and for green infrastructure inline with the current allocation for the site in the Local Plan to 2036.

#### Updates after initial appraisal

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# 1 Central Huntingdonshire

## Brampton 13: Land North of A141, South of Brampton racecourse, Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is adjacent to an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	-	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 65% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 40% of the site lies within flood zone 3b with a further 20% within flood zones 2 and 3a. This flood risk is attributed to Alconbury Brook which runs along the northern boundary of the site. There is also risk from surface water flooding in the northern half of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	--	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is greenfield. Half of the site is classified as grade 3 and the other half is grade 2 agricultural land. The part of the site that is within flood zone 1 and where development could be placed is also the part of the site classified as grade 2.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

## Central Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is partly within 1km of 10 ha of natural green space (Neighbourhood Standard) but has limited capacity for linkages to the green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is approximately 100m from Brampton Racecourse SSSI but is sufficiently remote from the other designated nature sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is within Natural Cambridgeshire's Green Infrastructure Priority Area and has potential to contribute positively to habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is located to the north of the A141 which physically separates it from the nearest settlement of Brampton. It therefore has a much closer relationship with the open countryside. The site and surrounding land is fairly flat meaning that built development is likely to result in greater impact on the character of the landscape.</p> <p>The site is heavily constrained by fluvial flood risk with the part of the site within flood zone 1, and where built development is proposed by the site promoter, is also higher agricultural grade and constrained by a scheduled monument designation.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is bounded on its southern boundary by the A141 increasing the likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	N	Employment use would not contribute to housing supply.

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km of Huntingdon Town Centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	The site is for non-residential/ employment and therefore access to education facilities is not relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m from culture and leisure facilities in Brampton.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site could deliver over 5ha of employment land.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Thrapston Road. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School.  The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km of Huntingdon train station but is beyond 800m from a bus service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	The site is approximately 200m from a public footpath along the B1514. To access the footpath a new pavement would need to be created and to be safely integrated with a roundabout.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The site promoter is seeking employment development on the site. It is not clear the type of employment this will consist of but there will likely be a modest amount of job creation.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	The site promoter is seeking employment and retail development on the site. It is not clear how much of each use class would be provided at this stage but additional retail facilities are proposed.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing place and community due to its physical separation by the A141.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is not within a conservation area and there are no listed buildings nearby, there is however a Scheduled Monument designation that covers approximately two thirds of the site.

#### Summary of SA

The site is heavily constrained by fluvial flood risk. It is greenfield and consists of land classified as both grade 3 and 2. It is nearby to the Brampton Racecourse SSSI and is constrained by heritage designations with a scheduled monument designation on two thirds of the site. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has limited accessibility to services and facilities within Brampton and also in Huntingdon and limited accessibility to public transport options. The site relates more closely to the open countryside being separated from Brampton by the A141, as such there is increased risk of air, light and noise pollution.

#### Updates after initial appraisal

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# 1 Central Huntingdonshire

## Brampton 14: Land North of Thrapston Road and South of the A141 (larger site), Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 4% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The vast majority of the site is mostly within flood zone 1 apart from two small sections along the site's northern and north western edge which is within flood zone 2.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land and is wholly classified as grade 3 agricultural land
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is wholly within 1km of 10 ha of natural green space. It has limited capacity for linkages to the blue or green infrastructure network.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 200m of Hinchingsbrooke Gravel Pits which is a County Wildlife Site and is approximately 350m from Brampton Racecourse SSSI. It is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is wholly within Natural Cambridgeshire's Green Infrastructure Priority Area. However, the potential for improvements in habitat connectivity is limited due to the site being surrounded by roads.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site consists of two land parcels, a western parcel immediately south of the A141 and Spittals roundabout which is broadly oval in shape and an eastern parcel which crosses the road and consists of a broadly rectangular plot of land that residential development and allotment gardens along Thrapston Road. The boundaries are well defined with established vegetation. The most open part of the site is the centre where the road between there is the access route between the A141 and B1514 cuts through the site.</p> <p>The western parcel is physically detached from the main built form of Brampton being located on an island bounded by the road network. Also the site is obscured from view by existing vegetation and trees along its boundaries. As such the site doesn't have a strong relationship with the settlement or the countryside. The location and context of the site makes integration with the existing place and community challenging. As such, this development would be an isolated development with little relationship with Brampton.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The eastern parcel has a much closer relationship to the built form of Brampton as it adjoins existing development along Thrapston Road. Its development would however introduce in depth development that is less characteristic of the area and would see the built form of the village extend northwards.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	It is bounded on its northern, southern and western sides by the road network with the A141 and Spittals roundabout to the north, the B1514 to west and south and by a link route between the A141 and B1514 roundabout running between the two parcels. This means there is an increased likelihood of air, light and noise pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The potential uses on site include market and/or affordable housing as well as potential a are facility. It is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km of Huntingdon town centre and within 1.5km of two Co-Op food stores within Brampton village.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is in Brampton village which has a primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of multiple culture and leisure facilities measuring from the site frontage onto Thrapston Road. These are, Brampton Community Centre, St Mary Magdalene Church, Brampton Memorial Playing Fields, The Black Bull public house. Accessibility form the western parcel is more challenging to do crossing several roads and being further from these facilities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Thrapston Road. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is within 5km of Huntingdon Train Station and 800m from a bus service rated D+ meaning there is a regular service.</p> <p>The site is adjacent to a public footpath on Thrapston Road.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	<p>The proposal could provide a mix of uses including some commercial leisure and employment uses. No details have been provided on how much or what type this may be so it can assumed that there could be a modest job creation.</p>
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The western parcels being bounded by the strategic road network and being detached from the main built form of Brampton means that it could not be effectively integrated with the existing place and community. Development on the eastern parcel has better opportunities for integration as it adjoins Thrapston Road, however this would not relate the form of development within the area.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	<p>There are no designated heritage assets within or in the immediate vicinity of the site.</p>

# 1 Central Huntingdonshire

## Summary of SA

The site has some flooding constraints. It is greenfield and consists of land classified as grade 3 agricultural land. It is nearby to the Brampton Racecourse SSSI but is not constrained by heritage designations. It is located within the Great Ouse Valley Green Infrastructure Priority Area. As a whole, the site has limited accessibility to services and facilities within Brampton and also in Huntingdon and limited accessibility to public transport options. Accessibility is better on its eastern parcel. The western parcel does not relate closely to either Brampton or the open countryside but its detachment from Brampton will make successful integration of development very challenging. The eastern parcel relates more so but in depth development would not be characteristic of the form and character of development in this location. Additionally, its proximity to the road network increases the risk of air, light and noise pollution.

## Updates after initial appraisal

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### Brampton 15: Land North of Thrapston Road and South of the A141 (smaller site), Brampton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 5% of the site area.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	The site is predominately located within flood zone 1 with a very small portion of the north eastern corner being located within flood zone 2. There is also risk from surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land and is wholly classified as grade 3 agricultural land
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is wholly within 1km of 10 ha of natural green space. It has limited capacity for linkages to the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is within 200m of Hinchingsbrooke Gravel Pits which is a County Wildlife Site and is approximately 350m from Brampton Racecourse SSSI. It is sufficiently remote from the other designated nature assets.</p> <p>The site is wholly within Natural Cambridgeshire's Green Infrastructure Priority Area. However, the potential for improvements in habitat connectivity is limited due to the site being surrounded by roads.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is physically detached from the main built form of Brampton being located on an island bounded by the road network. Also the site is obscured from view by existing vegetation and trees along its boundaries. As such the site doesn't have a strong relationship with

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			the settlement or the countryside. The submitted concept plan shows the promoter's intention to deliver housing in the form of apartment blocks. This would not conform with the dominating form of the area which is typically linear development that faces into the village. The location and context of the site makes integration with the existing place and community challenging. As such, this development would be an isolated development with little relationship with Brampton.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	It is bounded on all sides by the road network with the A141 and Spittals roundabout to the north, the B1514 to west and south and by a link route between the A141 and B1514 roundabout to the east. This means there is an increased likelihood of air, light and noise pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is proposed for market and/or affordable housing. It is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km of Huntingdon town centre and within 1.5km of two Co-Op food stores within Brampton village.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is in Brampton village which has a primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m Brampton Memorial Playing Fields and Centre but is beyond 800m from other culture and leisure facilities in Brampton.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is within 5km of multiple concentrations of employment measuring from the site frontage onto Thrapston Road. These include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School.</p> <p>The site benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is within 5km of Huntingdon Train Station and is within 800m from a bus service rated D+ meaning there is a regular service.</p> <p>The site is approximately 200m from a public footpath along Thrapston Road. To access the footpath a new pavement would need to be created and to be a safely integrated with a roundabout.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site's location being bounded by the strategic road network and also its detachment from the main built form of Brampton means that it could not be effectively integrated with the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within or in the immediate vicinity of the site.

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## Summary of SA

The site has some flooding constraints. It is greenfield and consists of land classified as grade 3 agricultural land. It is nearby to the Brampton Racecourse SSSI but is not constrained by heritage designations. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has limited accessibility to services and facilities within Brampton and also in Huntingdon and limited accessibility to public transport options. The site does not relate closely to either Brampton or the open countryside but its detachment from Brampton will make successful integration of development very challenging. Additionally, its proximity to the road network increases the risk of air, light and noise pollution.

## Updates after initial appraisal

### Brampton 16: Land at Low Harthay and Woodhatch Farms, Brampton

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	+	<p>The site is immediately south of the A14 and is adjacent to the A1. There maybe opportunities to connect the site to the existing bus network and provide an enhanced service from Huntingdon to the western part of the district via Brampton. Although the proximity to the A14 could potentially incentivise car usage if the bus network along this corridor is not enhanced. The site promoter states that an Employees Travel Strategy would likely be prepared to include a shuttle bus service and a car sharing scheme to minimise the car trips of future employees to and from the site. They also identify opportunities for public footpath improvements between the site and the village of Brampton.</p> <p>No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, however the site promoter states that it is intended to deliver a solar farm within the site although the size of this is to be confirmed.</p>
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	N	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The site promoter also seeks to incorporate some open space and green infrastructure within the site which could provide enhanced linkages to the adjacent Great Ouse Valley Green Infrastructure Priority Area. The site promoter sets out that some open space and biodiversity net gain opportunities could be included within the scheme, the exact amount of land this may occupy is unclear at this stage so increased absorption of pollutants is likely to be minimal.
SA2	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
	<ul style="list-style-type: none"> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	-	The site promoter sets out that some open space and biodiversity net gain opportunities could be included within the scheme, the exact amount of land this may occupy is unclear at this stage, this will impact the site's potential contribution to help habitats adjust to the impacts of the climate emergency.
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	+	The site is wholly within flood zone 1 but there is significant surface water flood risk across the site particularly focused along the centre of the northern edge of the site.
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	-- -	The site consists of greenfield land. The site submission which includes the waste recycling centre does include some 10ha of previously developed land with it currently occupied by a Waste Recycling Centre; an energy from waste plant and farm.



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	-	The site is mostly classified as grade 3 agricultural land although its south eastern corner is classified as grade 2.
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	+	The site is remote from Natural England's access to natural green space standards but has capacity for the inclusion of green space within the site. It also has, due to the scale of the proposal, scope for linkages to the blue or green infrastructure network.
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	+	The site is outside of the Great Ouse Valley Green Infrastructure Priority Area but due to the scale of the site has some capacity to improve habitat connectivity.
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	-	The site is approximately 300m from a SSSI but is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	+	The scale of the site could enable the inclusion of green infrastructure and networks within the site which could potentially enhance or connect to priority habitats.
SA7	<ul style="list-style-type: none"> <li>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> </ul>	-	The site is located within the Southern Wolds Landscape Character Area which is characterised by ridges and valleys with very gently undulating ground divided by the steep ridge that contains Grafham Water. The site rises from its lowest point along its northern edge adjoining the A14 reaching its highest point along the centre of its southern boundary, this is some 30m higher. The site is well defined by hedgerows and field boundaries but is fairly open particularly to the south as it is more well defined and confined to the north by the strategic road network. The site is located within the countryside with a public right of way found towards the western edge of the site.
	<ul style="list-style-type: none"> <li>Reinforce local distinctiveness and a sense of place?</li> </ul>		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>The site is of a scale whereby the development is of a scale where it could form its own commercial hub with links to the strategic road network and could provide substantial areas of landscaping providing a softer development edge that mitigates landscape harm. The site promoter also seeks to integrate open spaces and a solar farm which would further assist in this.</p>
SA8	<ul style="list-style-type: none"> <li data-bbox="293 660 1021 691">• Promote actions to reduce contributions to air pollution?</li> <li data-bbox="293 719 1099 782">• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>	-	<p>Development at this scale may require upgrades to the A14 and the Brampton Hut roundabout as well as to other local roads and enhanced public and active travel connections into the surrounding area. The site being located to the west of Brampton beyond the A1 means there are fewer connections to existing cycle paths and bus stops are more challenging and less frequent.</p> <p>The A14 forms a strong northern edge to the site and could give rise to higher levels of air, noise and light pollution on future users of the site, as could the site's proximity to the A1 to the east. The site is of a size that significant landscaping buffers and noise mitigation could be provided to mitigate this impact. Additionally, these can be designed to mitigate the impact the air, noise and light pollution that could potentially arise from such a development. There is already a Waste Recycling Centre; an energy from waste plant and farm which increases the likelihood of enhanced levels of pollutants within the site and on the surrounding area. The site promoter has submitted two options for the site, one options includes the relocation of this recycling centre and the other omits it from the proposals. In both scenarios, there will still be a recycling area within the site.</p> <p>Landscaping, open space and the potential solar farm could provide some mitigation and help to integrate it into the wider development of the site for a commercial scheme.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?</li> </ul>	N	The site is being promoted for a commercial led scheme so will not provide any additional housing.
SA10	<ul style="list-style-type: none"> <li>Support and enhance the more deprived areas of the district?</li> </ul>	-	<p>The site is large and falls within both Brampton and Great Staughton wards, it is however predominately within Brampton ward. Analysis of deprivation by Cambridgeshire County Council gives the Brampton ward a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived). Great Staughton ward is ranked as 9 meaning it is also one of the least deprived wards in the district.</p> <p>As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.</p>
	<ul style="list-style-type: none"> <li>Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Contribute to regeneration activities?</li> </ul>	-- +	<p>The site consists of greenfield land and also previously developed land with it currently occupied by a Waste Recycling Centre; an energy from waste plant and farm. As such the development of the site could contribute towards the reuse of some previously developed land and regeneration for the submission where this centre is included within proposals.</p> <p>The site is subject to detailed masterplanning and it still needs to be determined whether the water recycling centre is to be included within proposals or not (this reduces the potential site area by 10ha and also creates a 'hole' within the site). Engagement with Cambridgeshire County Council will be critical on this aspect and also how commercial uses can be successfully integrated next to a water recycling area which could bring increased amenity issues for future users. Notwithstanding these, the site has the potential to deliver a commercial scheme consisting of employment uses and logistics and</p>
	<ul style="list-style-type: none"> <li>Enhance and diversify economic opportunities with the district?</li> </ul>	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			distribution development utilising the site's location along the A14 and proximity to Brampton Hut linking to the A1. Indicative floorspace figures have been provided and in their supporting statement the agents for the two submissions state that up to 2,876 full-time equivalent jobs could be provided on site once it is built.
SA12	<ul style="list-style-type: none"> <li>Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	+	The site is approximately 6km from Huntingdon train station and is beyond 800m from a bus service. The site promoter states that an Employees Travel Strategy would likely be prepared to include a shuttle bus service and a car sharing scheme to minimise the car trips of future employees to and from the site. They also identify opportunities for public footpath improvements between the site and the village of Brampton. This could be made more viable if delivered in combination with Land at Weybridge Farm (Brampton Cross) - Alconbury 8.
SA13	<ul style="list-style-type: none"> <li>Attract new investment and provide opportunities to improve the resilience of the local economy?</li> <li>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> <li>Support retention and growth of indigenous companies?</li> <li>Encourage sustainable tourism?</li> </ul>	++	<p>The site has potential to attract new investment and could become a mini hub for commercial and logistics development along the A14 corridor. It is a sustainable location for employment opportunities being in good proximity to potential employees in Huntingdon, Brampton, Ellington, Buckden and Grafham with potential for active travel and public transport accessibility from these locations which could be enhanced through a development at this scale. There is the potential to support indigenous companies. Tourism is unlikely to be a focal part of development on the site.</p> <p>Also considering its wider context, the site is immediately south of another site submissions (CfS:232 - Land at Weybridge Farm (Brampton Cross) - Alconbury 8), which has been submitted for a commercial scheme known as Brampton Cross. Therefore taking a bigger picture view, the site could work with other landowners to</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			provide a larger hub of new employment development with connections to the strategic road network in close proximity to existing settlements and utilise public transport and active travel modes more effectively.
SA14	<ul style="list-style-type: none"> <li>Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	N	The site is not expected to include local scale shopping facilities, it could potentially provide a small retail outlet for employees to buy lunches etc, but this is likely to be a very small amount of the site and would be subject to masterplanning. It is in relatively close to Huntingdon town centre being about 7km from it. The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres particularly if there is a local workforce.
SA15	<ul style="list-style-type: none"> <li>Strengthen a local sense of place?</li> </ul>	-	The site is a mixture of farmland and a water recycling centre so it does not have a distinct identity already and it doesn't adjoin any existing settlements. The site is large and it is proposed that as a whole the site could provide an opportunity for a mini commercial hub along the A14 corridor near to the Brampton Hut roundabout. Its landscape character is largely shaped by it being wholly within the Southern Wolds Landscape Character Area which is characterised by ridges and valleys with very gently undulating ground divided by the steep ridge that contains Grafham Water. The A14 also strongly defines the landscape character of the site to the north. Considering these factors and the rising land levels of the site, development would be visible from some distance from a number of different directions and could impact the landscape setting of nearby settlements most notable Ellington. There is a public right of way within the site.
	<ul style="list-style-type: none"> <li>Retain the character of existing settlements?</li> </ul>		
SA16	<ul style="list-style-type: none"> <li>Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	++	There are no designated heritage assets within or in the immediate vicinity of the site.



## Summary of SA

The site is located to the east of Ellington and to the west of Brampton and the Brampton Hut roundabout. The site is currently occupied by a Waste Recycling Centre; an energy from waste plant and farm. It is located immediately south of the A14. The SA includes the appraisal of two submissions, one includes the waste recycling centre and the other does not. The site is mostly greenfield land apart from the waste recycling centre which is previously developed land. The land is classified as mostly grade 3 agricultural land apart from its south eastern corner is classified as grade 2. The site is wholly within flood zone 1 but there is significant surface water flood risk across the site particularly focused along the centre of the northern edge of the site. The site is not constrained by heritage designations, it is within 300m of Brampton Wood SSSI. The site is not accessible to public transport at the moment but the site promoter states that a shuttle bus and enhancements to public rights of way and walking routes could be made to nearby settlements. This could be made more viable particularly if delivered in combination with the adjacent site Alconbury 8 (Land at Weybridge Farm (Brampton Cross)). The proposal has the potential to provide a mini commercial hub located along the A14 corridor. The site is a strategic scale employment site which would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery and its operation and could support significant high density economic opportunities in the district. Development of the site could have substantial landscape impact most notably to the south and west. The A14 forms a strong northern edge to the site and also gives rise to the potential greater impact from pollution.

## Updates after initial appraisal

### Brampton 17: Brampton Park Golf Club (South site)

- 1.11** As identified in the LAA, the site is within the consultation area of Buckden Landfill Waste Management Area (WMA). No assessment has been made by the site promoter on the impact of the proposed development on the MWA and no odour assessment has been submitted in support of the submission.
- 1.12** Therefore, a sustainability appraisal for the site has not been undertaken.

### Brampton 18: Brampton Park Golf Club (North site)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is greenfield land with no structures on site meaning there will be no reuse of materials and buildings.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.  The site is wholly located within flood zone 1 with areas of recorded risk from surface water flooding.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is partly greenfield and in use as a golf course. The majority of the site is classified as grade 3 agricultural land with only a small portion of its western most edge adjacent to St Mary's Church is classified as urban land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The whole of the site is within 1km of a 10ha area of natural green space, its northern half is within 200m of a 0.5ha natural greenspace and also is within 300m of a 2ha natural green space.  It capacity for linkages to the blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 2km of a Special Area of Conservation (Portholme Meadow) but is sufficiently remote from the other designated nature sites. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	The site relates to Brampton being located on its north eastern edge. The site is currently used as a golf course providing a rural edge to the eastern side of the village. A public right of way runs through the northern part of the site which provides a direct connection into Brampton village and also out into the Ouse Valley landscape. The site does relate somewhat to Brampton village but it has a much stronger relationship to the countryside and the Great Ouse Valley landscape. Development would erode the rural character of the area and encroach into the Great Ouse Valley landscape as well as give rise to significant adverse impacts on designated nature conservation and heritage assets.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site promoter seeks to provide market and/or affordable housing on site. It is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km of Huntingdon town centre and within 1.5km of two Co-Op food stores within Brampton village.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is beyond 800m of Brampton Village Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of multiple culture and leisure facilities, these are St Mary Magdalene Church, Brampton Memorial Playing Fields and The Black Bull public house. It is just beyond 800m of Brampton Community Centre.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is within 5km of multiple concentrations of employment measuring, these include, Hinchingsbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingsbrooke Secondary School.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is within 5km of Huntingdon train station and 800m from a bus service rated D+ meaning there is a regular service.</p> <p>There is a pavement along the site's frontage along Huntingdon Road. There is also a public right of way within the site which connects through to the centre of Brampton village and also out into the open countryside and into the Ouse Valley landscape.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing place and community.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li data-bbox="293 421 920 448">Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage assets on site, although the site adjoins the conservation area on some of its western edges and is adjacent to listed buildings located along the western edge of Brampton.

#### Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of mostly grade 3 agricultural land and is greenfield land currently in use as a golf course. It is within 2km of Portholme Meadow and is adjacent to a conservation area. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has good accessibility to services and facilities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site does relate to Brampton but has a much closer relationship with the Great Ouse Valley landscape being located on the settlement's north eastern edge. Development would further encroach into the Great Ouse Valley landscape and erode the rural eastern of Brampton impacting its character adversely.

#### Updates after initial appraisal

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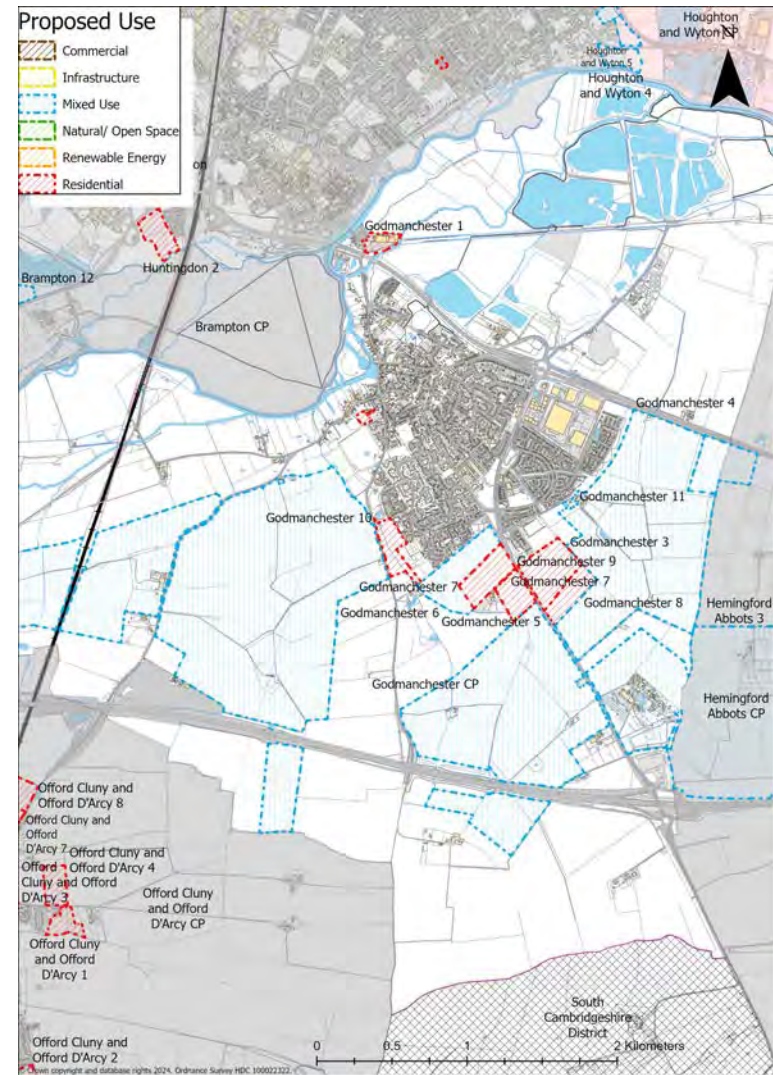
# 1 Central Huntingdonshire

## Godmanchester

**1.13** A total of 12 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Godmanchester 1: Former RGE Engineering Site and HDC Car Park, The Avenue, Godmanchester
- Godmanchester 2: Corpus Christi Paddock, Godmanchester
- Godmanchester 3: Dexters Farm, Godmanchester
- Godmanchester 4: Emmanuel Knoll Village, Godmanchester
- Godmanchester 5: Land West of London Road and South of Stokes Drive, Godmanchester
- Godmanchester 6: Land to the South of Godmanchester including land at Corpus Christi Farm and Lower Debden Farm, Godmanchester
- Godmanchester 7: Land West of A1198 (North of Bleakley Farm), Godmanchester
- Godmanchester 8: Land East of A1198 - (East of Bleakley Farm), Godmanchester
- Godmanchester 9: Land adjacent to London Road (A1198), adjoining Bleakley Farm, Godmanchester
- Godmanchester 10: Land East of Silver Street, Godmanchester
- Godmanchester 11: Land to the south of the A1307, Godmanchester

**1.14** Please note that Hemingford Abbots 3: The Lattenburys (land to the South of the A1307 and North of A14, and West of A1198) also partially falls within Godmanchester parish, but it has been included under Hemingford Abbots as most of the site lies within that parish area.



## Godmanchester 1: Former RGE Engineering Site and HDC Car Park, The Avenue, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is impacted by an air quality management area.</p> <p>The site is previously developed land containing significant buildings and hardstanding with potential for recycling and reuse of materials on the site.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	-	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	++	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 31.8% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Around 70% the site is located within flood zone 1 with most of the remainder being within flood zone 3. There is negligible risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	++	The site is wholly previously developed land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site meets all of Natural England's 'Access to Green Space Standards'. This means it is within 200m from 0.5ha, 300m from 2ha and 1km from 10ha of natural green space.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	--	The site is approximately 270m from Portholme Special Area of Conservation and 500m from Portholme SSSI. It is sufficiently remote from the other designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is wholly within the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site adjoins existing high density residential development at Riverside Mill which is a maximum of 5 storeys high. Although now only low rise development exists on part of the site, the historic use included railway yards and a mill building of some 8 storeys. The site adjoins Westside Common to the north, east and south east; the form of development would need to be sensitive to impacts on this, particularly in views from public rights of way.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is in close proximity to the risk of air pollution although much arose from congestion related to the former A14 prior to reworking of the local highway network; monitoring of the air pollution levels in the area is ongoing to determine if the air quality management area designation is still merited or not. Limited pollution may continue to arise from the A1307 but other boundaries of the site relate mainly to open space which will not cause issues.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site promoter is seeking 130 market homes which would contribute to a limited element of the district's housing needs.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 1km of Huntingdon town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Godmanchester Community Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of multiple culture and leisure facilities, including the Black Bull pub, St Mary's Church, The Rose and Crown Quaker Centre and playing fields in Godmanchester and also Saxon Gate Community Learning Centre, St Mary's Church, Samuel Pepys pub and St Mary's Church in Huntingdon.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is approximately 200m from Huntingdon Town Centre.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 1.5km of Huntingdon train and 800m from a bus service rated 'C' on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a pavement along the site frontage, The Avenue road.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	++	The proposal would include redevelopment of land and buildings that are now redundant from their industrial use which would improve the appearance of the local area. Although separated from the main part of Godmanchester it adjoins homes at Riverside Mill and is just over the River Great Ouse to Huntingdon town centre. Development could be effectively integrated with the existing place.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site adjoins to both Godmanchester, to the south, and Huntingdon, to the west, Conservation Areas. There are also listed buildings, namely the Riverside Mill apartments, and a medieval bridge to the north west. Therefore the development could have an impact upon designated heritage assets.

## Summary of SA

The site is partially constrained by fluvial flood risk. It is wholly previously developed land and contains a range of buildings and hardstanding. It is in close proximity to services and facilities in Huntingdon town centre as well as a range of employment opportunities. It is accessible to both railway and bus services. It has very good access to open spaces. There is a slight risk of pollution impacts being experienced. Development would make effective use of the land and provide the opportunity to create new homes in a highly sustainable location.

## Updates after initial appraisal

### Godmanchester 2: Corpus Christi Paddock, Godmanchester

- 1.15** As identified in the LAA the constraints arising from the heritage assets compounded by the multiple difficulties in achieving access mean that the site is considered unsuitable for development and therefore not achievable.



## Godmanchester 3: Dexters Farm, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	+	The housebuilder promoting the site has a clear policy for promoting sustainable building practices and aspirations.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is well beyond any air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is wholly within flood zone 1, with very minimal surface water flood risk.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is wholly classified as grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site is remote from all of Natural England's 'Access to Green Space Standards' and has limited capacity for integration into the existing blue or green infrastructure network. However, it does have capacity for 230 homes with natural, green or open spaces included within the site.

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is remote from Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity to improve habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The proposed development would make efficient use of the land. As a freestanding site the proposed development would constitute a significant further extension to the south from Whitehill Gardens parallel to the A1198 and the north eastern half of the site adjoining Godmanchester Rovers Football Ground. As such the site has very little relationship to the main built form of Godmanchester. The current character of the area is agricultural with a slight ridge crossing the site emphasising the relationship with the open countryside to the south.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site adjoins Godmanchester Rovers Football Ground and proposed sports pitches both of which may generate noise and light pollution but are frequent uses in proximity to residential developments.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is promoted for 200-230 homes with a mix of market and affordable tenures; it is of a scale to provide a mix of housing types and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 3km from Huntingdon town centre, measuring from the site frontage onto the A1198.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of St Anne's Church of England Primary School and Godmanchester Bridge Academy.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	<p>The site is within 800m of Judith's Field Recreation Centre and Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.</p> <p>Connectivity to all is impeded by the lack of a footpath link along the A1198 by the southwestern corner of Romans' Edge.</p>
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is approximately 500 metres from The Chord Business Park and Roman Way Small Business Centre and 1km from Cardinal Park.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	The site benefits from superfast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km of Huntingdon train station and approximately 500m from a bus service rated C+ on the Place-Based Carbon Calculator.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	The site is approximately 400m from a public footpath along the site frontage (A1198).
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site benefits from being promoted by the developer of the adjoining site who could provide physical connectivity between this and Whitehill Gardens. A consistency of character could be achieved with this. However, the landform rises to the east and emphasises the relationship of the land with the wider agricultural landscape.</p> <p>A key route is suggested through the site which the promoter suggests could enable access to substantial further land around the south and east of Godmanchester as far up as the A1307. However, the promoter of Godmanchester site 4 (Emmanuel Knoll Village) has an alternative proposal for an access further south which would negate the need for this link. Effective masterplanning between both sites would be advantageous should they both come forward for development.</p> <p>As a freestanding site there would be challenges in successfully integrating development into Godmanchester despite the immediate connectivity into Whitehill Gardens due to the lack of formal footpath linkages into Romans' Edge.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage within or in close proximity to the site

## Summary of SA

This site is greenfield and classified as grade 2 agricultural land. It is within flood zone 1 and experiences minimal surface water flood risk. There are no nature conservation designations or heritage assets within the site's immediate vicinity. The site is within access thresholds of local services and facilities including primary education although safe walking routes are not always available due to the lack of a safe footpath along the A1198 by the southwestern edge of Romans' Edge. It also benefits from reasonable proximity to public transport services. There are significant challenges in terms of impact on the wider landscape and the form and character of Godmanchester due to the site's detachment from the main built form.

## Updates after initial appraisal

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## Godmanchester 4: Emmanuel Knoll Village, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	+	The site promoter is advocating inclusion of a solar park within the scheme to help meet around 40% of its energy needs along with consideration of battery storage, rooftop solar and a microgrid.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	<p>The site is well beyond any air quality management area.</p> <p>The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.</p>
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 and has minimal risk of surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The land is wholly greenfield.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The northern half of the site is grade 3 agricultural land and the southern half is grade 2.



## 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site is remote from Natural England's 'Access to Green Space Standards' but has capacity for 800-1,200 homes with open space and biodiversity enhancement included within the site.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for improvements strategic in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site promoter suggests a development of 800-1,200 new homes with a relief road taking traffic between the A1307 and A1198. The southernmost point of this would be around 900m south of the roundabout on the A1198 leading into Gumcester Way and London Road. This is around the same distance as this roundabout is south from that of the A1198 with the A1307. This would significantly impact on the rural approach to the southern edge of Godmanchester.</p> <p>The site promoter's scale of proposed development would represent an increase of just over 30% to the number of homes in Godmanchester. It would also represent increasing the land area of the town by half.</p> <p>The proposed site would reinforce the change to the character of Godmanchester instigated by the Romans' Edge development which has in itself led to growth to the east of the A1198 of over 30% since 2016.</p>

## Central Huntingdonshire

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The proposal would form a significant further extension to the south and east of Godmanchester with little relationship to wider Godmanchester although with potential to relate well to the form and character of Romans' Edge. The landform slopes to both the northwest and southwest from the centre of the site with slopes down towards Romans' Edge from which development on the site would be highly visible and affect the character of that area which currently adjoins open countryside.</p> <p>The proposed concept layout for the site indicates just 27.55 ha (26%) being used for residential development with 6.3% used for the relief road and a total of 58.3% being used for a variety of open space uses and drainage attenuation. With less than 30% of the 106ha site being proposed for built uses it is not judged to make efficient use of land.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The northern and southern boundaries would both be at risk of suffering some noise, light and air pollution due to their proximity to the A1307 and A1198. The western corner would adjoin proposed recreational land next to Godmanchester Rovers Football Ground which may give rise to limited noise impacts but these would be nothing beyond that expected to be associated with a large scale development. The scale of the development is such that it has some potential to generate light, noise and visual impacts.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The would support a wide range of types, sizes and tenures of homes.</p>

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km of Huntingdon town centre measuring from the site frontage onto the A1198.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site promoter proposes 800-1200 homes and a primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of Judith's Field Recreation Centre and Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site has capacity for employment uses including commercial leisure and retail use. It is also within 1.5km of Established Employment Areas, namely The Chord Business Park, Roman Way Small Business Centre and Cardinal Park.  The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km of Huntingdon train station but is beyond 800m of a bus service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-	The site is approximately 900m from a public footpath along the A1198.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The site promoter does not propose any dedicated employment land within the site; although a mixed use 'village centre' is proposed with a community hub, retailers and flexible workspace facilities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal would not reinforce the existing local centres in serving their communities but suggests creation of new facilities to service the new community.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site is wholly greenfield with extensive views over the site from multiple public vantage points including within Romans' Edge, along the A1198 and along the A1307. The scale of the proposed site would necessitate masterplanning and opportunities are available for integration into Romans' Edge. The low proportion of the site proposed for built development would facilitate its ability to be sensitive to the local environment, for instance through retention of land with a historic ridge and furrow pattern within the open space provision.</p> <p>However, there are challenges to integrating the site into Godmanchester. The southern part of the site is completely separate from Godmanchester as indicated by the presence of two intervening proposed development sites (Godmanchester 3 and Godmanchester 8). The southwestern most field is proposed to be retained in agricultural use with the relief road cutting through it. Should the site be developed in isolation this road link would not be sensitive to the rural character of the area. If the relief road proves not to be achievable the site would struggle to provide safe access appropriate to the scale of proposed development.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage within or in close proximity to the site

# 1 Central Huntingdonshire

## Summary of SA

The site is greenfield land comprising a mixture of grade 2 and grade 3 agricultural land. It is within flood zone 1 and has little risk of surface water flooding. The site promoter is advocating development to enhanced environmental standards with an on-site solar energy park to meet around 40% of the site's electricity needs. Development would not impact on any designated nature conservation assets but equally would not contribute positively to strategic habitat connectivity.

The site is extensive and the amount of residential development proposed for the amount of land involved would not represent an efficient use of land. The site would form a substantial extension to Godmanchester and hence impact on its wider form and character although would represent a continuation of the character established by Romans' Edge forming a further new neighbourhood to the east of the A1198. It would however support provision of a wide range of housing sizes, types and tenures. The site is within most threshold distances for public transport and services although safe footpath connections do not currently exist from the southern part of the site and routes would need to connect through Romans' Edge. Both northern and southern edges of the site may be subject to pollution impacts from adjacent roads. There are no designated heritage assets likely to be impacted and the concept plan proposes retention of the existing ridge and furrow pattern within one field.

## Updates after initial appraisal

### Godmanchester 5: Land West of London Road and South of Stokes Drive, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is well beyond any air quality management area.</p> <p>The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	There is very minimal risk of fluvial flooding with climate change at 1 in 100 (Design flood) across less than 1% of the site.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Over 99% of the site is in flood zone 1 but there is some risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The land is wholly greenfield.</p> <p>The site is almost entirely grade 2 best and most versatile agricultural land with a very small portion of grade 3 land in the western corner.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	<p>The site is remote from Natural England's access to green space standards; it promoted for 300 homes with natural, green or open spaces included within the site.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	<p>The site is sufficiently remote from the designated nature assets.</p> <p>The site is approximately 1.2km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area and has limited capacity for improvements in strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	~	<p>The site is situated between relatively dense modern residential development and open agricultural land. The proposed density is relatively high so would make efficient use of land but may leave insufficient open space for the proposed density of residents particularly given the likely full occupancy of the suggested 60% affordable housing. The form would continue the incremental growth</p>

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>south of Godmanchester aligning broadly with the extent of Whitehill Gardens to the east of the A1198. The site promoter's proposed density and form do not respect the adjoining cemetery despite their acknowledgement of the potential need for its extension. The westernmost extent of the proposed development shown on the indicative masterplan would protrude beyond the building line established by development to the north and impact on the character of open paddock land that parallels Stoneyhill Brook.</p> <p>Development would be visible on the approach to Godmanchester along the A1198 beyond the immediate tree screening extending the impact on the landscape over current development of which only rooftops can be seen. There would also be some impact on views from Silver Street. Whilst there is some screening from trees along the A1198 all other site boundaries are open to view and development would impact on the rural setting of the southern edge of the town.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is distant from any major sources of pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures of homes. It is noted that the site promoter suggests providing 60% affordable housing.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 3km from Huntingdon town centre, measuring from the site frontage onto the A1198.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of St Anne's Church of England Primary School and Godmanchester Bridge Academy.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of Judith's Field Recreation Centre and Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is approximately 300 metres from The Chord Business Park and Roman Way Small Business Centre and 1km from Cardinal Park.  The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km of Huntingdon train station and approximately 350m from a bus service rated 'C+' on the Place-Based Carbon Calculator.  A footpath along the site frontage would need to be created to link to the pavement that extends to the cemetery on the old London Road.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities;

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>Integration with the adjoining development would not be feasible as there are no connection points through so the only linkage into Godmanchester would be via London Road limiting its ability to effectively integrate with the existing place and community.</p> <p>The site promoter's proposed layout is dense for the edge of settlement location and provides very little scope for landscaping on the southern edge to mitigate the impact of the scheme on the adjoining countryside.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage within or in close proximity to the site

## Summary of SA

The site is greenfield best and most versatile agricultural land. It is flood zone 1 but experiences surface water flood risk along the Stoneyhill Brook edge. Development would not impact on nature conservation designations but provides limited opportunities to contribute to enhanced strategic habitat connectivity. The site adjoins existing development on the southern edge of Godmanchester but there are no opportunities for integration with this to aid connectivity to the established community. The site promoter's proposed density would result in a relatively dense form of development adjoining the adjoining open countryside with impacts on long distance views. The site has good accessibility to primary education, social, sporting, local retail facilities and employment. The site has reasonable public transport connectivity. No heritage assets would be impacted by the development.

## Updates after initial appraisal

**1.16** Godmanchester 6: Land to the South of Godmanchester including land at Corpus Christi Farm and Lower Debden Farm, Godmanchester

## Central Huntingdonshire

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	N	<p>The site is situated between Godmanchester and the A14 but only the eastern parts have close access to the this via the A1198 and then only onto the westbound carriageway due to the limited nature of the junction. All other car based travel would involve routes through Godmanchester impeding integration of the recent development of Romans' Edge into the main built up area or through Godmanchester to the Offords and Buckden to access the strategic highway network. Car based travel may be incentivised unless substantial investment in new and extended bus routes were to be provided to support changing travel modes from private to public transport dominated.</p> <p>No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, although a brief reference is made suggesting that the opportunity for on site renewable energy generation infrastructure will be explored.</p> <p>The site could incorporate green infrastructure on site and it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so the site has good potential for linkages.</p>
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> </ul>	+	<p>The risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is just over 8% of the site area. This is focused in the western parcel of the site which lies in the Ouse Valley floodplain. This western parcel has potential to be retained and enhanced as open space for biodiversity net gain and flood attenuation as there is only access via a farm track. This could support habitats in the Ouse Valley with adjusting to the impacts of climate change.</p>
	<ul style="list-style-type: none"> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>		



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	N	<p>Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.</p> <p>Most of the land is classed as flood zone 1, however the westernmost parcel is primarily flood zone 3b. Just over 4% of the site is at risk of flooding from surface water primarily associated with existing drainage ditches.</p>
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	--	<p>The site is almost entirely greenfield with the exception of a very small number of residential properties scattered within it so development would not contribute to prioritising redevelopment of previously developed land. The land primarily comprises grade 2 best and most versatile agricultural land with a small area of grade 3 towards the north west and a very small portion of grade 4 within the Ouse Valley river corridor area. Development would not support use of urban, non-agricultural or lower grade agricultural land.</p>
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	+	<p>The site includes land on the western edge which lies within the Ouse Valley Green Infrastructure Priority Area, however, it is not currently accessible by public footpath as this lies on the western riverbank on this stretch. Much of the site lies within Natural England's access to natural green space standards due to proximity to Portholme. The strategic blue and green networks should not be compromised by development with the site promoters anticipating use of the western parcel of land adjoining the Ouse Valley for biodiversity net gain and open space. Given the scale of the site it would have capacity to provide additional open and natural green space.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>		
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	-	<p>At its closest point the site is less than 400 m from Portholme Special Area of Conservation and SSSI which are highly sensitive biodiversity assets. It is also less than 200m and 400m respectively of Brampton</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	+	Flood Meadows CWS and West Meadow CWS. Development may give rise to adverse impacts on Portholme through water being downstream of the site and air pollution being downwind of the prevailing south westerlies. The scale of the site may allow for opportunities for development of new green infrastructure that promotes connectivity of biodiversity sites.
SA7	<ul style="list-style-type: none"> <li>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> <li>Reinforce local distinctiveness and a sense of place?</li> </ul>	--	<p>The site is located within the South East Claylands Landscape Character Area which is characterised by high quality gently undulating landscape with linkages in this portion particularly to the Ouse Valley Landscape Character Area due to tributary streams connecting the landform. Arable agricultural land dominates the area with long established hedgerows and hedgerow trees being a distinctive feature. The local character has been changed with the rerouting of the A14 through the landscape mostly south of the site but this extensive area still has a rural character of productive farmland. Most of this length of the A14 is in a shallow cutting with embankments reducing the visibility of the road from the surrounding countryside.</p> <p>The potential scale of the development, particularly if the intervening parcels of land were incorporated to form a single cohesive site, would have a very significant impact on the landscape which currently has no significant urban characteristics. Other than the presence of the Roman Road of Ermine Street on the eastern edge of the site there are no obvious heritage links on which to focus a sense of place. Instead, the proposed development and its close relationship to the existing community of Godmanchester would be likely to have a significantly detrimental impact on the distinctiveness and sense of place of Godmanchester as the scale of development would overwhelm the existing town.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Promote actions to reduce contributions to air pollution?</li> <li>Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>	-	<p>Development at this scale would generate substantial traffic demands. There is no access to the eastbound A14 so all traffic seeking to travel towards Cambridge would need to use the A1198/ A1307 route drawing substantial numbers of vehicles through the existing town including on a 30 mph stretch with several pedestrian crossings and accesses to the connect Romans' Edge into the main part of Godmanchester. Queuing at these crossings and junctions would generate air pollution from idling vehicles. The site has very limited connections to existing cycle paths and bus routes which would need extending to provide active and public transport alternatives.</p> <p>Elements of the site straddle the A14 which has potential generate to enhanced levels of air, noise and light pollution on future residents. The site is of a size that significant landscaping buffers and noise mitigation could be provided to mitigate this impact. Additionally, these can be designed to mitigate the impact the air, noise and light pollution that could potentially arise from such a development.</p>
SA9	<ul style="list-style-type: none"> <li>Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?</li> </ul>	++	<p>The site is located south of Godmanchester which relates well to the Ouse Valley linked core of towns within southern and central Huntingdonshire.</p> <p>In term of market demand and meeting community needs, the site is located within the Godmanchester and Hemingford Abbots ward of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows the Godmanchester and Hemingford Abbots ward is the thirteenth most expensive of the 26 wards in the district. This indicates that there is an average level of market demand and average costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates the Godmanchester and</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Hemingford Abbots ward was the joint third most expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery of homes in a location that would help to meet existing demand.
SA10	<ul style="list-style-type: none"> <li>Support and enhance the more deprived areas of the district?</li> </ul>	-	<p>The site is very large but falls solely within the Godmanchester and Hemingford Abbots ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 9 (where 1 is most deprived and 10 is least deprived) indicating that it suffers relatively little deprivation.</p> <p>Social and community facilities would be expected to be included on site as part of the development. The site is generally within 5kms of Huntingdon town centre allowing access to a wider range of services and facilities. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.</p>
	<ul style="list-style-type: none"> <li>Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Contribute to regeneration activities?</li> </ul>	--	<p>The site comprises greenfield agricultural land so development would not contribute to regeneration in any way.</p> <p>The site promoter suggests a capacity of 8,120 new homes with all others uses to be determined subject to masterplanning. Employment, retail and commercial leisure are indicated as being proposed along with supporting infrastructure but it is clearly intended to be a residential led scheme with limited provision to diversify economic opportunities within the district.</p>
	<ul style="list-style-type: none"> <li>Enhance and diversify economic opportunities with the district?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	-	There are currently no segregated cycle paths within the site area and the only public footpath is the long distance Pathfinder Way which provides a north-south linear route along Silver Street and over the

## 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			A14. There is access from the eastern side of the site to limited bus services connecting Huntingdon and Godmanchester to Cambourne and towards the western wide of the site connecting to St Neots. Significant improvements to public transport services would be required to support this scale of development in order to promote sustainable modes of transport to integrate the site with Godmanchester and other nearby settlements to maximise connectivity to other services, facilities and employment opportunities and providing connections to the rail network.
SA13	<ul style="list-style-type: none"> <li>Attract new investment and provide opportunities to improve the resilience of the local economy?</li> <li>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> <li>Support retention and growth of indigenous companies?</li> <li>Encourage sustainable tourism?</li> </ul>	--	<p>While the site has potential to attract new investment and provide opportunities to support the resilience of the local economy the site promoter has not put forward any information on the scale or nature of potential employment or retail development that might be incorporated into the scheme to indicate if it would contribute to a balanced portfolio of employment land. Whilst the site promoter suggests the site would benefit from direct vehicular links to Cambridge on the A14 this is not the case which may reduce the attractiveness of the location for inward investment.</p> <p>The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated.</p> <p>Tourism is unlikely to be a focal part of development on the site but development here could increase the number of visitors to the Ouse Valley and further support nearby tourism opportunities.</p>
SA14	<ul style="list-style-type: none"> <li>Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. The site promoter has suggested that retail, leisure and community uses could be included but with no indication of their potential scale.



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The site is close to Godmanchester which provides a limited range of local services with larger scale services available in Huntingdon. The additional demand generated from and expenditure capacity of the site's future occupants has some potential to assist in facilitating some modernisation of Huntingdon town centre.
SA15	<ul style="list-style-type: none"> <li data-bbox="293 600 1137 647">• Strengthen a local sense of place?</li> <li data-bbox="293 647 1137 1174">• Retain the character of existing settlements?</li> </ul>	--	<p>The site is largely arable farmland which in itself does not have a distinct identity so any development scheme would need to have a strong design code to develop a new sense of place. The proximity of parts of the site to the western end of Godmanchester would have significantly detrimental impacts on the character of the existing town. The remainder of the site is more disconnected along much of the northern edge of the site which would substantially impede integration and rely on development of additional intervening land to support access to wider services and facilities.</p> <p>The scale of the proposed development would dwarf Godmanchester being more than double its present size alone. Once completed as an extension to Godmanchester the combined size would exceed the current size of Huntingdon impacting on the long established relationship between the two settlements with Huntingdon historically serving as the larger market town providing services to Godmanchester's residents.</p>
SA16	<ul style="list-style-type: none"> <li data-bbox="293 1190 1137 1254">• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	N	There are no heritage designations within the site, however, the Roman Road of Ermine Street forms the eastern boundary so there is high potential for archaeological value in the vicinity of this.

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## Summary of SA

The site is wholly greenfield and primarily comprises best and most versatile agricultural land. It is a low risk of flooding and hence relatively less vulnerable to enhanced flooding through climate change. Development would have potentially detrimental impacts on the Ouse Valley Green Infrastructure Priority Area and the Portholme SAC and SSSI. Although the local character of the landscape has been changed by the A14 being rerouted through it the overall feel remains rural as most of this length of the A14 is in a shallow cutting with embankments reducing the visibility of the road from the surrounding countryside. The site is extensive and additional land would need to be incorporated to create an contiguous site. The site adjoins Godmanchester on the western side and but is more disconnected along much of the northern edge of the site substantially impeding integration. Thus, the proposed development would have a significantly detrimental impact on both the wider landscape and on the character of the existing small town of Godmanchester. Proximity to the A14 and the scale of the proposed development would enhance risks of air and light pollution. The site is located in an attractive area in terms of the housing market but would not contribute to regeneration or reducing deprivation particularly. There is no clarity over the employment elements of the proposed development; the scheme's lack of direct access to Cambridge via the A14 is a potential impediment and employment uses could give rise to substantial harm due to the amount of traffic that may be drawn through Godmanchester on the A1198 to access the A1307 to reach Cambridge. The proposed scale and location of the scheme would be sufficient to create a sense of place through good design but would substantially damage the character of Godmanchester and its relationship to Huntingdon as a larger market town.

## Updates after initial appraisal

### 1.17 Godmanchester 7: Land West of A1198 (North of Bleakley Farm), Godmanchester

Note: This site has been submitted twice for the same uses, once by the landowners directly and the other by a site promoter acting on behalf of the landowners:

- CfS:285 for residential uses by the landowner directly.
- CfS:369 for residential development by a planning agent on behalf of the landowners.

Each submission has been assessed within this SA to avoid duplication.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is well beyond any air quality management area.</p> <p>The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	The site is not at risk of fluvial flooding with climate change taken into account at 1 in 100 (Design Flood)
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly in flood zone 1 even accounting for climate change.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site is remote from Natural England's access to green space standards; it is promoted as part of a larger scheme which could exceed 200 new homes with natural, green or open spaces included within the site.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from the designated nature assets.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is approximately 1.4km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area and has limited capacity for improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	While the proposed development of the site could make efficient use of the land depending on the density of development it would not relate well to the existing form or character of the local area and would be wholly dependent upon the development of other land outside of the site promoter's control to integrate the site with Godmanchester.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is distant from any major sources of pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site would support a wide range of types, sizes and tenures of homes.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5kms of Huntingdon town centre and 1km from the Co-op at Romans' Edge.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	It is beyond the 800m target distance to either of the primary schools in the southern part of Godmanchester.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of Judith's Field Recreation Centre and Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is within 1.5km of The Chord Business Park, Roman Way Small Business Centre and Cardinal Park.</p> <p>Standard broadband is available in the vicinity of the site.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is within 800m of a bus stop with a service rated C+.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	There is no pavement along the A1198 frontage but a footpath can be reached within 500m
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site cannot be integrated with the existing built up area of the town as it is separated from Stokes Drive by an intervening field and from Whitehill Gardens by the A1198 and a tree belt. Given its separation development would be out of character with the surrounding area unless it formed part of a larger scheme with land to the north.</p> <p>Alternatively, if developed as part of the larger proposal of 4 sites plus the additional 2 sites necessary to connect these into Godmanchester it would comprise a relatively large urban extension that would have a detrimental impact on the character of southern Godmanchester.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	N	There are no heritage designations within the site, however, the Roman Road of Ermine Street forms the eastern boundary so there is potential for archaeological value in the vicinity of this.

## Summary of SA

The site is greenfield best and most versatile agricultural land located in flood zone 1. The site is separated from the built up area of Godmanchester by an intervening field (put forward as Godmanchester 5) and would be wholly dependent on development of that land to generate sustainable development of the site allowing for any integration into the existing community notwithstanding that is challenging for Godmanchester 5 too. Development would not impact on nature conservation designations but provides limited opportunities to contribute to enhanced strategic habitat connectivity. The site has been promoted both individually by the owner for 138 new homes and by an agent as part of a larger scheme for around 530 new homes. Its location adjoining the adjoining open countryside would give rise to impacts on long distance views. The site has good accessibility to primary education, social, sporting, local retail facilities and employment. The site has reasonable public transport connectivity. No heritage assets would be impacted by the development.

## Updates after initial appraisal

### 1.18 Godmanchester 8: Land West of A1198 - (East of Bleakley Farm), Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is well beyond any air quality management area. The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	The site is not at risk of fluvial flooding with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is wholly in flood zone 1 for fluvial flood risk even accounting for climate change with around 5% subject to surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is wholly grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from Natural England's access to green space standards and if developed as a freestanding site would not have capacity for any significant natural greenspace to be provided within the site.</p> <p>If brought forward as part of the larger proposed scheme it could exceed 200 new homes and have natural, green or open spaces included within the site.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is approximately 1.5km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area and has very limited capacity for improvements in strategic habitat connectivity given the nature of the intervening uses

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	While the proposed development of the site could make efficient use of the land depending on the density of development it would not relate well to the existing form or character of the local area and would be wholly dependent upon the development of other land outside of the site promoter's control to integrate the site with Godmanchester.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is distant from any major sources of pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site could support a wide range of types, sizes and tenures of homes.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5kms of Huntingdon town centre and 1.1km from the Co-op at Romans' Edge.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	It is beyond the 800m target distance to either of the primary schools in the southern part of Godmanchester.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is 800m from Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 1.5km of The Chord Business Park, Roman Way Small Business Centre and Cardinal Park.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	Standard broadband is available in the vicinity of the site.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 800m of any bus stop.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-	There is no pavement along the A1198 frontage and the nearest footpath is around 900m away.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site cannot be integrated with the existing built up area of the town as it is separated from Whitehill Gardens by an intervening field (Godmanchester 3). This in itself has limited integration with the main built up part of Godmanchester. Given the site's separation, development would be out of character with the surrounding area unless it formed part of a larger scheme with land to the north which is outside of the site promoter's control and collectively the two sites would form an extension which would be out of character with the form of development in the town. If developed as part of the larger proposal of 4 sites plus the additional 2 sites necessary to connect these into Godmanchester it would comprise a relatively large urban extension that would have a detrimental impact on the character of southern Godmanchester.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	N	There are no heritage designations within the site, however, the Roman Road of Ermine Street forms the eastern boundary so there is potential for archaeological value in the vicinity of this.

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## Summary of SA

The site is greenfield best and most versatile agricultural land located in flood zone 1. It is separated from the built up area of Godmanchester by an intervening field (put forward as Godmanchester 3) and would be wholly dependent on development of that land to facilitate any integration into the existing community although just these two sites developed in isolation would result in an unbalanced form of development extending south from the town along the eastern side of the A1198. Development would not impact on nature conservation designations but provides very limited opportunities to contribute to enhanced strategic habitat connectivity. Its location adjoining the adjoining open countryside would give rise to impacts on long distance views. The site has poor accessibility to primary education, social and local retail facilities and employment. The site also has poor public transport and active travel connectivity. No heritage assets would be impacted by the development.

## Updates after initial appraisal

### Godmanchester 9: Land adjacent to London Road (A1198), adjoining Bleakley Farm, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is well beyond any air quality management area.</p> <p>The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	The site is not at risk of fluvial flooding with climate change taken into account at 1 in 100 (Design Flood).



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly is flood zone 1 for fluvial flood risk even accounting for climate change with around 11% subject to surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is wholly grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from Natural England's access to green space standards and if developed as a freestanding site would not have capacity for any significant natural greenspace to be provided within the site.</p> <p>If brought forward as as part of the larger proposed scheme it could exceed 200 new homes and have natural, green or open spaces included within the site.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 2kms of the Portholme SAC but more than 1km from the nearest SSSI.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is approximately 1.6km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area and has very limited capacity for improvements in strategic habitat connectivity given the nature of the intervening uses

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	While the proposed development of the site could make efficient use of the land depending on the density of development it would not relate well to the existing form or character of the local area and would be wholly dependent upon the development of other land outside of the site promoter's control to integrate the site with Godmanchester.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is distant from any major sources of pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site could support a wide range of types, sizes and tenures of homes
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5kms of Huntingdon town centre and 800m from the Co-op at Romans' Edge.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	It is 800m to the Bridge Academy in Romans' Edge.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is 550m from Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 1.5km of The Chord Business Park, Roman Way Small Business Centre and Cardinal Park.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity of the site.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	The site is within 800m of a bus stop with a service rated C+.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	There is no pavement along the A1198 frontage but a footpath can be reached within 500m
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site cannot be integrated with the existing built up area of the town as it is separated from Stokes Drive by 2 intervening fields and from Whitehill Gardens by the A1198 and a tree belt. Given its separation development would be out of character with the surrounding area unless it formed part of a larger scheme with land to the north.</p> <p>Alternatively, if developed as part of the larger proposal of 4 sites plus the additional 2 sites necessary to connect these into Godmanchester it would comprise a relatively large urban extension that would have a detrimental impact on the character of southern Godmanchester.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	N	There are no heritage designations within the site, however, the Roman Road of Ermine Street forms the western boundary so there is potential for archaeological value in the vicinity of this.

# 1 Central Huntingdonshire

## Summary of SA

The site is greenfield best and most versatile agricultural land located in flood zone 1 with limited surface water flood risk. It is separated from the built up area of Godmanchester by 2 intervening fields (put forward as Godmanchester 5 and 7) and would be wholly dependent on development of those sites to facilitate any integration into the existing community; if this were to be delivered as a group of 3 sites they would result in an unbalanced form of development extending south from the town along the western side of the A1198. Development would not impact on nature conservation designations but provides very limited opportunities to contribute to enhanced strategic habitat connectivity. Its location adjoining the adjoining open countryside would give rise to impacts on long distance views. The site has reasonable accessibility to primary education, social and local retail facilities and employment. The site also has limited public transport and active travel connectivity. No heritage assets would be impacted by the development.

## Updates after initial appraisal

### Godmanchester 10: Land East of Silver Street, Godmanchester

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	+	The site is proposed for open space and biodiversity net gain which could contribute towards reaching net zero carbon emissions locally.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is proposed for open space and biodiversity net gain which could contribute towards addressing the predicted impacts of climate change.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Stoneyhill Brook crosses the length of the site so part is at fluvial flood risk and it also experiences surface water flood risk but this is not incompatible with the proposed use.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	N	<p>As the site is proposed for open space and biodiversity net gain the impact is neutral.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	<p>The site is within 1 km of Portholme with linkages through adjoining open space and Stoneyhill Brook and could contribute to natural green space.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is within 1 km of Portholme and could offer small scale opportunities to improve habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>The proposed open space use could make efficient use of the land and protect its rural character.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	<p>The proposed use would not be likely to cause substantial pollution.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The proposal is for non-residential use.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	N	The proposal is solely for open space and biodiversity net gain uses.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	N	The proposal is solely for open space and biodiversity net gain uses.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	N	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is remote from any bus service. Although not a segregated route Silver Street is a dead-end road that is extensively used for active travel for leisure.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is solely for open space and biodiversity net gain uses which would create minimal employment.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal is solely for open space and biodiversity net gain uses.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The proposal could reinforce the open space area immediately to the north and contribute to continuation of an open corridor of land along Silver Street protecting the Stoneyhill Brook channel.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within the site or immediate vicinity.

#### Summary of SA

The site has good potential for the proposed open space and biodiversity net gain use. It offers some opportunities for consolidation with the open space created west of Comden Drive and along Silver Street and for provision of habitat linkages between open countryside and Portholme.

#### Updates after initial appraisal

#### Godmanchester 11: Land to the south of the A1307, Godmanchester

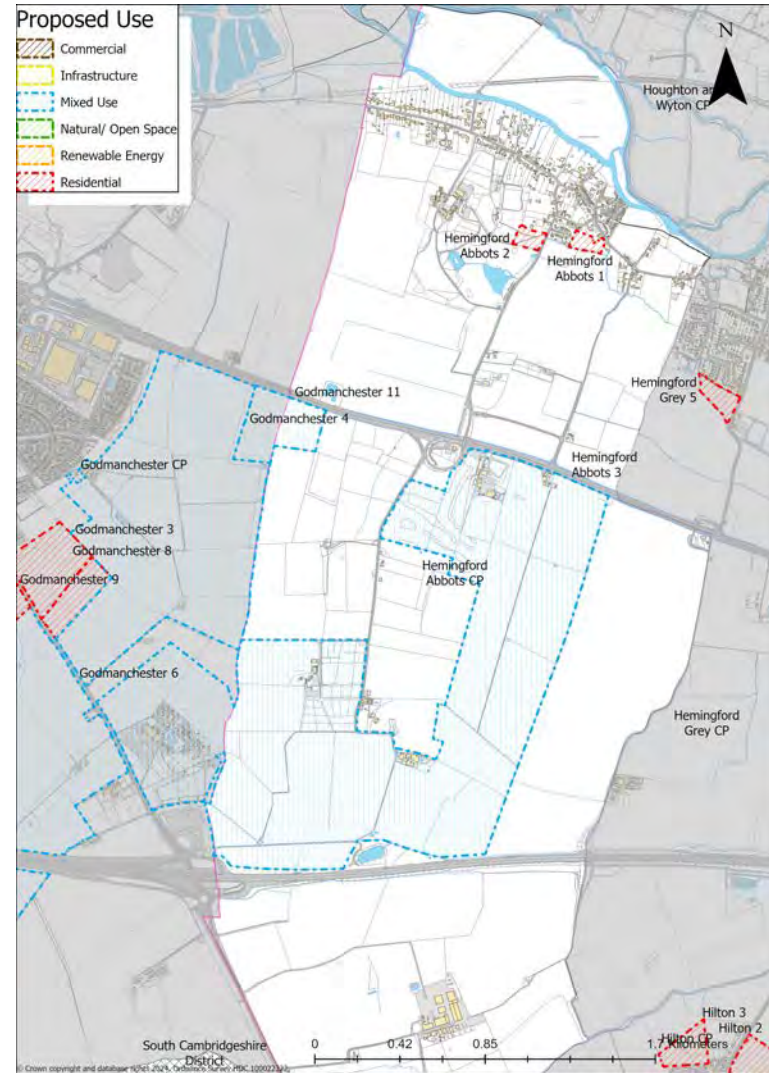
- 1.19** This site does not progress through to the sustainability appraisal as the proposed scheme cannot be delivered without substantial harm being caused to Emmanuel Knoll Plantation and is unsuitable as a freestanding scheme being dependent on adjoining land.

# 1 Central Huntingdonshire

## Hemingford Abbots

**1.20** A total of 3 sites has been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hemingford Abbots 1: Royal Oak Gardens, High Street, Hemingford Abbots
- Hemingford Abbots 2: Land West of Rideaway, Hemingford Abbots
- Hemingford Abbots 3: The Lattenburys (land to the South of the A1307 and North of A14, and West of A1198) - this site also partially falls within Godmanchester parish.



**Hemingford Abbots 1: Royal Oak Gardens, High Street, Hemingford Abbots**

- 1.21** As identified in the LAA, the entire site is covered with matured trees with Tree Preservation Order and is constrained by flooding. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and the very limited proportion of the site being located within a lower at risk zone and the protected trees on site, the site is considered unsuitable for development.
- 1.22** Therefore, a sustainability appraisal for the site has not been undertaken.

**Hemingford Abbots 2: Land West of Rideaway, Hemingford Abbots**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.  The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) covers about 82% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.  More than 50% of the site is in flood zone 2 and has recorded risk of surface water flooding
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 200 m of a 0.5 ha area of natural green space.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 1 km from Godmanchester Eastside Common which is a Site of Special Scientific Interest.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within a Green Infrastructure Priority Area and has potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located on the southern edge of Hemingford Abbots and adjoins residential development to the north. It relates well to the existing built development but it is exposed to the open country side adjoining the site to the south. The amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape because the site is within the conservation area and is in close proximity to a listing building (The Old Pavilion). The site promoter proposes residential uses of 9 homes which would not make an efficient use of land. Access to the site can potentially be achieved from Ridgeway road which adjoins the site to the east.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site promoter is seeking to develop the site for 9 market and/or affordable homes which will contribute to the housing needs of the district.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The closest town centre is Huntingdon which is in excess of 5km from the site. The nearest settlement is Hemingford Abbots but this does not have a local convenience shop.</p> <p>Hemingford Abbots does not have a primary school and the nearest primary school is in Hemingford Grey which is in excess of 1.5 km from the site</p> <p>The site is within 800 m from a place of worship, a public hall and a pub.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	<p>The site is not located within 1.5km of an existing concentration of employment and proposes potentially no employment development.</p> <p>It benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is more than 5 km from Huntingdon railway station and is within 800 m of a bus service rated F.</p> <p>The site is within 500 m of a public right of way</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are designated heritage assets that could be adversely impacted by the development

## Summary of SA

The site is located in the southern edge of the village and can be effectively masterplanned to become part of the existing place and community. It is classified as grade 3 agricultural land and offers no opportunities to contribute to regeneration. Approximately 82% of the site is within flood zone 2 and would require an Exception Test through Level 2 SFRA. It is remote from educational, retail and employment destinations although it has reasonable access to local social facilities. It has limited public transport access but has good connectivity to the strategic transport network. The site is exposed to the open countryside, is within a conservation area and is in close proximity to a listed building. As such, the development would not contribute to protecting the form and character of the surrounding townscape and landscape. Also, the amount of development will not make an efficient use of land. Overall, the sustainability of the site is considered very poor for residential purposes.

## Updates after initial appraisal

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## Hemingford Abbots 3: The Lattenburys (land to the South of the A1307 and North of A14, and West of A1198)

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	++	<p>The site promoter has advised of their aspiration to introduce a low carbon community heat network with both of the village areas having their own heat distribution hub providing decentralised locally sourced heating and hot water. Best practice is proposed in relation to construction techniques and materials. The site promoters are also advocating establishment of a sustainable transport corridor along a section of the A1307 to provide public transport and active travel connections towards Huntingdon.</p> <p>A green infrastructure network is proposed within the scheme integration biodiversity alongside facilities such as a country park. The Great Ouse green infrastructure priority area extends into the northern part of the site. Development of a green infrastructure network within the site could enhance this as well as supporting connections to Littlebury Meadows county wildlife site which lies just to the west of the site.</p>
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	++	
SA2	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> </ul>	++	<p>The risk of fluvial flooding even accounting for predicted climate change is very low on the site.</p> <p>The proposal will include open space provision and green infrastructure which could help to contribute towards supporting habitats at a localised scale adapt to the impacts of the climate emergency.</p>
	<ul style="list-style-type: none"> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	++	
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	-	<p>Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation. The site promoter is exploring a joint venture arrangement with Anglian Water for foul water disposal to connect</p>
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	+	

## 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>directly to Huntingdon waste water treatment works. Installation of pre-treatment plants is also proposed to reduce the need for additional discharge permits into the River Great Ouse.</p> <p>Whilst fluvial flood risk is very low surface water flood risk will require some mitigation. A level 2 SFRA is required to demonstrate the detailed impacts and requirements. Given the scale of the site it is anticipated that there will be ample opportunities to manage and mitigate the level of flood risk.</p>
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	--	The site is predominantly greenfield agricultural land so would have little impact on use of previously developed land. It is classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	++	<p>The northern part of the site is within Natural England's access to natural greenspace standards for having a space of at least 20ha within 2kms. It is also generally within reasonable proximity of the open spaces along the Ouse Valley corridor. As much of the site is greenfield agricultural land it includes a series of established hedgerows and tree belts which could form the basis for opportunities for further provision.</p> <p>Current strategic blue and green infrastructure networks are not expected to be compromised by development of this site nor their future extension or improvement inhibited, as these are more likely to be focused directly within the Great Ouse Valley river corridor and its associated flood meadows.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	++	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	++	<p>There are no designated sites of biodiversity or geodiversity value within the site. However, a county wildlife site, Littlebury Meadows, is situated just to the west of the site. Inclusion of a country park and green infrastructure network within the site may assist with connectivity to biodiversity assets within the Ouse Valley green infrastructure priority area. There are no tree preservation orders within the site.</p>
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	++	
SA7	<ul style="list-style-type: none"> <li>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> </ul>	+	<p>The majority of the site lies within the South east Claylands landscape character area which is typified by a gently undulating landform of which the ridge running through the central part of this site is a typical feature. Established hedgerows are common in the character area of which there are many both within and surrounding the site. The layout of any future development could build on these as an established local feature contributing to provision of an established character within the new community. The northern edge of the site falls within the Ouse Valley landscape character area which focuses on the blue and green corridor associated with the river. The site is peripheral to this area and is cut off from it by the A1307.</p> <p>There are limited opportunities for the proposal to reinforce local distinctiveness as it has little relationship to existing settlements. The green infrastructure network could contribute to reinforcing the distinctive character of the wider Ouse Valley area and the open nature of the countryside of the south east claylands. As a new community the masterplan would need to create a sense of place and identity of its own.</p>
	<ul style="list-style-type: none"> <li>Reinforce local distinctiveness and a sense of place?</li> </ul>		
SA8	<ul style="list-style-type: none"> <li>Promote actions to reduce contributions to air pollution?</li> </ul>	+	<p>The proposed masterplan places a strong emphasis on promotion of active travel and public transport options connected by on-site mobility hubs to facilitate interchange between these modes. A potential</p>



## 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>		<p>sustainable travel corridor along the route of the A1307 is also promoted. These would all have the potential to reduce contributions to air pollution relative to the scale of development proposed.</p> <p>The site is bounded by major highways to north and south so is already exposed to light and noise pollution. Development on the raised central portion of the site could lead to light pollution impacting on settlements further afield. The illustrative masterplan focuses development away from this area to reduce this impact.</p>
SA9	<ul style="list-style-type: none"> <li>Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?</li> </ul>	++	<p>The site is located in close proximity to Huntingdon, St Ives and Godmanchester and development could contribute to meeting the needs of current and future residents and businesses in the local area. It is also accessible to the A1307 and A1198 routes which could offer access to Cambridge and other major employment locations although sustainable travel options are currently limited.</p> <p>In terms of market demand and meeting community needs the site is located within the Godmanchester and Hemingford Abbots ward of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows this ward as the thirteenth most expensive of the 26 wards in the district indicating it is at the mid-point of market demand and average costs for people looking to purchase homes in the locality relative to the district as a whole. Rental data for October 2022 to October 2023 indicates this ward as the fifth most expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Support and enhance the more deprived areas of the district?</li> </ul>	N	<p>The site is situated within the Godmanchester and Hemingford Abbots ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived). This indicates that the area experiences little deprivation so although development has potential to assist through provision of additional employment, education, skills and training and reducing barriers of housing and services these are not a priority in the local area.</p> <p>Social and community facilities would be expected to be included on site as part of the development. However, the site is within 5 kms of Huntingdon town centre and 7 kms of St Ives town centre when measured by road from the central point of the frontage onto the A1307 and slightly closer to St Ives town centre by active travel routes offering potential to enhance usage of services and facilities in these town centres. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.</p>
	<ul style="list-style-type: none"> <li>Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	++	
SA11	<ul style="list-style-type: none"> <li>Contribute to regeneration activities?</li> </ul>	++	<p>The site would not contribute to regeneration activities being wholly greenfield land.</p> <p>The site promoter proposes inclusion of a 6 ha employment area within the site along with community spaces supporting co-working. As with all major scale strategic sites development would also contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. there is no indication of the nature of employment proposed other than that it aims to contribute to a balanced and resilient economy.</p>
	<ul style="list-style-type: none"> <li>Enhance and diversify economic opportunities with the district?</li> </ul>	+	

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	+	Several public rights of way skirt the site but currently offer limited practical linkages. Public transport services currently use the A1198 connecting Huntingdon to Cambourne and onto Cambridge and opportunities could be taken to divert and enhance these services. The site promoter's vision document places a strong emphasis on public transport and promotes a sustainable travel corridor along the A1307 although engagement would be needed with Cambridgeshire County council to demonstrate the feasibility of this.
SA13	<ul style="list-style-type: none"> <li>Attract new investment and provide opportunities to improve the resilience of the local economy?</li> </ul>	+	The site promoter proposes inclusion of a 6 ha employment area within the site along with community spaces supporting co-working. A strong emphasis is also placed on supporting home working. The scale of employment land would have potential to support retention and growth of indigenous companies. Sustainable tourism opportunities are unlikely.
	<ul style="list-style-type: none"> <li>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> </ul>		
	<ul style="list-style-type: none"> <li>Support retention and growth of indigenous companies?</li> </ul>		
	<ul style="list-style-type: none"> <li>Encourage sustainable tourism?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. It is in relatively close proximity to the existing town centres of both Huntingdon (5kms) and St Ives (7kms). The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Strengthen a local sense of place?</li> </ul>	N	<p>The land currently has a largely agricultural character with its sense of place being that of the open countryside situated between key elements of the highway network. Development would alter the local character of the site and any scheme would need to create a wholly new sense of place.</p> <p>Development would be visible in long distance views from parts of the Hemingfords; the design and layout of any scheme would need to balance impact on these with facilitating long distance views that help to connect it to the surrounding area.</p>
	<ul style="list-style-type: none"> <li>Retain the character of existing settlements?</li> </ul>		
SA16	<ul style="list-style-type: none"> <li>Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	+	<p>There is only one listed property within the site which directly faces onto the A1307 which impacts on its setting. Given the frequency of archaeological finds in the wider area related to Roman roads in particular there is potential for additional archaeological discoveries which could enhance understanding of the area's historic value.</p>

**Summary of SA**

The site is predominantly greenfield agricultural land at minimal risk of flooding. It has a distinctive landform typical of the character of the area with a central ridge of higher land influencing the character of the site and its relationship with the wider area. The proposed scheme is promoted with strong environmental credentials targeted at minimising the impact on climate change of any development scheme and promoting its resilience to unavoidable impacts. It is located with reasonable proximity to both Huntingdon and St Ives in an area of relatively strong market demand and low deprivation. The proposed mix of uses would contribute to provision of social and community facilities as well as housing. Employment provision, including that for home and co-working, is also included to reduce the need to travel. Strong active and public transport proposals are also promoted although their feasibility will need further exploration. Development would have some impact on landscape character but the site is bounded on three sides by existing highways which provide a degree of separation from the wider landscape at least at the local level. Any schemes would need to incorporate longer distance views into the layout to assist with integration into the surrounding area. The site has potential to link into the Ouse Valley green infrastructure priority area and promote additional habitat connectivity.

**Updates after initial appraisal**

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# 1 Central Huntingdonshire

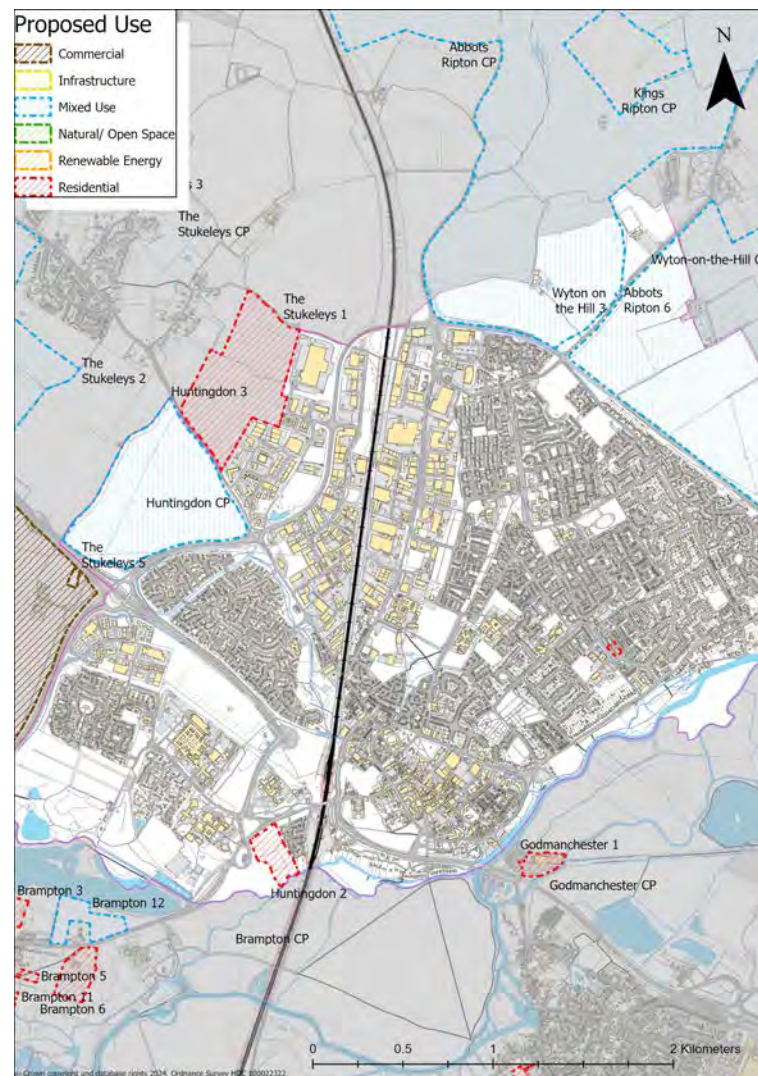
## Huntingdon

**1.23** A total of 3 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Huntingdon 1: Amber Centre, 36 Mayfield Road, Huntingdon
- Huntingdon 2: Land West of Scholars Avenue, Huntingdon
- Huntingdon 3: Land South of Ermine Street (adjoining Huntingdon)

**1.24** Please note the following sites partially fall within Huntingdon parish:

- Abbots Ripton 6: Sapley Park Garden Village also partially falls within Huntingdon parish as well as Kings Ripton and The Stukeleys parishes, but it has been included under Abbots Ripton as most of the site lies within that parish area so the site assessment has been included within Abbots Ripton parish of the North Central Huntingdonshire LAA document.
- Houghton and Wyton 4: Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton) - note that this site crosses over Huntingdon and Houghton and Wyton parishes and is predominately within Houghton and Wyton parish so the site assessment has been included within Houghton and Wyton parish of the Eastern Huntingdonshire LAA document.
- Houghton and Wyton 5: Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)- note that this site crosses over Huntingdon and Houghton and Wyton parishes and is predominately within Houghton and Wyton parish so the site assessment has been included within Houghton and Wyton parish of the Eastern Huntingdonshire LAA document.
- Wyton on the Hill 3: Lodge Farm, North of A141, Huntingdon (Wyton on the Hill) - note that this site crosses over Wyton-on-the-Hill and Huntingdon parishes and is predominately within Wyton-on-the-Hill parish so the site assessment has been included within Wyton-on-the-Hill parish of the Eastern Huntingdonshire LAA document.





## Huntingdon 1: Amber Centre, 36 Mayfield Road, Huntingdon

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is within 200m of an air quality management area.</p> <p>The site is previously developed with existing structures on site meaning that there is the potential to reuse materials and/or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	-	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1, there is some surface water flood risk within the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	++	The site is wholly classified as urban and is previously developed consisting of an expansive single storey building used for community uses.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is remote from any natural greenspace.</p> <p>It has limited capacity for linkages to the strategic green infrastructure network.</p>

## 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>The site is located within a residential part of Huntingdon with built development on all sides with housing to the north, east and south and Hartford Junior School to the west. It is in a very sustainable location.</p> <p>The site currently consists of a large single storey building formerly used for community and educational uses. The site promoter is exploring other uses for the site including the redevelopment of the site for residential uses. They have not provided a capacity for the site. The redevelopment of the site could provide an opportunity for a minor scale regeneration project similar to others that have been completed within the Oxmoor Estate. As such, redevelopment could contribute to enhancing and reflecting the form and character of the surrounding townscape and landscape. There are a mix of single storey and two storey properties around the site so careful masterplanning would be required to ensure that contemporary development relates well and harmonises with the surrounding properties.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is proposed for market and/or affordable housing. The site is 0.35ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 1.4km from Huntingdon town centre. It is again 1.4km from Sainsburys superstore and 100m from a Nisa Local.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is adjacent to Hartford Infant and Junior School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of several local leisure and cultural facilities namely the Lord Protector Public House, Huntingdon Gymnastics Club and Riverside Park.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 2km of the St Peter's Road Industrial Area and also St Peter's Secondary School. It is also 1.4km from Huntingdon town centre.  Ultrafast broadband is available in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is approximately 2.3km from Huntingdon railway station. The site is within 300m of bus stops along Buttsgrove Way, these are rated B+ on the Place Based Carbon Calculator meaning there is a frequent service. These stops are served by the Guided Busway which connects the site to Huntingdon bus station, St Ives and Cambridge.  A pavement adjoins the site frontage.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities. The existing community and educational uses have already ceased on site so the site is currently not in operation.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

This is a previously developed site located within Huntingdon. It was formerly used for community and educational uses but the site promoter is now exploring other options for the site. There is some surface water flood risk. It is not constrained by nature conservation or heritage designations. It has very good connectivity to local services, facilities, shops, primary education and employment opportunities. It is within walking distance to Huntingdon town centre and is within 300m of bus stops served by the Guided Bus. Redevelopment would have to be carefully masterplanned and engagement with the local community to ensure successful integration and an appropriate design and density for the site.

## Updates after initial appraisal

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## Huntingdon 2: Land West of Scholars Avenue, Huntingdon

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>To the east immediately adjoining the site is an Air Quality Management Area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	-	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 28% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is mostly within flood zone 1 but the southern third of the site is at higher risk of flooding from Alconbury Brook with some of it falling within flood zone 3b. There is also increased risk from surface water flooding in the southern part of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and is wholly classified as non-agricultural and is currently used as playing fields and open space.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	<p>The site is wholly within 200m of 0.5 ha (Doorstep Standard), 300m of 2 ha (Local Standard) and 1km of 10 ha (Neighbourhood Standard) of natural green space.</p> <p>It has direct capacity to link to the blue or green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 0.5km of Portholme Meadows SSSI/ Special Area of Conservation. The railway line provides a key separator between the site and these designated sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is within the Great Ouse Valley Green Infrastructure Priority Area and has potential to contribute positively to habitat connectivity
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site adjoins existing residential development at Scholars Avenue and is currently in use as playing fields. The site relates well to Huntingdon. Development on the site will significantly alter the character of the area including the setting of heritage assets due to the sloping land levels. It will urbanise the landscape which now following the removal of the A14 viaduct is now much more open meaning development will have a more significant impact.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site may be at risk form increased levels of air, noise and light pollution arising form its proximity to Brampton Road (the B1514).
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is proposed for market and/or affordable homes. The site is over 1ha in size.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 850m of Huntingdon town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1.2km from the Cromwell Park Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	Huntingdon has numerous leisure and cultural facilities but the site is just beyond 800m of many of these except for the existing playing fields on the site and the Sandford Public House. It is proposed to provide alternative playing facilities within the development.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 750m from Hinchingsbrooke Secondary School and is within 850m of Huntingdon town centre. It is also within 3km of St Peter's Road Industrial Area, Stukeley Meadows Industrial Estate and Hinchingsbrooke and Ermine Business Park.  Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 650m of Huntingdon train station. The site is within 800m of several bus stops, the closest is a bus stop along Brampton Road adjacent to the site rated D on the Place-based Carbon Calculator. The highest rated bus stop is rated B meaning there is a frequent service. This stop is served by the Guided Busway connecting Huntingdon to St Ives and Cambridge.  There is a pavement to the east of the site which connects through Scholars Avenue.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail facilities but proposes to relocate the existing playing fields towards the south of the site and redeveloping the existing playing fields for housing.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The proposal could be integrated into the existing place and community, however, vehicular access to the site is a challenge as there is currently only a footpath connecting the site form Scholars Avenue. Additionally, the relocated playing fields are proposed to be placed within the southern part of the site where there is a higher risk of flood risk which means they not be useable at all times.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is located within a conservation area. Also, to the north west is the grade I listed Hinchingsbrooke House. The site's relationship to Hinchingsbrooke House and the setting which it forms is a key development constraint as it is prominent in longer distance views including those from the railway which is accentuated by the land sloping away to the south.

**Summary of SA**

The site currently greenfield with playing fields. It is located adjoining existing residential development at Scholars Avenue located on the southern edge of Huntingdon along Brampton Road. There is risk from fluvial flooding particularly in the southern part of the site. It is in close proximity to nature conservation and heritage designations including Portholme Meadow and Hinchingsbrooke House. The site forms an important part of the setting of Hinchingsbrooke House and is prominent in longer distance views. It has very good connectivity to local services, facilities, shops, primary education and employment opportunities. It is within walking distance to Huntingdon town centre and is within 800m of bus stops served by the Guided Bus.

**Updates after initial appraisal**

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## Huntingdon 3: Land South of Ermine Street (adjoining Huntingdon)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is within 200m of an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	-	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 7% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The majority of the land is in zone 1, although a portion on the western edge is in flood zones 2 and 3a. Surface water flood risk is also greater along the western edge of the site, there is also an increased risk running through the centre of the site from Ermine Street to the A141.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land. It is almost all classified as grade 3 agricultural land apart from its northern most corner closest to Ermine Street which is classified as grade 2.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The majority of the site is within 1km of a 10 ha natural greenspace. The site also has capacity for approximately 1,000 dwellings and will provide natural greenspace within the site. It is proposed to provide some 21ha of natural green or open space.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 1km of the Great Stukeley Railway Cutting SSSI, it is just over 2km from the Portholme Meadow SSSI/ Special Area of Conservation.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has some potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>The site is located to the northwest of Huntingdon separated by the A141, it is also adjacent to the Ermine Business Park. It therefore has a close relationship with Huntingdon. It also has some relationship to Great Stukeley located to the north of the site. Due to the scale of the proposed development it can incorporate a mix of uses and largely be self contained with enough land used for landscaping. Development on the site will change the character of the area and extend the built form into the countryside, however, this impact can be mitigated by the capacity to integrate a comprehensive landscaping strategy.</p> <p>The proposed land uses and capacities follow those stated in the outline planning application on site and are also in line with the site's existing allocation status within Huntingdonshire's Local Plan to 2036 (site allocation HU1).</p>



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is located along the strategic road network with the A141 to the south and Ermine Street to the east. There is therefore an increased risk of air, light and noise pollution. The proposal is also of a scale whereby it could increase these levels.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is promoted for 1,000 market and/or affordable homes and is of a scale to provide a mix of housing types and tenures.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 2km of Huntingdon town centre and about 2.5km from a Tesco superstore.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site has capacity for at some 1,000 dwellings and will include at least two primary schools.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	Huntingdon has numerous leisure and cultural facilities which the site is well connected to but is beyond 800m of. Equally, the site is beyond 800m of leisure and cultural facilities within Great Stukeley.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is within 5km of multiple concentrations of employment. It is adjacent to Ermine Business Park. It is also within 1km of the Stukeley Meadows Industrial Estate and within 2km of St Peter's Road Industrial Area, St Peter's Secondary School and Hinchingbrooke Business Park. It is also within 3km of Hinchingbrooke Secondary School.</p> <p>Superfast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	

## 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is approximately 2.5km from Huntingdon train station. There is a bus stop located along the site's frontage along Ermine Street. This is rated as C- on the Place-based carbon calculator meaning there is a frequent service. This stop is served by a bus that connects from Huntingdon bus station to Peterborough via Alconbury Weald.</p> <p>There is a public right of way within the site. There is a pavement on the opposite side of the road from the site along Ermine Street.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The proposal includes some 1,000 sqm of retail floorspace and the provision of at least two primary schools which will provide a modest amount of employment.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	The proposal includes some 1,000 sqm of retail floorspace which will largely serve the development but could also serve the needs of the wider community.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is of a scale whereby it can be comprehensively masterplanned so that it can become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby likely to be impacted by proposals.

**Summary of SA**

The site is greenfield and classified as grade 3 agricultural land. The site has few physical constraints other than flooding on the western edge, it is within 1km of a SSSI and just over 2km of Portholme Meadow. It has limited access to services and facilities but has good accessibility to employment opportunities and reasonable accessibility to public transport options. It is of a scale that can provide additional retail, social and employment uses alongside a mix of housing types, sizes and tenures. It is of a scale whereby it can be comprehensively masterplanned to become part of Huntingdon but also create its own sense of place and community.

**Updates after initial appraisal**

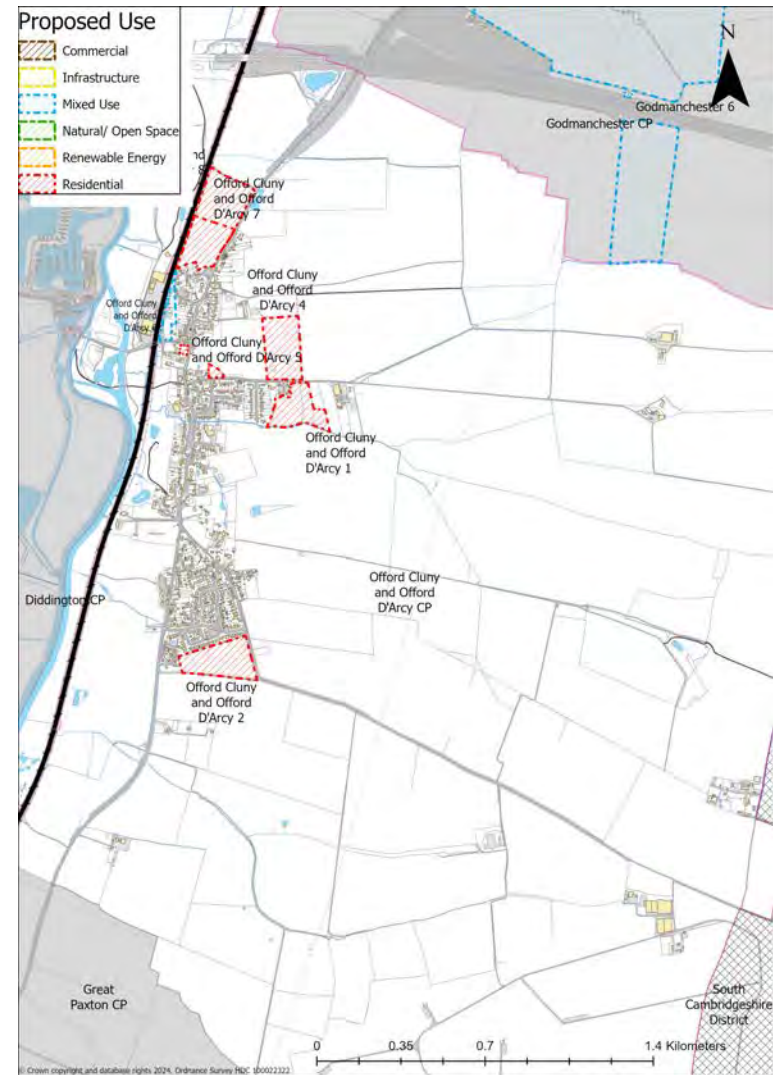
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# 1 Central Huntingdonshire

## Offord Cluny and Offord D'Arcy

**1.25** A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Offord Cluny and Offord D'Arcy 1: Land South of New Road, Offord Cluny
- Offord Cluny and Offord D'Arcy 2: Land to the West of Graveley Road, Offord D'Arcy
- Offord Cluny and Offord D'Arcy 3: Land adjacent to Manor Court, Offord Cluny
- Offord Cluny and Offord D'Arcy 4: Field opposite The Glebe, New Road, Offord Cluny
- Offord Cluny and Offord D'Arcy 5: Land Opposite Manor House, High Street, Offord Cluny
- Offord Cluny and Offord D'Arcy 6: Land North of Station Lane, Offord Cluny
- Offord Cluny and Offord D'Arcy 7: Land West of High Street and North of Dunstall Close (smaller site), Offord Cluny
- Offord Cluny and Offord D'Arcy 8: Land West of High Street and North of Dunstall Close (larger site), Offord Cluny



## Offord Cluny and Offord D'Arcy 1: Land South of New Road, Offord Cluny

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development.</p> <p>Approximately 95% of the site is within flood zone 1, approximately 47% of the site is at medium risk of surface water flood risk focussed predominantly in the southern half of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is wholly classified as grade 2 agricultural land.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The western side of the site is within 200m of 0.5 ha of natural green space (Doorstep standard) and a small area in the south western corner is within 300m of 2 ha of green space (Local Standard), the rest is not. There is limited capacity for integration into the existing blue or green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature assets so it is unlikely it will have an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is approximately 300m from Natural Cambridgeshire's Green Infrastructure Priority Area and has some capacity to contribute towards improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is to the east of Offord Cluny on New Road. The site is situated in a location where residential uses cease and the area transitions to a countryside setting with views of open fields, this is also reflected in the narrowing of the road. The site is bounded to the west by a small residential site (the Glebe) and equestrian related units to the east, which are in keeping with the countryside setting. Mature trees and hedgerow bound the northern edge of the site screening it from passers-by. The site relates more to its countryside setting than the residential areas to the west.</p> <p>The density proposed reflects its edge of settlement location.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes and possible custom and self build homes. The site is over 1ha.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre. It is within 800m of a local convenience store within Offord Cluny.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Offord Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of Offord Village Hall, The Horseshoe Inn pub, All Saints Church, playing fields and Offord Recreation ground measuring from the site frontage onto New Road.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km of Greenewable Park in Offord Cluny which presents small scale employment opportunities.  The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service.  A footpath along the site frontage onto New Road will need to be created to join the site with a nearby pavement.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is wholly greenfield land and offers no opportunities to contribute to regeneration. The site has the opportunity through masterplanning to be integrated with residential development to the west however there may be issues relating to safety of pedestrians from the proposed development and those using New Road for active travel opportunities due to a lack of footpaths, the narrowness of the road and its setting within the wider countryside.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets within the site and the listed buildings to the west in Offord Cluny will unlikely be impacted by the development. However, there is a conservation area approximately 100m north west of the site which could be impacted by the development.

## Summary of SA

The site is constrained by fluvial flood risk on 5% of the site, the greatest restriction is surface water flood risk which affects the southern half of the site. The site is grade 2 agricultural best and most versatile land, is wholly greenfield and in use as an equestrian paddock.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church and recreation ground meaning local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenwable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best. Some of the site has access to natural green space. Landscape impact would be minimal and no heritage designations are affected.

The site is of a size that could contribute to the housing needs of the district. Its relationship with the countryside and the nearby conservation area could pose challenges to the comprehensive integration of the site with the village and nearby residential development.

#### Updates after initial appraisal

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#### Offord Cluny and Offord D'Arcy 2: Land to the West of Graveley Road, Offord D'Arcy

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development.</p> <p>The site is entirely within flood zone 1, with minimal medium surface water flood risk from surface water on approximately 5% of the site in association with field boundaries and drainage.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	Approximately half of the site to the west is grade 3 agricultural land with the remaining land grade 2.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards (ANGSt)' but has capacity for 1.34 ha of natural, green or open spaces to be included within the site. It has limited capacity for linkages to the existing green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site adjoins to Natural Cambridgeshire's Green Infrastructure Priority Area and has some capacity to contribute to improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site relates well to the existing settlement sitting immediately south of residential properties within Offord D'Arcy, the site is screened by existing trees and hedgerow from the open countryside to the south, creating a natural barrier meaning landscape impact would be limited if they were retained. The density proposed reflects its edge of settlement location.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes and possible custom and self build homes. The site is over 1ha.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km of a town centre, 2.5km from a freestanding supermarket and approximately 1.1 km from a local convenience store measuring from the site frontage onto Gravelly Road.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1km of Offord Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of playing fields, The Horseshoe Inn pub, and St Peters Church
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km from Greenewable Park in Offord Cluny which has a range of employment sources.  The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service.  There is a pavement that runs along the site frontage directly opposite the site.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site sits immediately south of residential development and has the opportunity through masterplanning to be integrated with the residential development to the north through the provision of extended pavements ensuring safety of pedestrians. The site has little relationship to the countryside to the south as it is substantially screened with trees and hedgerow. The design, layout of the site and elevations would require consideration of chalet bungalows to the north to avoid overbearing. The transport impacts on the village due to increased population would require assessment to ensure safety.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within the site. The listed buildings north of the site are separated by an existing built up area and therefore it is unlikely the development would negatively impact their setting.

## Summary of SA

The site is not constrained by fluvial flood risk and minimal surface water flood risk is present on site. Approximately half of the site to the west is grade 3 agricultural land with the remaining land grade 2. The site is wholly greenfield agricultural land.

The site is beyond 5km of a town centre, access to a local convenience store is within 1.1km and a primary school 1km, the site is within 800m of a pub, church and recreation ground meaning some local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenwable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best. The site adjoins to Natural Cambridgeshire's Green Infrastructure Priority Area and has some capacity to contribute to improvements in habitat connectivity. Landscape impact would be minimal and no heritage designations are affected.

The site is of a size that could contribute to the housing needs of the district. The site has the opportunity through masterplanning to be integrated with the residential development to the north through the provision of extended pavements ensuring safety of pedestrians. The site has little relationship to the countryside to the south as it is substantially screened with trees and hedgerow. The design, layout of the site and elevations would require consideration of chalet bungalows to the north to avoid overbearing.

#### Updates after initial appraisal

#### Offord Cluny and Offord D'Arcy 3: Land adjacent to Manor Court, Offord Cluny

**1.26** As identified in the LAA the site is not suitable for development due to its impact on the setting of a Grade II heritage asset, the removal of established trees and establishment of residential properties would fundamentally impact the character and setting of the listed building and the conservation area, whilst also significantly reducing the biodiversity and ecological value of the site. As such a sustainability appraisal of the site has not been undertaken.

#### Offord Cluny and Offord D'Arcy 4: Field opposite The Glebe, New Road, Offord Cluny

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development.</p> <p>The site is entirely within flood zone 1, with risk from medium surface water covering just under 20% of the site predominantly along the western side.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is wholly grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards (ANGSt)' and has limited capacity for linkages to the existing green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from the designated nature assets and it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is approximately 0.5km from the Natural Cambridgeshire's Green Infrastructure Priority Area and has limited capacity to contribute to improvements in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located to the east of Offord Cluny. Although lower density residential development is present to the south/south west of the site, the proposed site relates more to the open countryside by being exposed within the wider rural landscape with little connection to the residential development of Offord Cluny. The site promoter proposes

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			50 market and/or affordable homes and 40 self and custom-build plots creating significant residential expansion which has the potential to detrimentally impact on the landscape setting and is disproportionate in nature to the current character of the area.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes and possible custom and self build homes. The site is over 1ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of a town centre. It is within 800m of a local convenience store within Offord Cluny.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Offord Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of Offord Village Hall, The Horseshoe Inn pub, All Saints Church, playing fields and Offord Recreation ground measuring from the site frontage onto New Road.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km from Greenewable Park in Offord Cluny which has a range of employment sources.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	The site benefits from superfast broadband in the vicinity.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service.</p> <p>A footpath along the site frontage onto New Road will need to be created to join the site with a nearby pavement.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The site is wholly greenfield land and offers no opportunity for regeneration. The site is removed from substantial residential development, its prominence within the wider countryside setting provides significant challenges in effectively masterplanning a large residential expansion to become part of the existing community.</p> <p>There may be issues relating to safety of pedestrians from the proposed development and those using New Road for active travel opportunities due to a lack of footpaths, the narrowness of the road and its setting within the wider countryside. The transport impacts on this location due to increased population would require assessment to ensure safety.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	<p>There are no designated heritage assets within the site. However, the site adjoins to a conservation area and there are several listed buildings to the west which could be impacted by the development. The western boundary of the site is immediately adjacent to the conservation area and the setting of Manor House - a Grade II listed building, which has a distinct relationship with its edge of settlement location. Impact on the setting of the listed building and removal of established trees may significantly impact the character, setting and biodiversity and ecological value of the site.</p>

**Summary of SA**

The site is not constrained by fluvial flood risk and minimal surface water flood risk is present on site. The site is wholly greenfield grade 2 agricultural land.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church and recreation ground meaning local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenewable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best. The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards and has limited capacity for linkages to the existing green or blue infrastructure network. The site relates strongly to the open countryside meaning landscape impact would be significant especially in the context of the scale of the site, it would require careful landscape mitigation and is disproportionate in nature to the current character of the area. The site adjoins to a conservation area and development could significantly impact on the setting of the Grade II listed building immediately west of the site.

The site is of a size that could contribute to the housing needs of the district. The site is wholly greenfield land and offers no opportunity for regeneration. The site is removed from substantial residential development, its prominence within the wider countryside setting provides significant challenges in effectively masterplanning a large residential expansion to become part of the existing community. The transport impacts on this location due to increased population would require assessment to ensure safety.

**Updates after initial appraisal**

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# 1 Central Huntingdonshire

## Offord Cluny and Offord D'Arcy 5: Land Opposite Manor House, High Street, Offord Cluny

**1.27** As identified in the LAA, the site is 0.12ha, which is under the threshold for assessment in the LAA. As such, a sustainability appraisal for the site has also not been undertaken.

## Offord Cluny and Offord D'Arcy 6: Land North of Station Lane, Offord Cluny

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is part previously developed land and part greenfield meaning there are some opportunities to reuse an existing site, the site has been intermittently used for storage, it is not expected that reuse of buildings would be possible.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 65% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development.</p> <p>Approximately 35% of the site is within flood zone 1 and approximately 63% of the site is within flood zone 3. There is significant risk from medium surface water covering approximately 72% of the site predominantly along the western side.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	<p>The site is part previously developed land and part greenfield land with historic use as a railway sidings, although an element of regrowth has occurred and the site. The site promoter notes that the site has been vacant for several years with intermittent use by Network Rail for yard and storage purposes on licence arrangements.</p> <p>Part of the site is agricultural land which is classified as grade 3 and 4 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The southern part of the site is within 200m of 0.5 ha and 300m of 2ha of natural green space, the rest is not. It has limited capacity for linkages to the existing green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	<p>The site is sufficiently remote from the designated nature assets so it is unlikely there will be an impact.</p> <p>The site is wholly within Natural Cambridgeshire's Green Infrastructure Priority Area but has limited capacity to contribute towards improvements in habitat connectivity due to being separated from the River Great Ouse by a railway line to the west and being located on the edge of a built up area.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site has little value in relation to the form and character of the local area, the site is a disused railway sidings which has seen an element of regrowth of vegetation. The site is well related to existing development, however it is unclear if the site could achieve an efficient use of land due to the mitigation required from the EastCoast Mainline railway line and the unusual shape of the site which sees it taper to a point in the north and is a maximum of approximately 60m at its widest point.

## 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site's historic use as railway sidings and intermitted use by Network Rail for yard and storage purposes mean that there is a distinct possibility of on-site contamination. Previous permissions from the 1970s referenced by the site promoter also include a motor vehicle maintenance workshop. The site abuts the East Coast Mainline railway meaning future occupants of the site will also be subject to significant light, noise, air and vibrational pollution due to the size of the site available.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is less than 1 hectare and as such could contribute to the government's aspiration to promote sites suitable for SME builders; five to six homes are proposed.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km from a town centre but is within 800m from a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Offord Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	Measuring from the site frontage onto Station Lane, the site is within 800m of multiple culture and leisure facilities, including, Offord Village hall, All Saints Church, Offord Recreation ground, The Horseshoe Inn pub and playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is beyond 5km from large scale concentrations of employment. It has capacity for 1.6 ha of employment land and is opposite greenewable park which has a range of employment sources.  The site benefits from superfast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service.</p> <p>There is a pavement that adjoins the site frontage on Station Road but there may be accessibility and safety issues due to being close to a railway crossing.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	++	The site promoter proposes approximately 16,000sqm of employment land on the site which could support small scale employment opportunities/ office accommodation.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	Development of the site provides the opportunity to enhance the setting of this area if development were sensitively designed. However there are significant challenges to effectively masterplanning the site so that it can be effectively integrated with the existing community. Challenges include access, which if taken from Station Lane to the south of the site would mean traffic immediately exiting in extreme proximity to a railway crossing, causing potential for significant safety issues. Mitigation from noise, air, light and vibrational impact from the railway line may also limit the scale and layout of development, as would the unusual size and shape of the site.

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets within the site. However, the site adjoins to a conservation area and there are several listed buildings to the east which could be impacted by the development.

## Summary of SA

There is significant fluvial and surface water flood risk on the site which will be exacerbated by the impact of climate change. Although the site is classified as part grade 3 and 4 agricultural it is part previously developed land and part greenfield land with historic use as a railway sidings meaning it presents an opportunity for regeneration. The site has little value in relation to the form and character of the local area and relates well to existing development.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church and recreation ground meaning local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is opposite Greenewable park and proposes employment land providing employment opportunities. Public transport options are limited at best. The site is remote from the designated nature assets, but close to natural green space. It has limited capacity for linkages to the existing green or blue infrastructure network.

The site is less than 1 hectare and as such could contribute to the government's aspiration to promote sites suitable for SME builders. five to six homes are proposed.

The site proposal provides the opportunity to enhance the setting of this area if development were sensitively designed. However there are significant challenges to effectively masterplanning the site, challenges include access, safety, proximity to a railway crossing, mitigation from noise, air, light and vibrational impact from the railway line and contamination. At this time it is unclear whether flood risk could be mitigated.

## Updates after initial appraisal

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## Offord Cluny and Offord D'Arcy 7: Land West of High Street and North of Dunstall Close (smaller site), Offord Cluny

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development.</p> <p>The site is not constrained by flood risk, approximately 10% of the site is at medium risk of surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is wholly grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards (ANGSt)' and has limited capacity for linkages to the existing green or blue infrastructure network.

## 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site adjoins Natural Cambridgeshire's Green Infrastructure Priority Area but has limited capacity to contribute towards improvements in habitat connectivity due to being separated by the railway line.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	Residential ribbon development sits to the east of the site across the High Street/B1043 and residential development bounds the southern edge. The site has a strong relationship to the countryside, but also a close relationship with the residential element of the village, with the northern edge commencing at the entrance to the village, 30 mile speed limit and traffic calming measures. The the A14 can be clearly seen in the distance, but transitions into the landscape through landscape interventions. The site proposes low density development would be in keeping with the village character.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site abuts the East Coast Mainline railway on its western edge meaning future occupants of the site will be subject to light, noise, air and vibrational pollution, this will influence the layout of the site and mitigation measures would be required.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes. The site is over 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km from a town centre but is within 800m from a local convenience store.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Offord Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	Measuring from the site frontage onto High Street, the site is within 800m of culture and leisure facilities, including, Offord Village hall and All Saints Church.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km from Greenwable Park in Offord Cluny which has a range of employment sources.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	The site benefits from superfast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	The site benefits from a public footpath directly opposite the site frontage on High Street Road.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site's location within the gateway to the village and the presence of residential development to the south and east imply that there is opportunity for the site to be effectively masterplanned to become part of the existing place and community. The transport impacts on the village due to increased population would require assessment to ensure safety.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets within the site. However, the site adjoins to a conservation area and there are several listed buildings along the High Street to the south which could be impacted by the development.

**Summary of SA**

The site is not constrained by fluvial flood risk and minimal surface water flood risk is present on site. The site is wholly grade 3 agricultural land.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall and church meaning some local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenwable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best.

The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards and has no capacity for linkages to the existing green or blue infrastructure network. The site has a strong relationship to the countryside, but also a close relationship with the residential element of the village. The site is of a size that could contribute to the housing needs of the district.

The site would require careful masterplanning to integrate development with the existing village and avoid detrimental impact to the setting of the conservation area and nearby listed buildings. Low density development would be required to compliment the character of the village. The transport impacts on the village due to increased population would require assessment to ensure safety and strategic landscaping would be required to transition to the open countryside. Impacts on residents as a result of the railway line would require mitigation.

**Updates after initial appraisal**

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## Offord Cluny and Offord D'Arcy 8: Land West of High Street and North of Dunstall Close (larger site), Offord Cluny

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development.</p> <p>The site is not constrained by flood risk, approximately 5% of the site is at medium risk of surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is wholly grade 3 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards (ANGSt)' and has limited capacity for linkages to the existing green or blue infrastructure network.

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from the designated nature assets.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site adjoins Natural Cambridgeshire's Green Infrastructure Priority Area but has limited capacity to contribute towards improvements in habitat connectivity due to being separated by the railway line.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	Residential ribbon development sits to the south east of the site across the High Street/B1043 and residential development bounds the southern edge. The site has a strong relationship to the countryside due to its overall size. However the southern half has a close relationship with the residential element of the village. The the A14 can be clearly seen in the distance, but transitions into the landscape through landscape interventions. The site proposes low density development would be in keeping with the village character, however the scale of development proposed (130 homes) would be disproportionate in size compared to the existing settlement increasing the size of the village by over a fifth.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site abuts the East Coast Mainline railway on its western edge meaning future occupants of the site will be subject to light, noise, air and vibrational pollution, this will influence the layout of the site and mitigation measures would be required.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is likely to support over 100 new homes which could include a wide range of types and tenures.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km from a town centre but is within 800m from a local convenience store.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within 800m of Offord Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	Measuring from the site frontage onto High Street, the site is within 800m of culture and leisure facilities, including, Offord Village hall and All Saints Church.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km from Greenewable Park in Offord Cluny which has a range of employment sources.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	The site benefits from superfast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a public footpath on the B1043 that runs half way up the eastern boundary of the site. A new public footpath may need to be created to join up with the existing infrastructure.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.

# 1 Central Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>The sites proposes substantial residential development, its prominence within the wider countryside due to its scale provides challenges in effectively masterplanning a large disproportionate residential expansion to become part of the existing community.</p> <p>The transport impacts on the village due to increased population would require assessment to ensure safety.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets within the site. However, the site adjoins to a conservation area and there are several listed buildings along the High Street to the south which could be impacted by the development.

## Summary of SA

The site is not constrained by fluvial flood risk and minimal surface water flood risk is present on site. The site is wholly grade 3 agricultural land.

The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall and church meaning some local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenewable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best.

The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards and has no capacity for linkages to the existing green or blue infrastructure network. Residential ribbon development sits to the south east of the site across the High Street/B1043 and residential development bounds the southern edge. The site has a strong relationship to the countryside due to its overall size. However the southern half has a close relationship with the residential element of the village. The site is likely to support over 100 new homes which could include a wide range of types and tenures, however the scale of development proposed (130 homes) would be disproportionate in size compared to the existing settlement increasing the size of the village by over a fifth.



The site would require careful masterplanning to integrate development with the existing village and avoid detrimental impact to the setting of the conservation area and nearby listed buildings. Low density development would be required to compliment the character of the village. The transport impacts on the village due to increased population would require assessment to ensure safety and strategic landscaping would be required to transition to the open countryside. Impacts on residents as a result of the railway line would require mitigation.

**Updates after initial appraisal**

## Sustainability Appraisal Appendix 8 - Eastern Huntingdonshire Site Appraisals



## Document Information

**Title:** Sustainability Appraisal Appendix 8 - Eastern Huntingdonshire Site Appraisals

**Status:** Draft for Consultation

**Date of approval for consultation:** Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

**Document availability:** Sustainability Appraisal Appendix 8 - Eastern Huntingdonshire Site Appraisals can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

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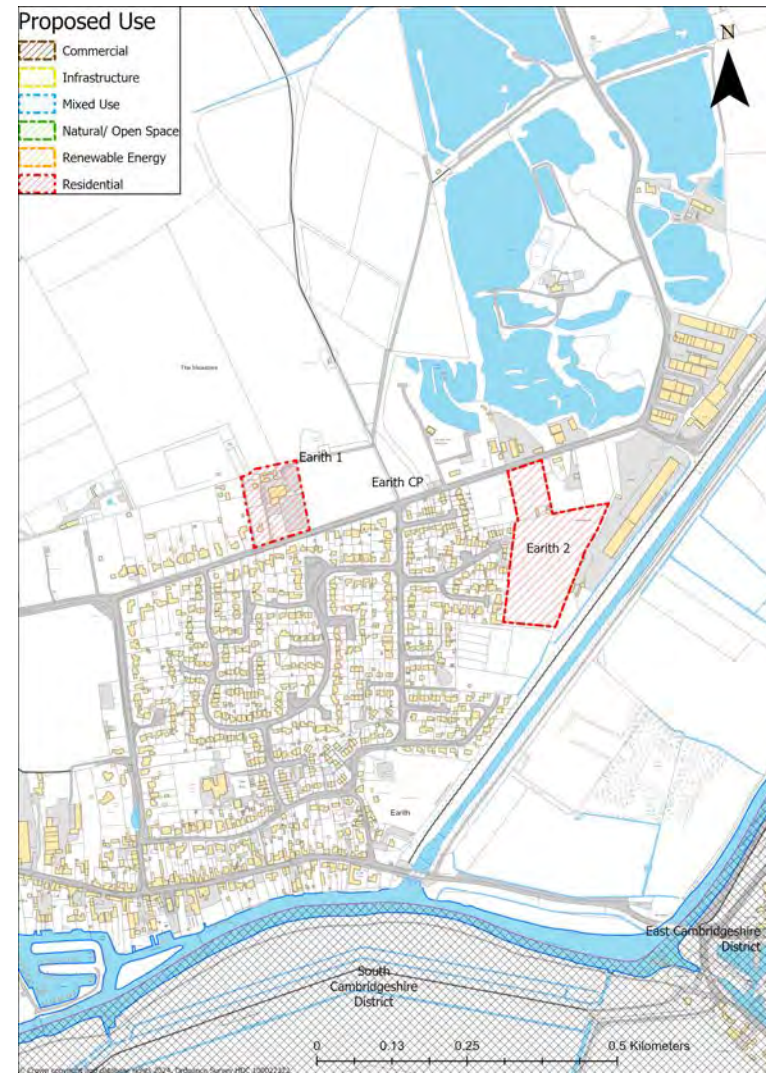


# 1 Eastern Huntingdonshire

## Bluntisham

1.1 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Bluntisham 1: Land to the South of Rectory Close, Bluntisham
- Bluntisham 2: Land West of Colne Road, Bluntisham
- Bluntisham 3: Land West of Bluntisham
- Bluntisham 4: Land North of Station Road, Bluntisham
- Bluntisham 5: Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham



## 1 Eastern Huntingdonshire

## Bluntisham 1: Land to the South of Rectory Close, Bluntisham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 but the southern quarter of the site is constrained by medium surface water flood risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and wholly classified as grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however within 1km of Berry Fen SSSI.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site relates well to the settlement being located on the southern edge of Bluntisham in close proximity to key village services. The site adds to the generally more rural nature of the settlement along Rectory Road.</p> <p>The proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the village within its immediate vicinity. The site is however located in a sensitive location and development could have landscape impacts. In depth development along Rectory Road is not characteristic for this part of the settlement so frontage development or a close development focused within the northern half of the site may be more appropriate.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is over 1ha in size.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km from a town centre and is approximately within 250m of Budgens located at the Bluntisham Service Station.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is just beyond 800m from St Helens Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of the Baptist Church, St Marys Church, the White Swan Public House, Bluntisham service station, Bluntisham Village Hall and playing pitches.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is over 5km from a railway station. The site is within 800m of several bus stops along Rectory Road, East Street, the High Street and St Mary's Close, the highest rated is D on the Place Based Carbon Calculator.</p> <p>There is a pavement across the road from the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site can be effectively masterplanned so that development can be integrated into the existing place and community. This will require effective landscaping, sustainable drainage and sensitive design reflecting its proximity to heritage assets. In depth development up to the southern boundary of the site would not be characteristic so to ensure greater integration a frontage development along Rectory Road or close type development within the northern half of the site could be pursued.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is adjacent to a conservation area and the grade II* Bluntisham House.

#### Summary of SA

This site is greenfield and classified as grade 3 agricultural land. It is within flood zone 1 and constrained by some surface water flood risk. There are no nature conservation designations nearby to the site but it is located within the Great Ouse Valley Green Infrastructure Priority Area. The site is adjacent to a conservation area and the grade II\* Bluntisham House. The site is well served in terms of access to local services and facilities, primary education and employment opportunities within Earith and St Ives. It is also served by public transport.

#### Updates after initial appraisal

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# 1 Eastern Huntingdonshire

## Bluntisham 2: Land West of Colne Road, Bluntisham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 but there is recorded risk from surface water flooding along the site's frontage along Colne Road and along the southern edge of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and wholly classified as grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 200m of a 0.5ha area of natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however within 1km of Berry Fen SSSI. Development may require assessment on recreational impact on nearby SSSI
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located on the northern edge of Bluntisham and therefore relates well to the settlement.</p> <p>The proposed capacity for the site is low and includes land for car parking to be used by staff from St Helens Primary School and large amounts of open space. The location of the open space provides a soft landscape edge and a transition from residential development into the countryside. This will help to reinforce the landscape and townscape character of the settlement.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is over 1ha in size.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km from a town centre and is approximately 1,200m of Budgens located at the Bluntisham Service Station.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site opposite to St Helens Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of Bluntisham Village Hall and playing pitches, the Baptist Church, the White Swan Public House. It is just beyond 800m from other facilities such as St Marys Church and Bluntisham service station.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives.  Ultrafast broadband is available in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is over 5km from a railway station. The site is within 800m of several bus stops along Rectory Road, East Street, the High Street and St Mary's Close, the highest rated is D on the Place Based Carbon Calculator.  There is a pavement along the site's frontage on Colne Road.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site could be masterplanned so that it could become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

#### Summary of SA

This site is greenfield and classified as grade 2 agricultural land. It is within flood zone 1 and constrained by some surface water flood risk. There are no nature conservation designations or heritage assets within the site's immediate vicinity. Development may require assessment on recreational impact on nearby SSSI. The site is well served in terms of access to local services and facilities, primary education and employment opportunities within Earith and St Ives. It is also served by public transport. The site relates very well to the existing settlement being located on its northern edge with direct links to Colne Road.

#### Updates after initial appraisal

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#### Bluntisham 3: Land West of Bluntisham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
			The site is not impacted by an air quality management area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is wholly within flood zone 1 but there is some recorded risk from surface water flooding within the eastern side of the site.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and wholly classified as grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however approximately 1km from Berry Fen SSSI.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located on the western edge of Bluntisham and extends into the open countryside, substantial landscaping would be required. The southern most part of the site has a TPO protection on it which is a clear development constraint. The site adjoins a conservation area on its eastern edge and is also adjacent to the back gardens of several listed buildings, mitigation may be required to minimise the impact on the setting of these assets.</p> <p>The proposed capacity for the site would be an effective use of land and reflect the low form of density common to the settlement particularly considering that 3ha is proposed for biodiversity net gain opportunities.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km from a town centre and is approximately within 250m of Budgens located at the Bluntisham Service Station.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is just beyond 800m from St Helens Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of the Baptist Church, the White Swan Public House and Bluntisham service station. It is just beyond 800m from St Marys Church, Bluntisham Village Hall and playing pitches.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is over 5km from a railway station. The site is within 800m of several bus stops along Rectory Road, East Street, the High Street and St Mary's Close, the highest rated is D on the Place Based Carbon Calculator.</p> <p>It is intended to provide an access to the site via the permitted development on land immediately adjoining the southern most point of this site (approved under 21/02690/REM), additionally points of access are proposed from Nobles Lane and Meridian Close.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located to the west of the main built form of Bluntisham extending into the countryside. There are challenges to successfully integrating development into the existing place and community due to restrictions in access. Access from a permitted development on land immediately adjoining the southernmost point of the site would

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			require removal of trees within a preservation area and therefore be a fundamental constraint, to development, impacting also the ecology and biodiversity of the area. Additional points of access are proposed from Nobles Lane and Meridian Close narrow roads running between residential properties. These have the potential to cause amenity impact on local residents due to the increase in traffic movements from a development of such a scale. The latter also presenting a current constraint with the potential for ransom strips. As such is considered that the site cannot be effectively integrated to become part of the existing community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site does adjoin a conservation on its eastern edge and is also adjacent to several listed buildings.

#### Summary of SA

This site is greenfield and classified as grade 2 agricultural land. It is within flood zone 1 and constrained by some surface water flood risk. There are no nature conservation designations nearby to the site but it is located adjacent to the Great Ouse Valley Green Infrastructure Priority Area. The site is adjacent to a conservation area and several listed buildings. The site has a good level of provision in terms of access to local services and facilities, primary education and employment opportunities within Earith and St Ives. It is also served by public transport. However, the site being located to the west of the main built form of Bluntisham and it extending into the countryside means it is in a sensitive location, the presence of heritage assets nearby and TPOs on site are also development constraints as well as the provision of access through existing and committed residential areas.

#### Updates after initial appraisal

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## Bluntisham 4: Land North of Station Road, Bluntisham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	+	<p>Within the vision document submitted to support the call for site submission, the housebuilder involved with the site, Barratt David Wilson, have detailed their Zed House which is proposed as part of any future development of the site. The Zed House uses the most modern sustainable housing technology including an air source heat pump, infrared panels, plaster that eliminates pollutants, a fridge which keeps food fresh for longer, heated skirting boards, air-powered showers, electric vehicle charging points, PV solar panels and battery storage.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	The site is wholly within flood zone 1 but is constrained by surface water flood risk.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and the majority of the site classified as grade 2 agricultural land with only a small portion of the site's frontage being grade 3. There are no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located adjacent to the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is located to the west of the main built form of Bluntisham so does not relate well to the existing settlement. The site therefore relates more closely to the countryside and is located in a very sensitive location. The site is situated within the Central Claylands, extensive apple and plum orchards formerly dominated much of the eastern part of the area around Somersham and Bluntisham, meaning the remaining orchards represent significant value in terms of the history of these settlements and their identity. The Landscape Townscape Assessment SPD 2022 noted that the retention, revitalisation and protection of these orchards are of importance to the character of these areas.</p> <p>The proposed capacity for the site is very low which provides opportunities for enhanced landscaping and sustainable drainage to mitigate against surface water flooding and provide a softer development edge. Despite this development would have significant impacts on the landscape and townscape character of Bluntisham</p>



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km from a town centre and is approximately within 200m of Budgens located at the Bluntisham Service Station.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is beyond 800m from St Helens Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of the Baptist Church, the White Swan Public House and Bluntisham service station. It is just beyond 800m of St Marys Church, Bluntisham Village Hall and playing pitches.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is over 5km from a railway station. The site is within 800m of several bus stops along Rectory Road, East Street, the High Street and St Mary's Close, the highest rated is D on the Place Based Carbon Calculator.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a pavement across the road from the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located to the west of the main built form of Bluntisham, but close to local services. The extensive presence of orchards means that the site relates more to the countryside and general character of the area than to the built area of Bluntisham. Safety of access to and from the site due to the proposed scale may present safety issues and would require further assessment.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

### Summary of SA

This site is greenfield and mostly consists of land classified as grade 2 agricultural land. It is within flood zone 1 but is constrained by surface water flood risk. There are no nature conservation or heritage designations nearby to the site but is adjacent to the Great Ouse Valley Green Infrastructure Priority Area. The site has a good level of provision to local services and facilities, primary education and employment opportunities within Earith and St Ives. It is also served by public transport. The site is situated within the Central Claylands, extensive apple and plum orchards formerly dominated much of the eastern part of the area around Somersham and Bluntisham, meaning the remaining orchards represent significant value in terms of the history of these settlements and their identity. The site is located to the west of the main built form of Bluntisham means it relates more closely to the countryside and development would likely result in significant landscape impacts and detrimentally harm the character of the settlement.

# 1 Eastern Huntingdonshire

## Updates after initial appraisal

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### Bluntisham 5: Land to the North and South of Bluntisham Heath Road/ Wood End, Bluntisham

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is partially within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 with some minimal risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and is wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	<p>The site is approximately 200m from the Heath Fruit Farm County Wildlife Site but is sufficiently remote from other designated nature sites so it is unlikely there will be an impact.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	<p>The site is located outside of the Great Ouse Valley Green Infrastructure Priority Area so it has limited capacity for linkages to the strategic green infrastructure network.</p>
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site consists of two parcels of land, one north of Wood End and the other south of Wood End to the west of Bluntisham. The site is located to the west of the main built form of Bluntisham so does not relate well to the existing settlement and a pavement doesn't extend this far along Bluntisham Heath Road/ Wood End so access to existing services and facilities is more challenging. The site therefore relates more closely to the countryside and is located in a very sensitive location. The northern parcel of the site consists of orchard land which is becoming increasingly rare across the district. Orchard land in this part of the district is a key characteristic of its landscape character. As such, its development would further erode this landscape character.</p> <p>The proposed capacity is for 100 homes across above parcels, the site promoter has not provided a more detailed breakdown on how many homes could be provided on each parcel. Development would have significant impacts on the landscape and townscape character of Bluntisham.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km from a town centre and is beyond 800m of Budgens located at the Bluntisham Service Station.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is beyond 800m from St Helens Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m of the Baptist Church, the White Swan Public House, Bluntisham service station, St Marys Church, Bluntisham Village Hall and playing pitches.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	<p>The site is about 4km of the Earith Business Park and about 6km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is over 5km from a railway station. The site is just over 800m of two bus stops along High Street, the highest rated is D on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is no pavement along the site's frontage along Bluntisham Heath Road/Wood End, it is within 150m from a footpath along Wood End.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located to the west of the main built form of Bluntisham and so therefore would be less successful in being fully integrated and part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets on site but the south eastern corner of the northern parcel of the site is adjacent to a grade II listed building.

### Summary of SA

This site is greenfield and consists of land classified as grade 2 agricultural land. It is within flood zone 1 with minimal surface water flood risk. There are no nature conservation or heritage designations on site but it is within 200m of the Heath Fruit Farm CWS and within the setting of a grade II listed building. The site is somewhat remote from local services and facilities and primary education within Bluntisham and also from employment opportunities within Earith and St Ives. It is remote from natural greenspace. The site consists of two parcels of land, one north of Bluntisham Heath Road/ Wood End and the other south of it. The northern parcel consists of orchard land. The site is located to the west of the main built form of Bluntisham means it relates more closely to the countryside and development would likely resulting significant landscape impacts and detrimentally harm the character of the settlement.

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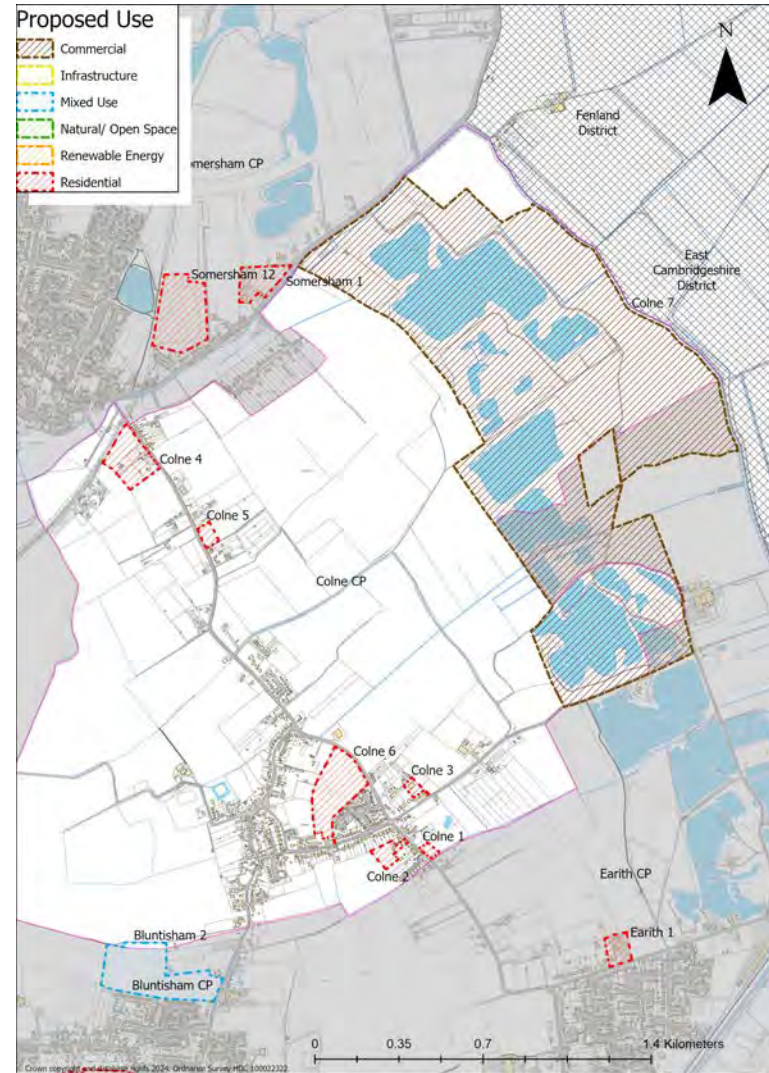
**Updates after initial appraisal**

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**Colne**

1.2 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Colne 1: Land North of The Meadows, Earith Road, Colne
- Colne 2: Land at Ramadie, Earith Road, Colne
- Colne 3: Land North West of Holme Fen Drove, Colne
- Colne 4: Land at Cranbrook Plants, Colne Road, Somersham (Colne)
- Colne 5: Land at Colne Road, Somersham (Colne)
- Colne 6: Land West of the B1050, Earith Road, Colne
- Colne 7: Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne)



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Colne 1: Land North of The Meadows, Earith Road, Colne

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>Site is located beyond 200m of an AQMA.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 but the most of the site is at risk from medium surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has very limited capacity for linkages to the strategic green or blue infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is more than 1km from a SSSI, 200m from a CWS and LGS. However, it is less than 2km away from the Ouse Washes Ramsar/SPA/SAC.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is approximately 500m outside of the Great Ouse Valley Green Infrastructure Priority Area and has limited potential to contribute strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>This is a small site consisting of orchard land which is becoming increasingly rare. Orchard land in this part of the district is a key characteristic of its landscape character. As such, its development would further erode this landscape character although in their submission, the site promoter states that the site is 'formerly an orchard, the trees have since been grubbed up and the site lies unused.'</p> <p>The site is located within the built form of Colne in close proximity to village services and facilities, as such development would relate well to the settlement. The proposed capacity of 5 homes would represent a reasonable use of land, the schematic block plan submitted shows that it is proposed to develop the site for 5 large detached homes which would be reflective of the generally detached and more spacious plot sizes found in this part of the village.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	The site is promoted for five market and/or affordable homes or five self and custom build plots.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store is in Earith which is further than 800m from the site and a freestanding supermarket in St Ives is beyond 2.5km from the site.</p> <p>The site is approximately 1.5km from Earith Primary School, is beyond 1.5km from a town based primary school and is of insufficient capacity to provide a school on site.</p> <p>The site is within 800m of a village hall, St Helens Church and Green Man public house.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site fronts onto Colne Road and is within 5km of multiple concentrations of employment. It is approximately, 1.8km from Earith Business Park and 3.7km from West Newlands Industrial Estate.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is over 5km from a train station. It is within 800m of multiple bus stops in Colne rated D or lower on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>The site benefits from a pavement that runs along the site frontage.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community although it would result in the loss of orchard land.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within the site or in the immediate vicinity of the site.

#### Summary of SA

The site is located towards the southern end of Colne. It consists of orchard land, an increasingly scarce resource across the district. The site is therefore wholly greenfield and is wholly classified as grade 2 agricultural land. It is remote from natural greenspace. The site is constrained by surface water flooding but not fluvial flood risk. It is not constrained by heritage designations but is located within 2km of the Ouse Washes Ramsar/SPA/SAC site. It has a good level of public transport provision and reasonable accessibility to nearby employment locations and services within Colne. The nearest primary school is located in the neighbouring village of Earith.

#### Updates after initial appraisal

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## Colne 2: Land at Ramadie, Earith Road, Colne

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>Site is located beyond 200m of an AQMA.</p> <p>The site is partly previously developed / partly greenfield land with existing structures including a dwelling and agricultural structures on site meaning that development could reuse materials and/or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1 and has no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	<p>The site contains a residential property 'Ramadie' and a former piggery, storage building and stables and section of grassed paddock to the rear (south-west) of Ramadie.</p> <p>The site is classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has very limited capacity for linkages to the strategic green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is more than 1km from a SSSI, 200m from a CWS and LGS. However, it is less than 2km away from the Ouse Washes Ramsar/ SPA/SAC.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	<p>The site is approximately 500m outside of the Great Ouse Valley Green Infrastructure Priority Area and has limited potential to contribute strategically in habitat connectivity.</p>
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site contains a residential property 'Ramadie' and a former piggery, storage building and stables and section of grassed paddock to the rear (south-west) of Ramadie. The site is bounded by residential development on its northern and eastern sides but projects beyond the rear boundary of the residential properties south of the site. The paddock itself is well-contained on its western boundary by an existing hedgerow. Development of the site would consist of in depth development which is not characteristic.</p> <p>The proposed capacity put forward by the site promoter is very low so would not make the most efficient use of land either.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	<p>The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store is in Earith which is further than 800m from the site and a freestanding supermarket in St Ives is beyond 2.5km from the site.</p> <p>The site is approximately 1.5km from Earith Primary School, is beyond 1.5km from a town based primary school and is of insufficient capacity to provide a school on site.</p> <p>The site is within 800m of a village hall, St Helens Church and Green Man public house.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site fronts onto Colne Road and is within 5km of multiple concentrations of employment. It is approximately, 1.8km from Earith Business Park and 3.7km from West Newlands Industrial Estate. It is beyond 1.5km of a town centre, secondary school and an industrial estate.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is over 5km from a train station. It is within 800m of multiple bus stops in Colne rated D or lower on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>The site benefits from a pavement that runs along the site frontage on Colne Road.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community, it would however provide in depth development which is less characteristic, therefore sensitive design will need to be required to ensure successful integration and minimise townscape impacts. Additionally it would need to retain existing hedgerows to minimise landscape impact and retain the contained nature of the existing paddock land.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within the site or in the immediate vicinity of the site

#### Summary of SA

The site is located to the south east of the centre of Colne. It consists of a mix of greenfield and previously developed land with an existing dwelling, 'Ramadie' on site as well as various agricultural structures. The site is wholly classified as grade 2 agricultural land. It is remote from natural greenspace. The site is not constrained by flooding or by heritage designations but is located within 2km of the Ouse Washes Ramsar/SPA/SAC site. It has a good level of public transport provision and reasonable accessibility to nearby employment locations and services within Colne. The nearest primary school is located in the neighbouring village of Earith. The potential for in depth development on site is less characteristic and its location on the edge of Colne will require sensitive design and landscaping.

#### Updates after initial appraisal

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# 1 Eastern Huntingdonshire

## Colne 3: Land North West of Holme Fen Drove, Colne

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>Site is located beyond 200m of an AQMA.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 with some surface water flood risk</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	There is an existing large agricultural building on site. The site is wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has very limited capacity for linkages to the strategic green or blue infrastructure network</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is more than 1km from a SSSI, 200m from a CWS and LGS. However, it is less than 2km away from the Ouse Washes Ramsar/ SPA/SAC.</p> <p>The site is approximately 500m outside of the Great Ouse Valley Green Infrastructure Priority Area and has limited potential to contribute strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located on the eastern edge of Colne along Holme Fen Drove. It is proposed to develop the site for up to 5 homes on land to the rear of two existing bungalows: The Orchards and Scotia House. Holme Fen Drove has consists of ribbon type development, therefore in depth development is not characteristic but the site does not extend further than the adjoining residential curtilages of the neighbouring properties. There is open countryside to the east, the site benefits from existing established vegetated boundaries which help to minimise landscape impact.</p> <p>The proposed capacity is very low but this does allow for greater amounts of landscaping to retain a sense of separation between neighbouring properties and reduce amenity impacts on the bungalows. To reduce this impact further, it may be possible to pursue a scheme that only includes single storey properties.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

## 1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store is in Earith which is further than 800m from the site and a freestanding supermarket in St Ives is beyond 2.5km from the site.</p> <p>The site is approximately 2km from Earith Primary School, is beyond 1.5km from a town based primary school and is of insufficient capacity to provide a school on site.</p> <p>The site is within 800m of a village hall, St Helens Church and Green Man public house.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site fronts onto Holme Fen Drove and is within 5km of multiple concentrations of employment. It is approximately, 2km from Earith Business Park and 3.7km from West Newlands Industrial Estate. It is beyond 1.5km of a town centre, secondary school and an industrial estate.</p> <p>The site benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is over 5km from a train station. It is within 800 meters of multiple bus stops in Colne rated D or lower on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>The site fronts onto Holmes Fen Drove where there is not a designated pavement but is within 500m from a pavement on Earith Road.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community, it would however require sensitive design and landscaping to minimise any landscape impact. Additionally sensitive design will be required to reduce any amenity impacts on neighbouring properties, particularly any single storey dwellings.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within or nearby to the site.

#### Summary of SA

The site is located on the eastern edge of Colne. It consists of greenfield land classified as grade 2 agricultural land but it does contain a large agricultural structure on site. It is remote from natural greenspace. The site is constrained by surface water flooding but not fluvial flood risk. It is not constrained by heritage designations but it is located within 2km of the Ouse Washes Ramsar/SPA/SAC site. It has a good level of public transport provision and reasonable accessibility to nearby employment locations and services within Colne. The nearest primary school is located in the neighbouring village of Earith. The site is in a sensitive location with the open countryside to the east and north but existing established vegetated boundaries form a natural buffer which could be reinforced in a future development. It would provide in depth development which is less characteristic of the area so sensitive design will also be required to minimise the amenity impacts of development on the adjoining single storey properties.

#### Updates after initial appraisal

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# 1 Eastern Huntingdonshire

## Colne 4: Land at Cranbrook Plants, Colne Road, Somersham, (Colne)

- 1.3 As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.
- 1.4 Therefore, a sustainability appraisal for the site has not been undertaken.

## Colne 5: Land at Colne Road, Somersham, (Colne)

- 1.5 As identified in the LAA, the site is wholly classified as grade 1 agricultural land. Grade 1 agricultural land is the highest quality of agricultural land, its loss is heavily resisted in the NPPF.
- 1.6 Therefore, a sustainability appraisal for the site has not been undertaken.

## Colne 6: Land West of the B1050, Earith Road, Colne

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  Site is located beyond 200m of an AQMA.  The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	The site is wholly within flood zone 1 but there is some recorded risk from surface water flooding within the southern part of the site (this is at very low risk) and the northern part of the site (this is at higher risk).
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has very limited capacity for linkages to the strategic green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is more than 1km from a SSSI, 200m from a CWS and LGS. However, it is less than 2km away from the Ouse Washes Ramsar/ SPA/SAC.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is approximately 500m outside of the Great Ouse Valley Green Infrastructure Priority Area and has limited potential to contribute strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	This is a large centrally located site within Colne, it therefore relates very well to the settlement. It being undeveloped provides a sense of openness in this part of the village. Its development would therefore result in a large infill and erode this sense of openness. The site

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>gently slopes to the north and is partivuarly open to the east from Earith Road. The indicative site plan submitted in the vision document shows that the northern part of the site is proposed for landscaping and sustainable drainage to overcome these constraints with development being focused in the southern half of the site where it would adjoin existing residential development. This will also assist in the integration of the site into the existing place and community and minimise the erosion of the open character of the settlement here.</p> <p>The proposed capacity for the site and the mix of natural space for landscaping and sustainable drainage would make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site is promoted for market and/or affordable homes including a number of specialist homes and custom and self build plots but the quantity of these have not been confirmed.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store is in Earith which is further than 800m from the site and a freestanding supermarket in St Ives is beyond 2.5km from the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is approximately 2km from Earith Primary School, is beyond 1.5km from a town based primary school and is of insufficient capacity to provide a school on site.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is within 800m of a village hall, St Helens Church and Green Man public house.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site fronts onto Earith Road and is within 5km of multiple concentrations of employment. It is approximately, 2km from Earith Business Park and 3.2km from West Newlands Industrial Estate. It is beyond 1.5km of a town centre, secondary school and an industrial estate.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is over 5km from a train station. It is within 800 meters of multiple bus stops in Colne rated D or lower on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>The site benefits from a pavement that runs along the site frontage on Colne Road</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to the integration of sustainable drainage and landscaping.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>		
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets within the site. However, it is approximately 150m east of St Helens Church, a Grade II listed building, which could be adversely impacted by the development.

## Summary of SA

The site is centrally located within Colne. It consists of greenfield land classified as grade 2 agricultural land. It is remote from natural greenspace. The site is constrained by surface water flooding particularly on its northern half but also to a lower degree in its southern half but not fluvial flood risk. There is a listed building that could be impacted by development and it is located within 2km of the Ouse Washes Ramsar/SPA/SAC site. It has a good level of public transport provision and reasonable accessibility to nearby employment locations and services within Colne. The nearest primary school is located in the neighbouring village of Earith. The site is in a sensitive location with the open countryside to the north and east where views into and from the site are very open but adjoins residential development to the south. The southern part of the site is where it is proposed to concentrate new built development.

## Updates after initial appraisal

### Colne 7: Colne Fen Farm and Fishery, south of Chatteris Road, Somersham (Colne)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	The site is mostly promoted for biodiversity net gain and nature uses with some commercial leisure uses including holiday accommodation. No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	<p>Site is located beyond 200m of an AQMA.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 29% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is near to the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	About 70% of the site is within flood zone 1, some 24% of the site is within flood zone 3b. There is some surface water flood risk across the site. The Cranbrook Drain flows adjacent to the northern and eastern site boundaries. The drain rises on locally high ground near Woodhurst, some 6.5 km to the west of the site. Some 2 km southeast of the site the Cranbrook Drain joins the Old Bedford River. There are a number of other smaller drains in the vicinity of the site, all of which generally flow north-eastwards to the Cranbrook Drain. There are numerous waterbodies associated with areas of former mineral extraction in the vicinity of the site, some of which have or will be infilled as part of the restoration works ongoing on site.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	This is a large greenfield site that consists of some 165ha of land formerly used for quarrying of sand and gravel since the 1940s but by 2013 the bulk excavation of minerals had ceased.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The majority of the site is classified as grade 3 agricultural land, there is some land classified as grade 2 on the northern edge and southern edge of the site which corresponds with the Earith Gravel Pits County Wildlife Site designation.</p> <p>The indicative masterplan submitted shows the broad location of development, it is unclear at this stage the quantity of lodges or what other associated facilities will be proposed as alongside them. It appears that the main use for the site will be for natural, green or open spaces and biodiversity net gain opportunities.</p>
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from any natural greenspace.</p> <p>It some capacity for linkages to the strategic green and blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>Part of the Earith Gravel Pits County Wildlife Site falls within the southern most part of the site. The site is more than 1km from a SSSI and 200m from a LGS. However, it is less than 2km away from the Ouse Washes Ramsar/SPA/SAC when measured along the site's frontage along Holme Drove</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	<p>The southern part of the site, approximately 0.25 sq km is inside of the Great Ouse Valley Green Infrastructure Priority Area and has some potential to contribute to improvements strategically in habitat connectivity.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is detached from the settlements of Earith and Colne. It consist of former gravel extraction and quarry works. It is undergoing restoration and is also used for fishing. As such it relates much more closely to the countryside than to either settlement.</p> <p>It is proposed to continue the nature conservation and environmental restoration works on site and in the longer term provide some commercial leisure development within the site. It is unclear how many holiday lodges and if any associated facilities will be provided in a future scheme, therefore this is difficult to assess at this time and the extend to which this will compliment the nature and open space uses on site without being an over development of the site and potentially undermining conservation efforts. Further information and a potential business plan may be necessary to ascertain the viability and desirability of a tourist destination in this location.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	<p>The proposed uses for the site do not include residential development, therefore will not contribute to housing supply.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store from the front of the site at the northern boundary is in Somersham which is beyond 800m and a freestanding supermarket in St Ives is beyond 2.5km from the site.</p> <p>The site proposal is for non-residential and biodiversity use and therefore access to education facilities is not relevant.</p> <p>The site is proposed for biodiversity net gain and also commercial leisure use in the form of holiday lodges. It is beyond 800m from Colne from the southern boundary and Somersham from the northern boundary where there are cultural and leisure facilities.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	N	<p>The site is proposed for non-residential and biodiversity net gain purposes and therefore access to concentrations of employment is not relevant. The proposed holiday lodges and leisure facilities provide the scope for limited employment opportunities on site.</p> <p>Standard broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is beyond 800m from any bus service.</p> <p>The site fronts onto Holmes Drove from the southern boundary where there is not a designated pavement but is within 1km from a pavement on Earith Road. It is also within 1km from a pavement on Chatteris Road measuring from the northern boundary.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	+	<p>The proposed holiday lodges and related tourism uses would support use of the restored quarry site and extensive resultant lakes. They would provide the scope for limited employment opportunities on site.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is remote from Colne and Earith villages and is undergoing restoration following its previous use as a gravel extraction site. As such as the site and its associated leisure uses will relate much more closely to the countryside than to either settlement, therefore integration with them is not necessary, however the leisure uses could provide a complimentary development that could assist in the longer term management and enjoyment of the site.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within the site or in the immediate vicinity of the site.

#### Summary of SA

The site is detached from a settlement and relates much more closely to the open countryside than either Somersham or Colne. It is remote from public or active travel. It consists of a former gravel extraction and quarrying works which has been undergoing conservation and restoration for several years with works to complete in 5 years. The site is also used for fishing. The site promoter's longer term ambition for the site is to provide some additional commercial leisure uses consisting of holiday lodges, associated water related leisure uses and biodiversity net gain. The impact of intensifying the leisure uses on site would need detailed assessment particularly in terms of its potential impact on the Earith Gravel Pits CWS and the Ouse Washes Ramsar/SPA/SAC.

#### Updates after initial appraisal

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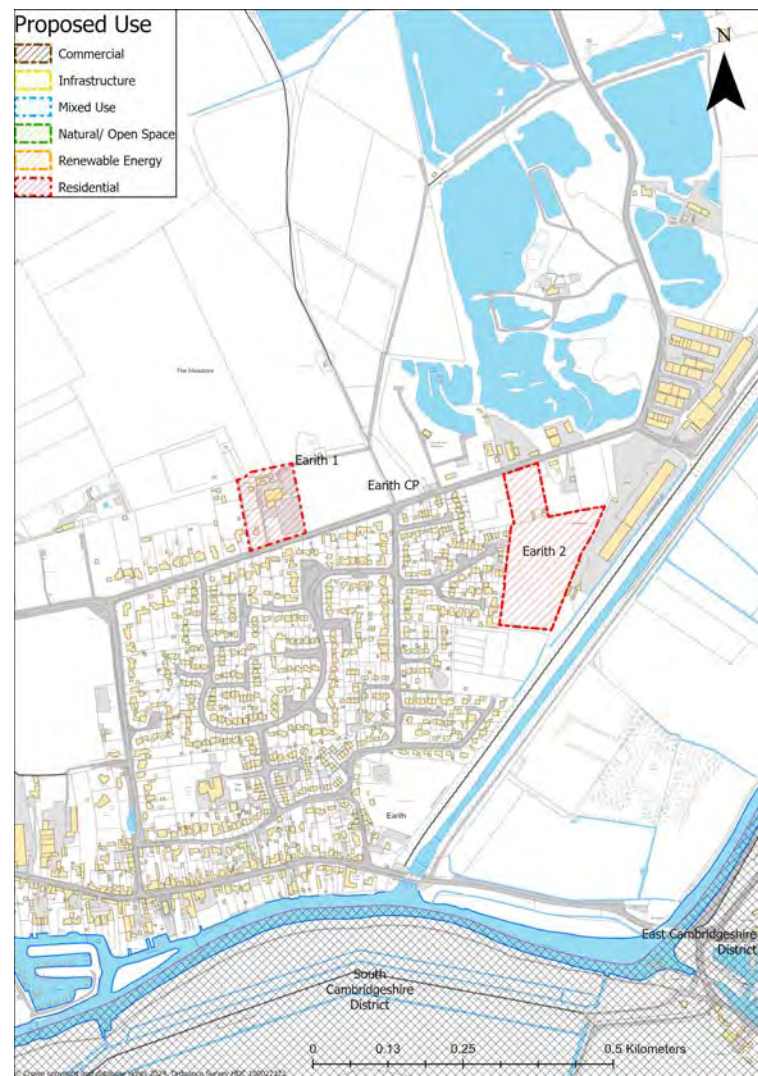
# 1 Eastern Huntingdonshire

## Earith

1.7 Two sites have been identified/ put forward through the desktop review or Call for Sites process. This is:

- Earith 1: New Farm, Meadow Lane, Earith
- Earith 2: Land On The South Side Of Meadow Drive, Earith

1.8 Please note that Colne 7: Colne Fen Farm and Fishery, South of Chatteris Road, Somersham (Colne) also partially falls within Earith parish, but it has been included under Colne as most of the site lies within that parish area.



## Earith 1: New Farm, Meadow Lane, Earith

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is partly previously developed / partly greenfield land with existing structures including a dwelling and structures and hardstanding relating to the site's current equestrian use on site meaning that development could reuse materials and/or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1 but there is some surface water flood risk recorded across the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	<p>The site is classified as being grade 2 agricultural land. The site contains several structures and hardstanding relating to the current equestrian use of the site.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	--	<p>The site is within 200m of the Earith Gravel Pits County Wildlife Site, is within 1km of Berry Fen SSSI and is within 0.5km of the Ouse Washes Ramsar/SPA/SSSI site.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	<p>The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.</p>
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>The site is located on the northern edge of Earith with residential development on two sides, it therefore relates to the existing settlement. The site is currently used as an equestrian centre.</p> <p>The proposed capacity of the site would represent very low density development even when incorporating land for sustainable drainage and landscaping, this may not make the most efficient use of land but would be in keeping with surrounding residential development. It therefore will contribute towards retaining the existing character of the settlement.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is over 1ha in size.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km from a town centre and is just over 800m from Bridge End Stores located on the High Street.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within 800m of Earith Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is approximately 800m from the Crown Inn and Rectors Hall.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 700m of the Earith Business Park and about a kilometre from a concentration of businesses located at 101 High Street .  Ultrafast broadband is available in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is over 5km from a railway station. The site is within 800m of bus stops along Greenfields and Parrens Road, these are rated E- on the Place Based Carbon Calculator meaning there is an infrequent service.  There is a pavement across the road from the site.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community subject to the integration of sustainable drainage and landscaping.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is located on the northern edge of Earith and relates well to the existing settlement, it is currently used as an equestrian centre so its redevelopment would utilise land that is partially previously developed. It is not constrained by fluvial flooding but does have surface water flood risk. It is located in a sensitive location on the northern edge of the settlement with the countryside on two sides. It is located within the Great Ouse Valley Green Infrastructure Priority Area and nearby to several nature conservation sites including the Ouse Washes. It is not constrained by heritage assets. It is in good proximity to several services and facilities such as a primary school, shop, public house, bus stops and employment opportunities.

## Updates after initial appraisal

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## Earith 2: Land On The South Side Of Meadow Drive, Earith

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with a few agricultural structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1 but there is some surface water flood risk recorded across the centre of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land classified as being grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	<p>The site is within within 200m of 0.5ha natural green space and is also within 300m of 2ha natural greenspace.</p> <p>It has direct capacity for linkages to the strategic green infrastructure network.</p>

# 1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	--	The site is within 50m of the Earith Gravel Pits County Wildlife Site and is within 50m of the Ouse Washes Ramsar/SPA/SSSI site. It is also about 1km from Berry Fen SSSI.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located on the eastern edge of Earith with residential development along most of its western edge and the Earith Business Park to the east. The site therefore relates to the existing settlement. Access is possible from Meadow Drove, there is no footpath along here. While development will adjoin existing residential development, it will face onto the back of properties along Hermitage Road and Meadow Way which reduces the likelihood of successful integration with the existing place and community. It will see the development of paddock land that provides a green edge to the village between it and the business park and would see the built form extend further towards protected nature conservation sites.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is promoted for market and/or affordable homes.  The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km from a town centre and is just over 800m from Bridge End Stores located on the High Street.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within 800m of Earith Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is over 800m from the Crown Inn and Rectors Hall.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 250m of the Earith Business Park and about 1.2km from a concentration of businesses located at 101 High Street.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is over 5km from a railway station. The site is within 800m of bus stops along Parrens Road, these are rated E- on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-	There is no pavement located along the site's frontage, it is within 500m of a public right of way but this extends away from the village into the CWS so does not help to improve the accessibility of the site to practical and social activities within the village itself.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it effectively masterplanning it to become part of the existing place and community is challenging as while development will adjoin existing residential development, it will face onto the back of properties along Hermitage Road and Meadow Way which reduces the likelihood of successful integration with the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations on site but it is some 50m from a conservation area, the setting of which could be impacted by proposals.

## Summary of SA

The site is located on the eastern edge of Earith and relates to the existing settlement, it is greenfield and classified as grade 3 agricultural land. It is not constrained by fluvial flooding but does have surface water flood risk. It is located in a sensitive location on the eastern edge of the settlement, it adjoins some built development but it is within the Great Ouse Valley Green Infrastructure Priority Area and in close proximity to several nature conservation sites including the Ouse Washes. It is not somewhat constrained by heritage assets with the site being within the setting of a conservation area. It does not benefit from footpath connectivity making integration with the existing place and community more challenging and it is a somewhat distant from services and facilities such as a primary school, shop and public house within the village. It has good accessibility to employment opportunities being located adjacent to the Earith Business Park.

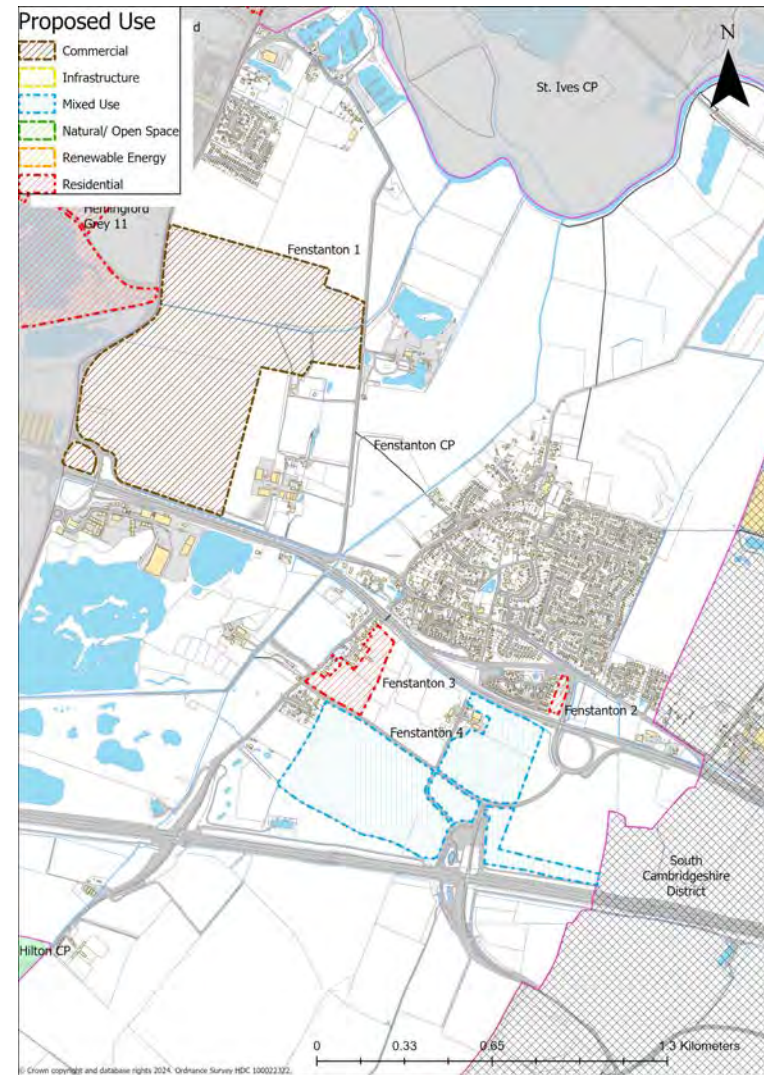
## Updates after initial appraisal

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## Fenstanton

1.9 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Fenstanton 1: Galley Hill, Fenstanton
- Fenstanton 2: Land West of Huntingdon Road slip road from A1307, Fenstanton
- Fenstanton 3: Land East of Hilton Road, Fenstanton
- Fenstanton 4: Land of Conington Road, Fenstanton





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Fenstanton 1: Galley Hill, Fenstanton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>Limited information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site promoter states that the scheme would be designed to minimise water and energy consumption and utilise low emission and recycled materials. Buildings could also be designed with installation of photovoltaic panels.</p> <p>There are no air quality management areas within the site but it is within 200m of several parcels of land included within the A14 Fenstanton Air Quality Management Area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	-	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 59% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>About 40% of the site is within flood zone 1, with 56% of the site being in flood zone 3b (this consists of the northern half of the site) and the rest in flood zone 2. There is some surface water flood risk across the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land. Over a third of the site is classified as grade 2 agricultural land, another third is classified as grade 3 and the south western edge of the site is classified as non-agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The Low Road Meadows (West) County Wildlife Site partially falls within the site. This CWS is within the part of the site not proposed for built development. The Marsh Lane Gravel Pits CWS and Fenstanton Pits (West End Pits) CWS are within 200m of the site.</p> <p>The site is within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is physically detached from Fenstanton village and is located on the opposite side of the A1307 from the Lakes Business Park. While it is located within the countryside, the proposed employment uses are complimentary to those adjacent in the Lakes Business Park.</p> <p>The proposed site plan shows that only approximately half of the site is proposed for built development so that land at high risk from flooding is excluded, this does however mean that built development is concentrated on land of higher agricultural value. The overall sites area is approximately 61ha but development is proposed on only</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			25ha, this makes a more efficient use of land keeping development out of at risk areas from flooding. The site is broadly flat but is bounded by the strategic road network on its western and southern edges, also considering that development would be concentrated on the southern half of the site closest to the road network, the landscape impact is somewhat mitigated but it is inevitable that development at this scale would result in a continuing change to the landscape character of the area in line with that which has been underway with the development of the Lakes Business Park to the south. The area of land north of the proposed built development can be used to provide landscaping as well as flood mitigation to help address this.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is bounded on its southern boundary by the A1307 increasing the likelihood of noise, light and visual pollution. It is also of a scale which could increase pollution locally.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km from St Ives town centre but it is beyond 800m from a local convenience store and beyond 2.5km of a freestanding supermarket.  As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is beyond 800m from leisure and cultural facilities within Fenstanton, St Ives and Hemingford Grey.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The proposal seeks over 5ha of new employment development consisting of a mix of offices, warehousing and industrial uses. It is also on the opposite side of the A1307 from the Lakes Business Park.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is over 5km from a railway station. The site's proposed access from the roundabout between the A1307 and A1096, the site is beyond 800m from a bus stop.</p> <p>There is no pavement along the site's frontage but there is a public right of way runs across the northern half of the site, this runs alongside Lake Brook.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	++	The proposal seeks new employment development consisting of a mix of offices, warehousing and industrial uses. The Economics Benefits Assessment submitted alongside the site submission states that some 2,648 jobs could be created from the development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is physically detached from any settlement. It is also detached from the Lakes Business Park being separated by the A1307, however, the proposed employment uses would be complimentary to it. It may be possible to successfully integrate development with its surrounding context.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations on site but there is a cluster of listed farmhouses and barns to the east of the site including Hall Green Farm and Manor Farm.

## Summary of SA

The site is physically detached from Fenstanton but is located adjacent to the Lakes Business Park on the other side of the A1307. The northern half of the site is heavily constrained by flooding, there is also a CWS partially located within the site and it is located within the Great Ouse Valley Green Infrastructure Priority Area. It is adjacent to several designated heritage assets. About a third of the site is classified as grade 2 agricultural land with another third at grade 3 and another as being non-agricultural. The site is not well served via public transport options. It proposes over 5ha of employment land which could compliment the adjacent Lakes Business Park.

## Updates after initial appraisal

### Fenstanton 2: Land West of Huntingdon Road slip road from A1307, Fenstanton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
			The site is not impacted by an air quality management area.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is wholly within flood zone 1 with some surface water flood risk on its northern edge where the site adjoins Cambridge Road.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and appears to have been as storage. The northern half of the site is classified as grade 3 agricultural land, the southern half is classified as grade 2.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. There are TPO protected trees on site.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is located within the southern edge of the built form of Fenstanton. It adjoins existing residential development on its western edge but there is no connectivity through to it from the site. The site is narrow and accessed via Cambridge Road/ Huntingdon Road but there is no pedestrian access making the site very detached in terms of integrating and connecting it to existing services.</p> <p>The site has TPO protected trees in addition to its proximity to the A1307 and gas mains, means it is highly constrained in design terms meaning it will be incredibly challenging to deliver a high quality living environment for any future residents. This is likely to result in a linear form of development which would be functionally very detached from the rest of the village and would not protect or reinforce the character of the village.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proximity of the site in relation to the A1307 may give rise to additional levels of air, noise and visual pollution which may require mitigation. A gas mains runs through the site.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km of St Ives town centre and is about 600m from a Nisa Local located along the High Street.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is just over 800m from Fenstanton and Hilton Primary School.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	<p>The site is within 800m of the Duchess Public House and the Crown And Pipes Public House.</p> <p>The site is just beyond 800m from playing pitches, St Peter And St Pauls Church.</p>
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is approximately 2km from the Lakeside Business Park.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is over 5km from a railway station. The site is within 800m of several bus stops located along the High Street, the highest rated one is rated D+ on the Place Based Carbon Calculator.</p> <p>The site is not easily accessible on foot or bicycle as it does not benefit from a pavement along its frontage or across the road from the site. There are rights of way within 500m from the site but are located across the A1307.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is narrow and the presence of extensive TPO protected trees, the A1307 and gas mains, means it is highly constrained in design terms meaning it will be incredibly challenging to deliver a high quality living environment for any future residents. This is likely to result in a linear form of development which would be functionally very detached from the rest of the village.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets on site or nearby.

**Summary of SA**

The site is equally grade 2 and grade 3 agricultural land located at a junction between Cambridge Road and Huntingdon Road on the approach to the A1307 flyover. It is constrained by some surface water flood risk, TPO protected trees and potentially greater levels of noise, light and visual pollution arising from its proximity to the A1307. It is not constrained by nature conservation or heritage designations. The site has good access to local services and facilities, primary education and employment opportunities. It is however functionally detached from the settlement in terms of pedestrian accessibility and its development would give rise to design challenges.

**Updates after initial appraisal****Fenstanton 3: Land East of Hilton Road, Fenstanton**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The northern most part of the site adjoins an Air Quality Management Area associated with the former A14 (now A1307) works.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.  The vast majority of the site is within flood zone 1 but a very small area of the land abutting Hilton Road is classed as flood zone 3a. Across the site there are pockets of land at risk from surface water flooding.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is remote from any natural greenspace.  It has some capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is located to the south of the A1307 and is adjacent to development at Hilton Road, it is physically detached from the main built form of Fenstanton. As such it does not relate well to the settlement.</p> <p>While the proposed scale of development would be an efficient use of land, development in this location at scale is likely to alter the mainly rural character of this location and give rise to significant landscape impact as well as harm various designated heritage assets.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proximity of the site in relation to the A1307 may give rise to additional levels of air, noise and visual pollution which may require mitigation.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 5km of St Ives town centre and is over 800m from a Nisa Local located along the High Street.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	<p>The site is beyond 800m from Fenstanton and Hilton Primary School.</p> <p>The site is beyond 800m of services and facilities within Fenstanton.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is approximately 2.5km from the Lakeside Business Park.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is over 5km from a railway station. The site is within 800m of a bus stop located at Pear Tree Close, this is rated F on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a footpath located across the road from the site which provides a connection via an underpass to services within Fenstanton.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The development could not be masterplanned so that it would effectively integrate with the existing place and community due to its physical detachment from the main settlement being located on the other side of the A1307. It would also give rise to significant landscape impacts disrupting the character of the area.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is adjacent to several listed buildings: The Gables (Grade II Listed), the Barn to the east/south-east of The Gables Farmhouse (Grade II Listed) and the Barn to the south east of The Gables Farmhouse (Grade II Listed). Given the current undeveloped nature

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of the site and the proximity of the adjacent listed buildings, development of the site could have a detrimental impact upon the settings of heritage assets.

## Summary of SA

The site is somewhat constrained by flooding, it is not constrained by nature conservation designations but is located within the Great Ouse Valley Green Infrastructure Priority Area. It is adjacent to several designated heritage assets. The site is physically detached from the main built form of Fenstanton being located on the other side of the A1307, it adjoins residential development along Hilton Road but the character of the area is very rural, as such development on this site would disrupt the character of the area. The site is distant from community services and facilities located within Fenstanton and from primary education. It has reasonable connectivity to employment opportunities at Lakeside Business Park but is not well served by public transport.

## Updates after initial appraisal

### Fenstanton 4: Land off Conington Road, Fenstanton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	Within the Vision document submitted alongside the call for site submission, it is stated that design measures to increase sustainability and provide zero carbon technologies may be included but it is unclear if this will be above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	<p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 0.5% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is partially within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	The site is within flood zone 1, however a very small portion of the south western corner of parcel B is at a higher risk of flooding. This is associated with existing watercourses located beyond the site boundaries to the west and east of the site. There is recorded risk from surface water flooding along the south-west boundary and within the central parts of the site.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	Parcel A is wholly classified as grade 2 agricultural land, Parcel B is mainly grade 3 with only a small portion of its north eastern corner being grade 2, Parcel C is half grade 2 and half grade 3, and Parcel D is mainly grade 3 agricultural land with only some of its northern edge being grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from any natural greenspace and is of a scale to provide green space throughout the development.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site has four distinct land parcels currently used for agricultural purposes. The Transport Technical Note submitted as part of this call for sites submission have identified them as parcels A-D (for ease, these will be used in this site assessment):</p> <ul style="list-style-type: none"> <li>Parcel A lies on land to the south of the A1307 (Cambridge Road) and north of Conington Road.</li> <li>Parcels B-D are all on land to the south of Conington Road. Parcels B (the most westerly of the parcels south of Conington Road) and C (the central of the parcels south of Conington Road) are bisected by an existing agricultural access road, the former Conington Road routeing. Parcels C and D (the most easterly of the parcels south of Conington Road) are bisected by the southerly spur of the realigned Conington Road.</li> </ul> <p>They are located to the south of the A1307 physically detached from the main built form of Fenstanton by vehicle with a pedestrian underpass linking to Fenstanton. The proposed scale of development and mix of uses may be an efficient use of land, but even with significant levels of green infrastructure and landscaping, development in this location is still likely to substantially impact the rural nature of the area.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proximity of the site in relation to the A1307 may give rise to additional levels of air, noise and visual pollution which may require mitigation.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site is promoted for market and/or affordable homes and is of a scale to provide a mix of housing types and tenures.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 5km of St Ives town centre and is over 800m from a Nisa Local located along the High Street.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is beyond 800m from Fenstanton and Hilton Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m of services and facilities within Fenstanton.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is approximately 2.5km from the Lakeside Business Park.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is over 5km from a railway station. The site is just beyond 800m of a bus stop located along the High Street.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-	There are no footpaths connecting the site to Fenstanton. There are public rights of way running along the northern and eastern edges of Parcel A which extend out into the open countryside and also run through the eastern half of Parcel D but they do not provide a direct link into the village.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The site promoter proposes to include a small local centre within the scheme and 5.5ha of employment land. It is unclear at this time the number of jobs that could be created from these.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	The proposal seeks to include a small local centre.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The development could not be masterplanned so that it would effectively integrate with the existing place and community due to its physical detachment from the main settlement being located on the other side of the A1307. A pedestrian route is available via an underpass, however this may present safety concerns which would require assessment. The proposed scale is not of a scale where it would completely self serve, as such it would very much rely on Fenstanton for key services. Its development would also give rise to significant landscape impacts disrupting the character of the area.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are three grade II listed buildings along Hilton Road (The Gables, Barn and Former Barn) located to the north of Parcel B whose setting could be impacted by development.

## Summary of SA

The site is somewhat constrained by flooding, it is not constrained by nature conservation designations but is located within the Great Ouse Valley Green Infrastructure Priority Area. It is nearby to several designated heritage assets. The site is physically detached from the main built form of Fenstanton being located on the other side of the A1307, the character of the area is very rural, as such development on this site would disrupt the character of the area. The site is distant from community services and facilities located within Fenstanton, primary education and public transport. It is not served by a footpath making it additionally challenging to access these services

via sustainable modes of transport. It has reasonable connectivity to employment opportunities at Lakeside Business Park. The proposed mix and scale of development will to some extent self serve, however will not be of a scale large enough to be a 'freestanding community'. Its potential harm on the landscape and character of the area is considered to be very significant.

**Updates after initial appraisal**

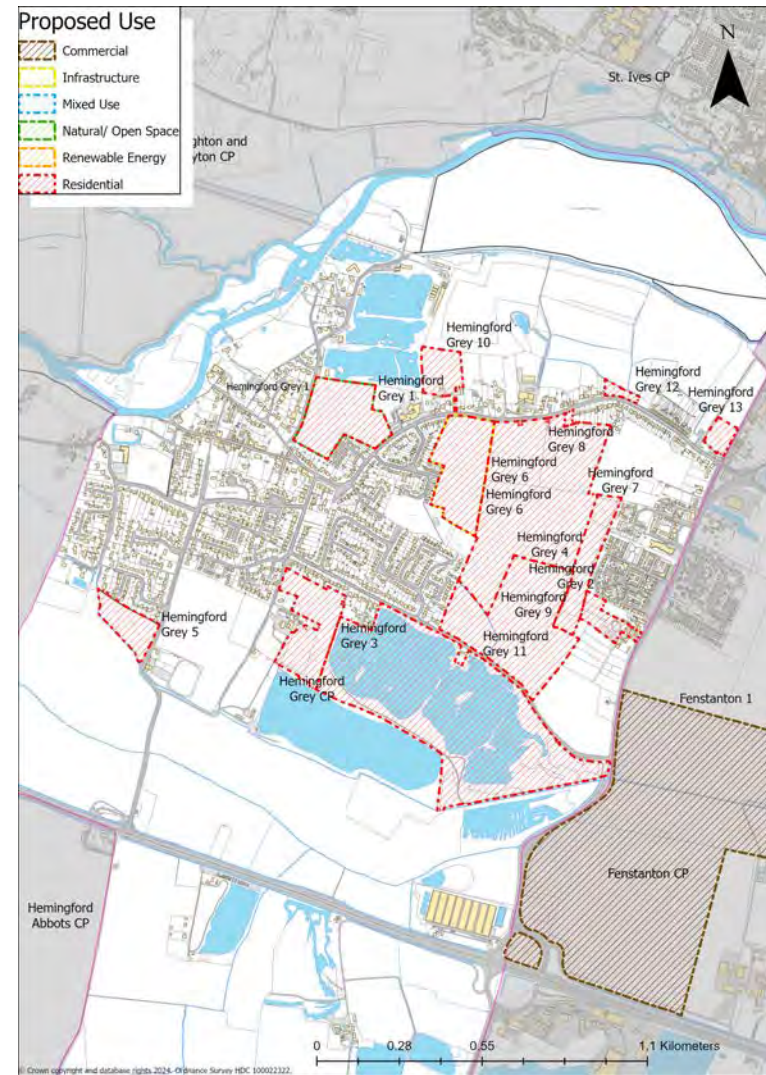
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# 1 Eastern Huntingdonshire

## Hemingford Grey

**1.10** A total of 13 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hemingford Grey 1: Mill Lane Field, Hemingford Grey
- Hemingford Grey 2: Land West of Cullum Farm, London Road, Hemingford Grey
- Hemingford Grey 3: Land South of Marsh Lane and East of Long Lane, Hemingford Grey
- Hemingford Grey 4: Land North of Marsh Lane and East of Dendys, Hemingford Grey
- Hemingford Grey 5: Land off Gore Tree Road, Hemingford Grey
- Hemingford Grey 6: Land East of Daintree Way, Hemingford Grey
- Hemingford Grey 7: Land West of Cullum Farm and Yes! Estate, London Road, Hemingford Grey
- Hemingford Grey 8: Garden at 1 Hemingford Road, St Ives (Hemingford Grey)
- Hemingford Grey 9: Land South of Hemingford road, Hemingford Grey
- Hemingford Grey 10: Dockesy's Farm, North of St Ives Road, Hemingford Grey
- Hemingford Grey 11: Hemingford Grey Lake, South of Marsh Lane, Hemingford Grey
- Hemingford Grey 12: Land North of Hemingford Road, Hemingford Grey
- Hemingford Grey 13: Land West of London Road, Hemingford Grey



### Hemingford Grey 1: Mill Lane Field, Hemingford Grey

1.11 Note: This site has been submitted twice for differing uses:

- CfS:29 for open space uses (natural, green or open space uses, and biodiversity net gain opportunities) and land for a cemetery. This was submitted by Hemingford Grey Parish Council.
- CfS:336 for residential development by Cambridgeshire County Council (the landowners).

1.12 As set out in the LAA, the residential uses submitted under CfS:336 are unsuitable due to the substantial risk of flooding on the site, this submission is therefore not appraised below. Additionally, the potential cemetery use submitted under CfS:29 is also considered unsuitable due to the risk of flooding. Therefore, only the potential open space and biodiversity net gain uses are appraised below as these are potentially suitable.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>• Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>• Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>• Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>• Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The scheme is for open space uses and biodiversity net gain opportunities.
SA3	<ul style="list-style-type: none"> <li>• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 90% of the site is classified as being in flood zone 3a with the remaining land being flood zone 2. There is also risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	--	



# 1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	N	The site is wholly greenfield. The majority of the site is classified as grade 3 agricultural land with the northern quarter being classified as grade 4.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	N	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>Only the very south eastern edge of the site where it adjoins St Ives Road is within 200m of a 0.5 ha area of greenspace, but the site is proposing additional open space uses.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	There are no nature conservation designations on site but it adjoins the Hemingford Grey Gravel Pits County Wildlife Site to the north.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	Open space uses and biodiversity net gain across the site makes good use of this site as built development is not appropriate due to the high flood risk across the site. Enhancing the site with open space uses integrating biodiversity net gain would help to reinforce the character of the area and compliment neighbouring land uses. It would also assist in providing linkages within the green infrastructure priority area and could provide linkages to the adjoining County Wildlife Site. Although it should be noted that the flood risk on the site could also constrain and will shape future proposals in particular the type of open space and the types of habitats that could be supported and maintained on the site.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site is being considered for open space uses and biodiversity net gain opportunities.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	N	The site is proposed solely for biodiversity net gain opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	N	The site is proposed solely for biodiversity net gain opportunities.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	N	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is over 5km from a railway station. The site is within 800m of several bus stops located along St Ives Road including one immediately adjacent to the site boundary. This are rated F- on the Place Based Carbon Calculator meaning there is an infrequent service.  There is a footpath along the site's frontage along St Ives Road.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site is proposed solely for biodiversity net gain opportunities.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site is proposed solely for biodiversity net gain opportunities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. The proposed open space uses and biodiversity net gain opportunities would compliment the neighbouring residential uses and primary school.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	The site is wholly located within a conservation area and there there is a grade II listed building (Oak Cottage) abutting the southwestern edge of the site. The proposed open space uses and biodiversity net gain opportunities would not deliver built development so impact on these designated heritage assets is minimal.

## Summary of SA

The site is heavily constrained by fluvial flood risk meaning the potential land uses for the site are limited. Built development is not suitable but open space uses and biodiversity net gain could be brought forward. This would compliment the neighbouring land uses and could be successfully integrated into the existing place and community as well as provide opportunities to reinforce the character of the area and the Great Ouse Valley Green Infrastructure Priority Area. The site is poorly served by public transport options but is accessible via walking and cycling with a footpath along the site's frontage along St Ives Road.

## Updates after initial appraisal

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**Hemingford Grey 2: Land West of Cullum Farm, London Road, Hemingford Grey**

- 1.13 As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.14 Therefore, a sustainability appraisal for the site has not been undertaken.

**Hemingford Grey 3: Land South of Marsh Lane and East of Long Lane, Hemingford Grey**

- 1.15 As identified in the LAA, the majority of the site is within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.16 Therefore, a sustainability appraisal for the site has not been undertaken.

**Hemingford Grey 4: Land North of Marsh Lane and East of Dendys, Hemingford Grey**

- 1.17 As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.18 Therefore, a sustainability appraisal for the site has not been undertaken.

**Hemingford Grey 5: Land off Gore Tree Road, Hemingford Grey**

- 1.19 As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.20 Therefore, a sustainability appraisal for the site has not been undertaken.

**Hemingford Grey 6: Land East of Daintree Way, Hemingford Grey**

- 1.21 Note: This site has been submitted twice for differing uses:

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- CfS:105 for residential development by an agent working on behalf of the landowner
- CfS:170 for infrastructure (transport/parking), open space uses (natural, green or open space, and biodiversity net gain opportunities) and a cemetery by Hemingford Grey Parish Council.

**1.22** As set out in the LAA, the residential uses submitted under CfS:105 are unsuitable due to the substantial risk of flooding on the site, this submission is therefore not appraised below. Additionally, the potential cemetery and parking uses submitted under CfS:170 is also considered unsuitable due to the risk of flooding. Therefore, only the potential open space and biodiversity net gain uses are appraised below as these are potentially suitable.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>• Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>• Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>• Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>• Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The scheme is for open space uses and biodiversity net gain opportunities.
SA3	<ul style="list-style-type: none"> <li>• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 75% of the site is classified as being in flood zone 3a with the remaining land being flood zone 2. There is also risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	--	
SA4	<ul style="list-style-type: none"> <li>• Prioritise development of previously developed land?</li> </ul>	N	The site is wholly greenfield. The majority of the site is classified as grade 3 agricultural land with the northern edge being classified as grade 4.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	N	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 200m of a 0.5 ha area of greenspace, but the site is proposing additional open space uses.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	Open space uses and biodiversity net gain across the site makes good use of this site as built development is not appropriate due to the high flood risk across the site. Enhancing the site with open space uses integrating biodiversity net gain would help to reinforce the character of the area and compliment the neighbouring residential, allotment and play space land uses. It would also assist in providing linkages within the green infrastructure priority area and could provide linkages to the adjoining County Wildlife Site. Although it should be noted that the flood risk on the site could also constrain and will shape future proposals in particular the type of open space and the types of habitats that could be supported and maintained on the site.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site is being considered for open space uses and biodiversity net gain opportunities.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	N	The site is proposed solely for biodiversity net gain opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	N	The site is proposed solely for biodiversity net gain opportunities.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	N	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is over 5km from a railway station. The site is within 800m of several bus stops located along St Ives Road including one immediately adjacent to the site boundary. This are rated F- on the Place Based Carbon Calculator meaning there is an infrequent service.  There is a footpath along the site's frontage along St Ives Road.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The site is proposed solely for biodiversity net gain opportunities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site is proposed solely for biodiversity net gain opportunities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. The proposed open space uses and biodiversity net gain opportunities would compliment the neighbouring residential, allotment and play space uses.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no heritage designations on site either but the site is immediately adjacent to a conservation area and the grade II listed The Windmill is nearby, approximately 60m, to the north-west of the site. The proposed open space uses and biodiversity net gain opportunities would not deliver built development so impact on these designated heritage assets is minimal.

#### Summary of SA

The site is heavily constrained by fluvial flood risk meaning the potential land uses for the site are limited. Built development is not suitable but open space uses and biodiversity net gain could be brought forward. This would compliment the neighbouring land uses and could be successfully integrated into the existing place and community as well as provide opportunities to reinforce the character of the area and the Great Ouse Valley Green Infrastructure Priority Area. The site is poorly served by public transport options but is accessible via walking and cycling with a footpath along the site's frontage along St Ives Road.

#### Updates after initial appraisal

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# 1 Eastern Huntingdonshire

## Hemingford Grey 7: Land West of Cullum Farm and Yes! Estate, London Road, St Ives (Hemingford Grey)

- 1.23** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.24** Therefore, a sustainability appraisal for the site has not been undertaken.

## Hemingford Grey 8: Garden at 71 Hemingford Road, St Ives (Hemingford Grey)

- 1.25** As identified in the LAA, the site is below the minimum site size threshold of 0.25ha being only 0.13ha. Therefore, the site cannot accommodate the minimum 5 homes required in order to be assessed through the LAA and be considered for potential allocation in the Local Plan.
- 1.26** Therefore, a sustainability appraisal for the site has not been undertaken.

## Hemingford Grey 9: Land South of Hemingford Road, Hemingford Grey

- 1.27** As identified in the LAA, the site is almost completely located wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.28** Therefore, a sustainability appraisal for the site has not been undertaken.

## Hemingford Grey 10: Dockesy's Farm, North of St Ives Road, Hemingford Grey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with some existing agricultural structures on site meaning that the reuse of materials or buildings is very limited.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 100% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	All of the site being within flood zone 2 with about a third of the site being within flood zone 3a on its northern and eastern edges. There is some risk from surface water flooding along its eastern edge.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with it all being classified as grade 4 agricultural land. There are several agricultural structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	+	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	There are no nature conservation designations on site but it adjoins the Hemingford Grey Gravel Pits County Wildlife Site to the west.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site adjoins the built form of Hemingford Grey so it relates well to the settlement. There is an existing access into the site as it is currently used for agricultural purposes.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The proposed development would result in substantial in depth development that is not characteristic of for this part of the village. It is also located in a sensitive location and would encroach into the countryside and the Great Ouse Valley corridor.</p> <p>The proposed capacity for the site is very low which would not make an efficient use of land but would enable increased levels of landscaping to mitigate harm to the wider countryside and provide linkages to the adjoining CWS. The site is however significantly constrained by fluvial flooding which sustainable drainage may not be able to mitigate.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and is unlikely to lead to substantial levels of pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is proposed for market and/or affordable housing. It is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 2.1km from St Ives town centre and is approximately 650m from Budgens within Hemingford Grey.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is approximately 200m from Hemingford Grey Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Hemingford Grey has several leisure and cultural facilities, however the site is located just beyond 800m of these: it is about 850m from the Reading Room, The Cock Public House and St James Church and Parish Centre. It is also about 1,000m from recreational grounds, tennis courts and bowls green/ sports pavilion.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is approximately 2.1km from the Meadow Lane Business Park and St Ives town centre.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is over 5km from a railway station. The site is within 800m of several bus stops located along St Ives Road including one immediately adjacent to the site boundary. This are rated F- on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is an existing gated access to the site from St Ives Road/ Hemingford Road. This access is about 55m from the pavement to the site entrance.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is wholly located within a conservation area and there is the grade II listed The Windmill to the south of the site.

## Summary of SA

The site is heavily constrained by fluvial flood risk with it being within flood zone 2 and a third of the site within flood zone 3a. It is also constrained by nature conservation designations and by heritage assets with the Hemingford Grey Gravel Pits CWS adjoining the site to the west and by it being within a conservation area as well as within the setting of the grade II listed Windmill to the south. The site adjoins the built form of Hemingford Grey but would result in substantial in depth development that is not characteristic of for this part of the village. The site is poorly served by public transport options but is accessible via walking and cycling with a footpath accessible from the site's access. It is within good accessibility to local village services and facilities as well as employment options and to a town centre.

## Updates after initial appraisal

### Hemingford Grey 11: Hemingford Grey Lake, South of Marsh Lane, Hemingford Grey

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is not impacted by an air quality management area.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is greenfield land consisting of a large lake, meaning that there is no potential for the reuse of materials or buildings.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 100% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is completely located within flood zone 3a, while proposed for residential uses it is proposed to deliver moorings which are a form of water compatible development.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with most of the site classified as non-agricultural land but nearly half of the site is classified as grade 3 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site completely falls within the Marsh Lane Gravel Pits County Wildlife Site.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is also located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located on the south eastern edge of Hemingford Grey. The proposal is to place 68 berths within Marsh Lane lake, this is quite an intensive use of land within a County Wildlife Site and is likely to result in some environmental impact. Limited information has been submitted by the site promoter to assess this impact in detail or to understand the potential size of boats the development will cater for and what mooring requirements they will need. They have stated that they have no particular preference in terms of the split between residential and leisure use. The lake is currently used for fishing, the site promoter intends to keep part of the site open for use by anglers.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proposal is distant from major sources of pollution but could cause some pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is proposed for moorings.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 2.7km from St Ives town centre and is approximately 900m from Budgens within Hemingford Grey.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1,300m from Hemingford Grey Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	Hemingford Grey has several leisure and cultural facilities, however the site is located beyond 800m of the Reading Room, The Cock Public House, St James Church and Parish Centre, and from recreational grounds, tennis courts and bowls green/ sports pavilion.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is approximately 2.7km from the Meadow Lane Business Park and St Ives town centre.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is over 5km from a railway station. The site is approximately 900m of bus stops located along Glebe Road and along High Street. These are rated F and F- respectively on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>There is a private track road that runs around the perimeter of the lake but this is only accessible to permit holders. There is a pavement immediately across the road from the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	Moorings in this location could be designed so that it becomes part of the existing place and community as well as create its own micro community of house boats for leisure and residential uses.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

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## Summary of SA

The site is located within flood zone 3a but it is proposed to deliver moorings on the site which is water compatible development. The site is not constrained by heritage designations but it is wholly located within the Marsh Lane Gravel Pits CWS. The proposed capacity would likely result in significant impacts on the CWS which will require further investigation. The site is located on the south eastern edge of Hemingford Grey. The site is poorly served by public transport options but is accessible via walking and cycling with a footpath accessible from the site's access. It is within good accessibility to local village services and facilities as well as employment options and to a town centre.

## Updates after initial appraisal

### Hemingford Grey 12: Land North of Hemingford Road, Hemingford Grey

- 1.29** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.30** Therefore, a sustainability appraisal for the site has not been undertaken.

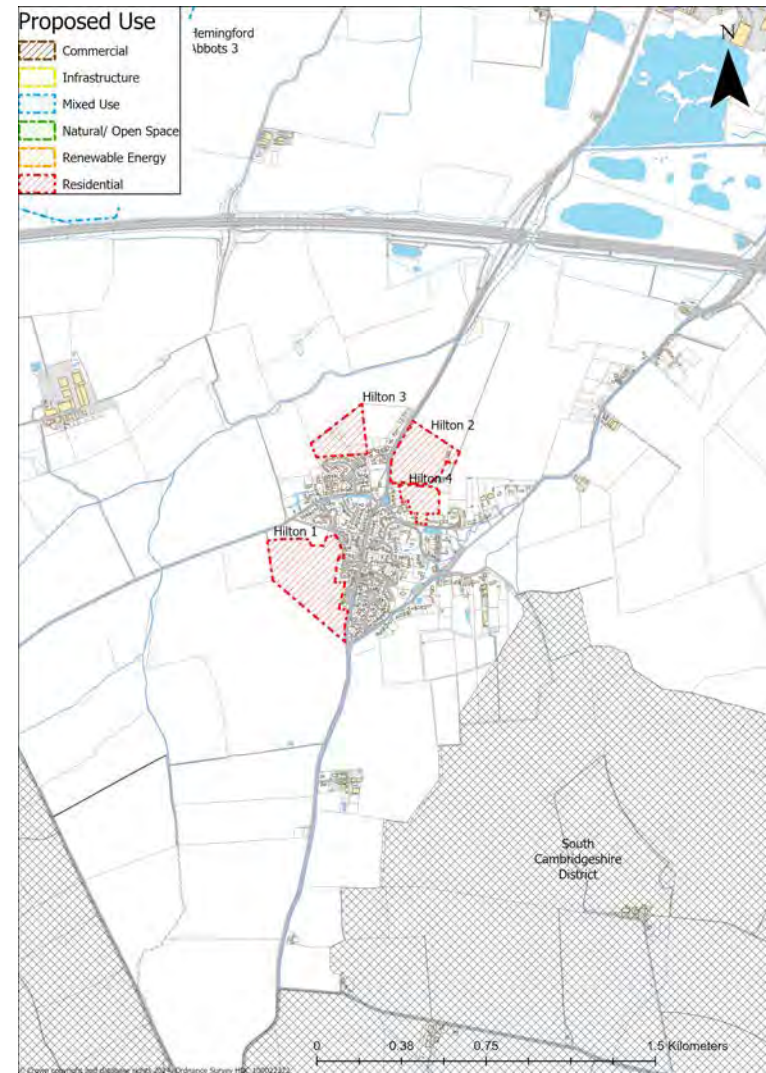
### Hemingford Grey 13: Land West of London Road, Hemingford Grey

- 1.31** As identified in the LAA, the site is wholly within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and none of it being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.32** Therefore, a sustainability appraisal for the site has not been undertaken.

## Hilton

1.33 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Hilton 1: Land West of Potton Road, Hilton
- Hilton 2: Land East of The Paddocks, Hilton
- Hilton 3: Land North of New England, Hilton
- Hilton 4: Land North of High Street, Hilton



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## Hilton 1: Land West of Potton Road, Hilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 2% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1, there is some recorded risk from surface water across the site with most recorded along the western half of the site running north to south.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 200m of a 0.5ha area of natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located on the western edge of Hilton. The site while located on the edge of Hilton, extending significantly into the countryside and would substantially alter the character and form of the village.</p> <p>The site is generally flat but does gently rise to the west, vegetation provides some screening but there gaps within these allowing for views into the site. This in combination with the generally flat landscape means that development will likely have a more prominent landscape impact.</p> <p>The proposed capacity of the site put forward by the site promoter is low for the size of site in keeping with the village scale and this would enable large portions of the site to be used for landscaping and sustainable drainage. The scale of development would be disproportionate to the existing settlement consideration of reducing the size of the site is recommended.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site is promoted for market and/or affordable homes and is of a scale that could provide a mix of sizes and types of housing.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is over 5km from St Ives town centre. The site is within 200m of the Hilton Post Office and Newsagents.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The village shares a primary school with Fenstanton (Fenstanton and Hilton Primary School) which is located in Fenstanton. The site is therefore beyond 800m of the primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	<p>The site is within 800m of the Prince of Wales Public House, St Mary Magdalene's Church and Hilton Methodist Church.</p> <p>The site is just beyond 800m from the village hall and playing fields.</p>
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of the Lakeside Business Park.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is located beyond 5km from Huntingdon railway station. The site is located within 200m of a bus stop along Scotts Crescent, this is rated E- on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is no pavement along the site's frontage along Potton Road (B1040) but there is one across from the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The scale of the site and proposed development would substantially alter the character and form of the village by extending the built form into the countryside. The site has a possible access on its southern end along Potton Road which would make integration with the existing community more challenging. The site is well related to the existing settlement meaning it could be effectively masterplanned to become part of the existing community. The site is opposite existing residential development presenting the opportunity to mirror the built form to the east. The scale of development would be disproportionate to the existing settlement consideration of reducing the size of the site is recommended.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

#### Summary of SA

The site is greenfield and is classified as grade 2 agricultural land. It is not constrained by fluvial flooding but there is risk from surface water flooding. It is not constrained by nature conservation or heritage designations. The site is well served by local community meeting places, a pub and shop but the primary school is located in Fenstanton and the closet major concentration of employment opportunities are located some 3km away at the Lakeside Business Park. The site is located in a sensitive location on the western edge of the village extending into the countryside. Its development could have substantial landscape impacts without mitigation and would present the loss of high grade agricultural land. The site is well related to the existing community. The site is well related to the existing settlement meaning it could be effectively masterplanned to become part of the existing community. The site is opposite existing residential development presenting the opportunity to mirror the built form to the east. The scale of development would be disproportionate to the existing settlement consideration of reducing the size of the site is recommended.

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## Updates after initial appraisal

### Hilton 2: Land East of The Paddocks, Hilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 7% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is largely within flood zone 1, with small portion of the northern most corner of the site falling with flood zone 2. The site is also constrained by surface water flood risk along its western edge.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 200m of a 0.5ha area of natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located on the north eastern edge of the village and does relate to the settlement, it adjoins development along St Ives Road but is separated from residential development to the south by an area of greenfield. Development would therefore relate to the settlement but successful integration will need to be carefully designed considering its location and the single access via a farm access onto St Ives Road.</p> <p>The proposed capacity for the site is low but this enable more land to be used for landscaping, sustainable drainage and mitigation against impacts to heritage assets.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	The site is promoted for market and/or affordable homes and is of a scale that could provide a mix of sizes and types of housing.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is over 5km from St Ives town centre. The site is within 500m of the Hilton Post Office and Newsagents.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The village shares a primary school with Fenstanton (Fenstanton and Hilton Primary School) which is located in Fenstanton. The site is therefore beyond 800m of the primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of the Prince of Wales Public House, St Mary Magdalene's Church, Hilton Methodist Church, the village hall and playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of the Lakeside Business Park.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is located beyond 5km from Huntingdon railway station. The site is located within 500m of a bus stop along Scotts Crescent, this is rated E- on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	The site access along St Ives Road adjoins a pavement, so there are opportunities for connections to be made from the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	Design will need to consider landscaping, sustainable drainage and mitigation against impacts to heritage assets for it to be successfully integrated with the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site adjoins the conservation area at its south western corner and to the south east of the site is the grade II listed King's Willow House.

#### Summary of SA

The site is greenfield and is classified as grade 2 agricultural land. It is somewhat constrained by fluvial and surface water flooding. It is not constrained by nature conservation designations but there are heritage assets nearby which could be impacted by development. The site is well served by local community meeting places, a pub, a shop and playing fields but the primary school is located in Fenstanton and the closest major concentration of employment opportunities are located some 3km away at the Lakeside Business Park. The site is located in a sensitive location on the north eastern edge of the village.

#### Updates after initial appraisal

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# 1 Eastern Huntingdonshire

## Hilton 3: Land North of New England, Hilton

- 1.34** As identified in the LAA, approximately 90% of the site is within flood zone 3a. The site promoter has put the site forward for residential uses which are classes as being more vulnerable in the NPPF. Considering the very high flooding risk within the site and the very limited proportion of the site being located within a lower at risk zone, the site is considered unsuitable for development.
- 1.35** Therefore, a sustainability appraisal for the site has not been undertaken.

## Hilton 4: Land North of High Street, Hilton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 0.5% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is within flood zone 1, with only a very small portion of the site's frontage onto the High Street being within flood zone 2. The site is only constrained by surface water flood risk where it adjoins the High Street.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield and is mostly classified as grade 3 agricultural land with some of the northern half of the site being grade 2.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 200m of a 0.5ha area of natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	<p>The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. There are several trees protected by Tree Preservation Orders along the site's frontage and within the site.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>The site relates well to the settlement being located north of the High Street and adjoining residential development on two sides. The site is visually well contained with access from the High Street. Development would diversify the character of the settlement in this location through in depth development but this would be consistent with the wider settlement.</p> <p>The proposed capacity for the site would make an efficient use of land while reflecting the surrounding densities found in the settlement.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site is promoted for market and/or affordable homes and is of a scale that could provide a mix of sizes and types of housing.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is over 5km from St Ives town centre. The site is within 500m of the Hilton Post Office and Newsagents.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The village shares a primary school with Fenstanton (Fenstanton and Hilton Primary School) which is located in Fenstanton. The site is therefore beyond 800m of the primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of the Prince of Wales Public House, St Mary Magdalene's Church, Hilton Methodist Church, the village hall and playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of the Lakeside Business Park.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is located beyond 5km from Huntingdon railway station. The site is located within 500m of a bus stop along Scotts Crescent, this is rated E- on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a pavement running along the site's frontage along the High Street.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could not be effectively integrated with the existing community. Successful design with need to be sensitive to its location and impact on heritage assets. It will need to consider the TPOs on site and flood risk along the site's frontage.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	To the north east of the site is the grade II listed King's Willow House and part of the site which fronts onto the High Street falls within the conservation area.

#### Summary of SA

The site is greenfield and is mostly classified as grade 3 agricultural land with some grade 2. It is somewhat constrained by fluvial and surface water flooding. It is not constrained by nature conservation designations but there are several TPOs on site. The site is constrained by heritage assets including being partially within a conservation area. The site is well served by local community meeting places, a pub, a shop and playing fields but the primary school is located in Fenstanton and the closet major concentration of employment opportunities are located some 3km away at the Lakeside Business Park.

#### Updates after initial appraisal

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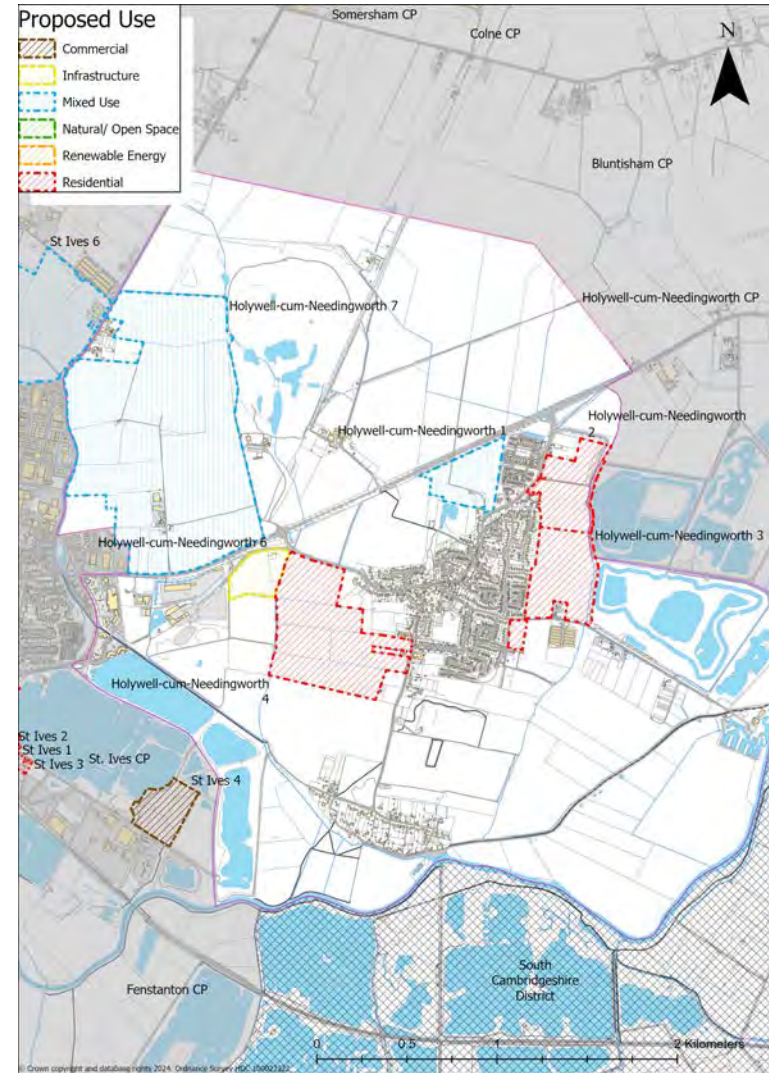


# 1 Eastern Huntingdonshire

## Holywell-cum-Needingworth

**1.36** A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Holywell-cum-Needingworth 1: Land North of Bluntisham Road, Needingworth
- Holywell-cum-Needingworth 2: Land East of Bluntisham (northern part), Needingworth
- Holywell-cum-Needingworth 3: Land East of Bluntisham Road (larger site), Needingworth
- Holywell-cum-Needingworth 4: Land West of Needingworth
- Holywell-cum-Needingworth 5: Lodel Farm, Overcote Road, Needingworth
- Holywell-cum-Needingworth 6: Burgess & Walker, South of entrance to Needingworth Industrial Estate, St Ives (Needingworth)
- Holywell-cum-Needingworth 7: Giffords Park, East of B1040, St Ives (Needingworth)



## Holywell-cum-Needingworth 1: Land North of Bluntisham Road, Needingworth

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within Needingworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly within flood zone 1 but has some medium surface water flood risk along its northern edge along the A1123 (Needingworth Road) which runs into the centre of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is greenfield land with the northern edge of the site being classified as grade 3 agricultural land with the majority of the site classified as grade 2.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located adjacent to the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site relates well to the settlement being located on its northern edge adjoining residential development. The A1123 forms a strong northern edge to the site enclosing it meaning the site relates more closely to the settlement than the open countryside.</p> <p>The proposed development consists of some 130 homes and 2,000sqm of retail floorspace and 4.6ha of open space uses. The scale of development would make an efficient use of land but the scale of the retail facility may have significant impacts on the local road network in terms of traffic levels and it will need to be assessed further whether the existing access point from Bluntisham Road (which is also located on a bend in the road) is appropriate. It would also intensify land uses in this part of the settlement which may have a detrimental impact on the character of the settlement.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proximity of the site in relation to the A1123 may give rise to additional levels of air, noise and visual pollution which may require mitigation.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	The site is promoted for market and/or affordable homes and is of a scale that could provide a mix of sizes and types of housing.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km of St Ives town centre. The site is also within 300m of One Stop located along the High Street.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1,000m from Holywell Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of the Baptist Chapel, Village Hall, the Queens Head Public House and bowling green and recreation ground.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives.  Ultrafast broadband is available in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is in excess of 5km from Huntingdon and St Neots railway stations. It is however located within 300m of several bus stops located along Bluntisham Road, Church Street and the High Street. The highest rated bus stops are rated D on the Place Based Carbon Calculator.  There is a footpath located on the other side of the road opposite the site.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	+	The proposal supports provision of additional retail facilities which would provide a modest amount of jobs.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	The proposal supports provision of additional retail facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The location of the site means that development could be effectively masterplanned to integrate with the existing place and community however, the proposed scale and mix of uses will require careful design considerations to minimise impacts on the character of the settlement and also the local transport network.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is not constrained by fluvial flood risk, nature conservation designation or by heritage assets but is located within the Great Ouse Valley Green Infrastructure Priority Area. It is somewhat constrained by surface water flood risk. The site is well served in terms of access to community services and facilities, primary education, public transport via bus travel and employment opportunities. The site is located on the northern edge of the settlement between Bluntisham Road and the A1123 as such development has the potential to be masterplanned so that it integrates with the existing place and community but this would be subject to design considerations incorporating sustainable drainage and mitigation against noise from the A1123. It will also require assessment on access provision and traffic levels arising from the proposed retail element of the scheme.

## Updates after initial appraisal

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**Holywell-cum-Needingworth 2: Land East of Bluntisham Road (northern part), Needingworth**

- 1.37** As identified in the LAA, the site is within 250m of a mineral development area and the eastern edge of the site falls within the mineral development area itself. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MDA.
- 1.38** Therefore, a sustainability appraisal for the site has not been undertaken.

**Holywell-cum-Needingworth 3: Land East of Bluntisham Road (larger site), Needingworth**

- 1.39** As identified in the LAA, the site is within 250m of a mineral development area and the eastern edge of the site falls within the mineral development area itself. No detailed assessment has been submitted alongside the call for sites submission to assess the impact of residential development on the MDA. Also the southern half of the site is also within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted apart from a short statement in the supporting statement to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.
- 1.40** Therefore, a sustainability appraisal for the site has not been undertaken.

**Holywell-cum-Needingworth 4: Land West of Needingworth**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 48% of the site area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Needingworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	Half of the site is within flood zone 1 but almost all of the western half of the site is constrained by fluvial flood risk (a quarter being within flood zone 3b), this coincides with the site's western boundary aligning with the a drainage channel.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land with the majority of the site being classified as grade 3 agricultural land with only the eastern edge being classified as grade 2.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The eastern edge of the site is within 200m of a 0.5 ha area of greenspace, but the majority of the site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	The site is located to the west of Needingworth extending into the countryside, large residential curtilages provide separation between the main built form and the site and it only adjoins the main built form

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of the settlement along Mill Way. It is therefore detached from the main built form and relates much more closely with the open countryside. While it is proposed that there will be a green wedge on the western half of the site to assist in mitigating against landscape and flooding issues, this does not mitigate the harm that development on the rest of the site would result in on settlement character. As such development of the site would not protect or reinforce the existing settlement character.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is promoted for market and/or affordable homes. The quantum of development could provide a mix of tenures, dwelling sizes and types.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km of St Ives town centre. The site is also within 800m of One Stop located along the High Street.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	At its eastern edge, the site is opposite to the Holywell Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	<p>The site is within 800m of the Baptist Chapel, Village Hall, the Queens Head Public House and bowling green and recreation ground.</p> <p>The site is within 800m of the Baptist Chapel, Village Hall, the Queens Head Public House and bowling green and recreation ground.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is within 1.5km of the Needingworth Industrial Estate and the Compass Point Business Park located on the edge of St Ives. It is within 2km of Somersham Road Industrial Area and the Parsons Green Industrial Park.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is in excess of 5km from Huntingdon and St Neots railway stations. It is however located within 800m of several bus stops located along Church Street and the High Street. The highest rated bus stops are rated D on the Place Based Carbon Calculator.</p> <p>At the site's northern end along the High Street, there is a footpath located on the other side of the road opposite the site. Along its eastern edge, there is a footpath opposite the site along Mill Way.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site extends into the countryside and is somewhat detached from the main built form of the village only being connected directly along its eastern edge along Mill Way. This makes integrating the site as a whole with the existing place and community very challenging. The scale of development would also not protect or reinforce the existing settlement character.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

### Summary of SA

The western half of the site is heavily constrained by fluvial flood risk with the majority being within flood zone 3b. It is not constrained by nature conservation designation or by heritage assets but is located within the Great Ouse Valley Green Infrastructure Priority Area. The site is well served in terms of access to community services and facilities, primary education, public transport via bus travel and employment opportunities. The site is located to the west of Needingworth extending into the countryside, it is considered that development of the site would not protect or reinforce the existing settlement character in terms of its location but also scale and could not be effectively masterplanned to integrate with the existing place and community.

### Updates after initial appraisal

#### Holywell-cum-Needingworth 5: Lodel Farm, Overcote Road, Needingworth

- 1.41** As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted apart from a short statement in the supporting statement to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity.
- 1.42** Therefore, a sustainability appraisal for the site has not been undertaken.

#### Holywell-cum-Needingworth 6: Burgess & Walker, South of entrance to Needingworth Industrial Estate, St Ives (Needingworth)

- 1.43** As identified in the LAA, approximately two thirds of the site is within flood zone 3b with the remaining third of the site being in flood zones 3a and 2. There is also a substantial risk from surface water flood risk. It is proposed for lorry parking which falls under a less vulnerable use in the NPPF but the impact of hardstanding could have significant knock on flooding impacts.
- 1.44** Therefore, a sustainability appraisal for the site has not been undertaken.



# 1 Eastern Huntingdonshire

## Holywell-cum-Needingworth 7: Giffords Park, East of B1040, St Ives, (Needingworth)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	+	<p>The submitted Vision document states that all homes will be built to the Future Homes Standard, considering the potential delivery of the site this would meet the anticipated Building Regulations requirements at the time. The masterplan for the site shows that there will an on site solar farm located in the north west corner of the site. The Carbon Reduction Strategy sets out a series of carbon reduction principles outlining how the proposed development will reduce carbon. This includes circular economy processes, reducing the need to travel via vehicles, in construction, incorporation of renewable energy technologies, sustainable drainage and design.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with several existing structures on site relating to its current agricultural use, considering the proposal for the site, it is unlikely that they will be reused within the development.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 16% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Most of the site is within flood zone 1 but there are areas within flood zones 2 and 3a particularly on its western edge and towards the centre of the site as well as an area in the north east of the site. A very large proportion of the centre of the site is constrained by surface water flood risk as is the southern edge along the A1123.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land. The submitted Soils and Agricultural document identifies that 58% of the site comprises grade 3a agricultural land with 42% of the site being classified as grade 3b.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The northern most edge of the site is located within 200m of a 0.5 ha area of greenspace so it is not particularly well connected to existing areas of greenspace, however, it is proposed that the development will provide land for a central park, open space, sport and recreation, and allotments.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located within Holywell-cum-Needlingworth parish but it relates much more closely with St Ives being located on its eastern edge where it adjoins the Somersham Road Industrial Estate and Compass Business Park established employment areas. The site extends into the countryside boarding St Ives Golf Club to the east.</p> <p>The Vision document indicates that the proposed development will include large amounts of green infrastructure with some 52% of the site dedicated to green infrastructure. This is located throughout the development but concentrated in parts of the site that are at risk from</p>

## 1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>fluvial and surface water flood risk. This green infrastructure will also assist in reducing the sense of coalescence between S Ives and Needingworth and provide a softer development edge.</p> <p>The masterplan submitted shows the extend of the green infrastructure and indicative location of non-residential and residential uses. The indicative residential parcels will include some 1,750 homes which would make an efficient use of land. The proposed development is mixed use providing some services that can meet the daily needs of most residents. It is located in walking/cycling distance to existing employment development and the town centre, therefore development can also play a role in reinforcing these areas and increasing their longer term vitality. Access is however a fundamental constraint to development and assessment will be required to ascertain if the level of additional traffic movements arising from the proposed development can be accommodated on the road network.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is bounded on its southern boundary by the A1123 and by the Somersham Road Industrial Estate to the west, therefore there is an increased likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is promoted for market and/or affordable homes and is of a scale to provide a mix of housing types and tenures.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 2km of St Ives town centre and is within 400m of Morrisons supermarket.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	<p>There are three existing primary primary/ junior schools within St Ives which are all just over 1.5km from the site. The proposed development is however has capacity for at least 1,000 dwellings and seeks to include a primary school.</p> <p>The site being located on the eastern edge of St Ives means it is not within 800m of the numerous leisure and community facilities within St Ives, it is however within 800m of the Marsh Harrier Public House. The proposed development will provide some additional leisure and cultural facilities to serve residents including sports and recreational facilities and a local centre.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is adjacent to the Somersham Road Industrial Area and the Compass Point Business Park. It is also within 1.5km of the Parsons Green Industrial Park and the Needingworth Industrial Estate. The proposed development also seeks to provide 4.2ha of land for a mixed use local centre including retail/employment/health uses.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is in excess of Huntingdon railway station but is within 800m of several bus stops. The highest rated is outside of Morrisons, rated C+ on the Place Based Carbon Calculator. The site is approximately a 20 minute walk to the town centre where the guided bus route to Cambridge can be taken, from the stop at Morrisons buses can be taken to the town centre as well.</p> <p>A footpath runs along the site's frontage along the A1123.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The proposed development will generate some employment through the delivery of a care home and 4.2ha of land for a mixed use local centre including retail/employment/health uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	The proposal seeks to include land for a local centre which will include retail/employment/health uses. The site is also located within walking distance and public transport routes to St Ives town centre enabling new residents to support existing shops and services within the town centre.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located on the eastern edge of St Ives adjacent to existing established employment development. Subject to detailed masterplanning and an assessment of the access and transport capacity to accommodate development, the site could be designed so that it effectively integrated with the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets on site or within the immediate vicinity. However the submitted Heritage Desk-Based Assessment concludes that the site is known to contain the remains of a Roman settlement in its south eastern corner.

## Summary of SA

The site could provide a strategic scale extension to the town of St Ives. It is located on the eastern edge of St Ives adjacent to existing established employment areas. It has good access to services and facilities within the town but is of a scale to also provide additional services and facilities such as small scale retail, employment and health uses as well as a primary school. It has good connectivity to public transport options including the guided busway to Cambridge. It is not constrained by nature conservation designations or by heritage assets but it is located within the Great Ouse Valley Green Infrastructure Priority Area. The site is constrained by both fluvial and surface water flood risk.

## Updates after initial appraisal

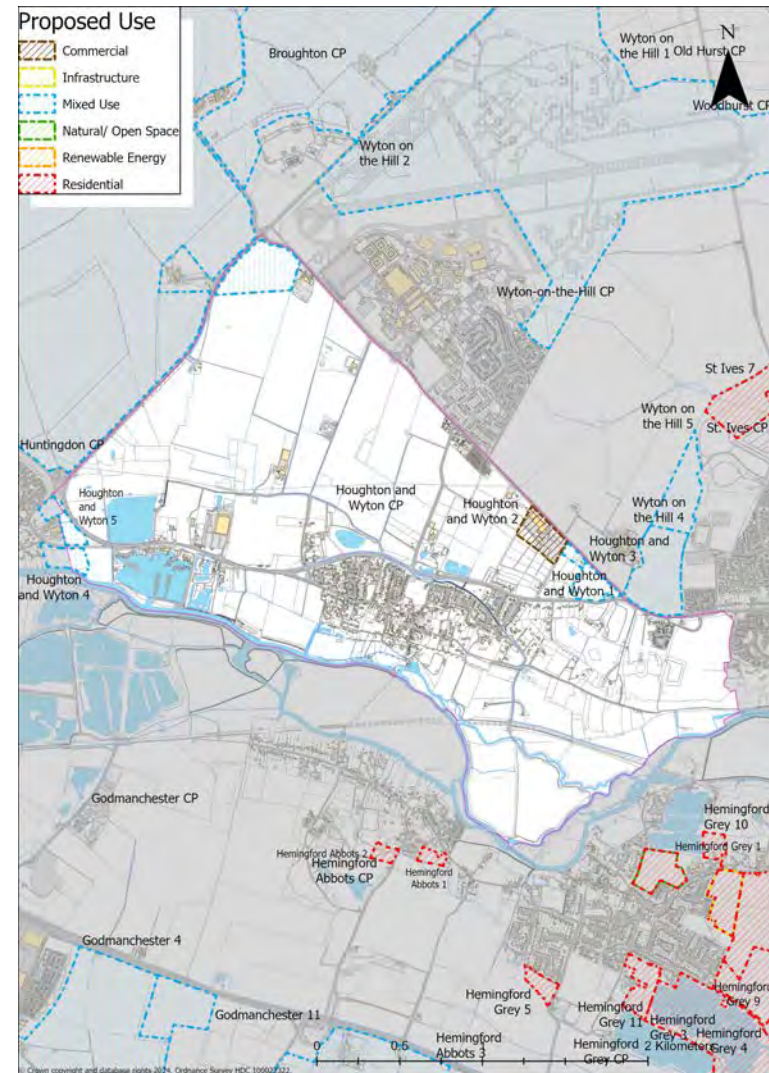
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## Houghton and Wyton

1.45 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Houghton and Wyton 1: tir na Nog, Sawtry Way, Houghton
- Houghton and Wyton 2: Land at New Manor Farm, Sawtry Way, Wyton
- Houghton and Wyton 3: Land between Houghton Hill Road and Sawtry Way, Sawtry
- Houghton and Wyton 4: Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Houghton and Wyton parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.
- Houghton and Wyton 5: Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Houghton and Wyton parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.



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## Houghton and Wyton 1: Tir na Nog, Sawtry Way, Houghton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>There are existing structures on site meaning that there is the potential to reuse materials or buildings. The site promoter states that it is proposed that these buildings be retained in commercial uses and could either be converted to alternative commercial uses or retained in their existing uses. Additionally, it is proposed to convert the existing dwelling on site to a commercial use.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is near to the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is wholly located within flood zone 1, there is a patch of the northern most corner of the site at risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	The site is partially previously developed and partially greenfield land. It is wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so has some limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located outside of the main built form of Houghton and Wyton village being located along Sawtry Way which has a series of ribbon development along it up to the neighbouring village of Wyton-on-the-Hill. As such the site is more closely related to the countryside than any settlement.</p> <p>The site is currently in residential use with a dwelling on site, the site has been put forward for a mix of employment, residential, transport and renewable energy uses. Logistics and distribution will not be appropriate due to the site's context. It is unclear how harmoniously these uses will be. The residential element is proposed to consist of retirement (over 55s) park homes. To the north west of the site along Sawtry Way is another caravan park (Pine Tree Park), no evidence has been put forward by the site promoter on the need for further such accommodation and particularly the rationale for this location.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is less than 1ha in size and the proposed development consist of several uses including up approximately 30 static home pitches, these may be for retirement or over 55's in particular.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 3km of Huntingdon and St Ives town centres.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	The site is over 800m from the Houghton and Wyton Community Shop and over 2.5km from supermarkets in Huntingdon and St Ives.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	As the site is being considered for potential employment, renewable energy and specialist accommodation for those over 55, access to primary education is not relevant.  The site is also over 800m from cultural and social facilities within Houghton and Wyton.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is approximately 1,000m from the Upland Estate Established Employment Area and approximately 500m from the Houghton Hill Industries Established Employment Area. The site is proposing some modest amount of land for employment uses.  Standard broadband is available in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is located about 3km from Huntingdon railway station. The site is located some 600m from a bus stop along Sawtry Way rated F on the Place Based Carbon Calculator. It is also approximately
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>1,000m from a bus stop along Mere Way which is rated B-, this bus stop is served by the Guided Busway to Cambridge which connects to Cambridge to St Ives.</p> <p>There is a footpath immediately across the road from the site.</p>
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The proposal seeks some new employment development. It is unclear from the Call for Sites information the quantum and type of employment uses this could include therefore it is not possible at this stage to determine if development would have a high or low job density. This use could be delivered as part of a mixed use scheme also consisting of parking, renewable energy generation and static caravan pitches.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it cannot be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.



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## Summary of SA

The site is in current mixed commercial and residential use which the site promoter seeks to diversify with a mix of employment, residential and renewable energy uses. The site is not constrained by fluvial flood risk, heritage or nature conservation designations. There is some surface water flood risk. The site is well served by public transport being located within 3km of Huntingdon train station and to a bus stop served by the Guided Busway to Cambridge via St Ives. It is also nearby to other employment locations. It is beyond 800m of services and facilities within Houghton and Wyton but is connected via existing footpaths. It is intended to deliver retirement pitches on the site, considering this and the site's location, it may not be as accessible or sustainable or accessible for future residents.

## Updates after initial appraisal

### Houghton and Wyton 2: Land at New Manor Farm, Sawtry Way, Wyton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>There are existing structures on site meaning that there is the potential to reuse materials or buildings. The site promoter states that it is proposed that these buildings be retained in commercial uses and could either be converted to alternative commercial uses or retained in their existing uses. Additionally, it is proposed to convert the existing dwelling on site to a commercial use.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is near to the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is wholly located within flood zone 1, although there are areas at risk from surface water flood risk in the centre of the site.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	The site is partially previously developed and partially greenfield land. It is wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so has some limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is located outside of the main built form of Houghton and Wyton village being located along Sawtry Way which has a series of ribbon development along it up to the neighbouring village of Wyton-on-the-Hill. As such the site is more closely related to the countryside than any settlement.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is currently in commercial use, the site has been put forward for further commercial development which seeks to diversify and intensify the commercial offer on site through a mix of new built development and change of use of some existing structures. It is also proposed to convert the residential dwelling on site to commercial use. As such the proposed uses are compatible with the existing uses and character of the area with development being contained within the existing parameters of the commercial site and would make a more efficient use of the land.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 3km of Huntingdon and St Ives town centres.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	The site is over 800m from the Houghton and Wyton Community Shop and over 2.5km from supermarkets in Huntingdon and St Ives.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.  The site is also over 800m from cultural and social facilities within Houghton and Wyton.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is approximately 700m from the Upland Estate Established Employment Area and approximately 550m from the Houghton Hill Industries Established Employment Area. The site is proposing over 3ha of land for employment uses.</p> <p>Standard broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is located about 3km from Huntingdon railway station. The site is located some 600m from a bus stop along Mere Way rated B- on the Place Based Carbon Calculator. This bus stop is served by the Guided Busway to Cambridge which connects to Cambridge to St Ives.</p> <p>There is a footpath immediately across the road from the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	<p>The proposal seeks new employment development. It is unclear from the Call for Sites information the type of employment uses this could include therefore it is not possible at this stage to determine if development would have a high or low job density.</p>
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>The site is located such that it can be effectively masterplanned to become part of the existing place and community but this would be dependent on the scale and nature of the proposed commercial development and amount of landscaping required to screen its impact on the countryside and nearby residential uses.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	<p>There are no designated heritage assets on site or nearby.</p>

# 1 Eastern Huntingdonshire

## Summary of SA

The site is in current mixed commercial and residential use which the site promoter seeks to diversify and intensify commercial uses through new built development and the change of use of existing structures. The site is not constrained by fluvial flood risk, heritage or nature conservation designations. There is some surface water flood risk. The site is well served by public transport being located within 3km of Huntingdon train station and within 600m of a bus stop served by the Guided Busway to Cambridge via St Ives. It is also nearby to other employment locations. It is beyond 800m of services and facilities within Houghton and Wyton but is connected via existing footpaths.

## Updates after initial appraisal

### Houghton and Wyton 3: Land between Houghton Hill Road and Sawtry Way, Wyton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is partially within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is wholly located within flood zone 1 but there are pockets of surface water flood risk concentrated within the northern half of the site.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield with the majority of it being classified as grade 3 agricultural land with only the northern tip of the site, situated adjacent to 'The Bungalow' along Sawtry Way being classified as grade 2.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so has some limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located outside of the main built form of Houghton and Wyton village being located along Sawtry Way which has pockets of ribbon development along it up to the neighbouring village of Wyton-on-the-Hill. As such the site is more closely related to the countryside than any settlement.

## 1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The proposed residential element would further intensify the ribbon type development along Sawtry Way and alter the character of the area.</p> <p>The proposed burial site would alter the landscape character from open pasture to partially wooded land but this could reinforce the partial woodland character of land to the south associated with Houghton Hill House and Houghton Grange</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is over 1ha in size and has been put forward for 9 homes along the site's frontage along Sawtry Way and the remainder of the site for a natural burial site. The dwellings are proposed to assist in the viability of the burial site.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 3km of Huntingdon and St Ives town centres.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is over 800m from the Houghton and Wyton Community Shop and over 2.5km from supermarkets in Huntingdon and St Ives.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	<p>The site is beyond 800m Houghton Primary School and Wyton On The Hill Community Primary School.</p> <p>The site is also over 800m from cultural and social facilities within Houghton and Wyton.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is approximately 1,200m from the Upland Estate Established Employment Area and approximately 500m from the Houghton Hill Industries Established Employment Area.</p> <p>Standard broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is located about 3km from Huntingdon railway station. The site is located some 400m from a bus stop along Sawtry Way rated F on the Place Based Carbon Calculator. It is also approximately 1,100m from a bus stop along Mere Way which is rated B-, this bus stop is served by the Guided Busway to Cambridge which connects to Cambridge to St Ives.</p> <p>There is a footpath immediately across the road from the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	<p>The proposal is for residential development and also the creation of natural burial ground. The burial ground could support local funeral directors by offering an alternative style of location.</p>
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>The site is located such that it could not be effectively masterplanned for new homes to become part of an existing community. The proposed woodland burial ground could reinforce the established light woodland character of land to the south of the site.</p>

# 1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no designated heritage assets on site, the site is however adjacent to the Houghton and Wyton Conservation area and Eagle Mill (grade II listed) is nearby to the south west.

## Summary of SA

The site is greenfield land, mostly classified as grade 3 agricultural land but there is some grade 2. The site is not constrained by fluvial flood risk or nature conservation designations. There is some surface water flood risk and the potential to impact the setting of nearby heritage assets. The site is well served by public transport being located within 3km of Huntingdon train station and to a bus stop served by the Guided Busway to Cambridge via St Ives. It is also nearby to other employment locations. It is beyond 800m of services and facilities within Houghton and Wyton but is connected via existing footpaths. The proposed built development would not enhance the character of the local area as it would increase ribbon development along Sawtry Way. The proposed woodland burial ground could reinforce the light woodland character of land to the south and reinforce the perception of separation between Houghton and St Ives.

## Updates after initial appraisal

### Houghton and Wyton 4: Land off Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	<p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 96% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is partially within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	Approximately 90% of the site is within flood zone 3b with a further 5% within flood zones 2 and 3a. There is about 5% within flood zone 1. The western edge of the site is also at risk from surface water flooding. The site promoter has put the site forward for several potential uses including moorings and flood mitigation which are water compatible development.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land, the western half of the site is classified as urban and the eastern half of the site is non-agricultural.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 1 km of a 10 ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 200m of Cow Lane Gravel Pits CWS, it is approximately 2km from Portholme Meadow Special Area of Conservation/ Sites of Special Scientific Interest.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.



## 1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is located on the eastern edge of Huntingdon but mostly located within Houghton and Wyton parish. It is located to the south of the A1123 and relates closely to the built form of Huntingdon. The site is at risk from flooding so is only being appraised for its potential for flood mitigation and moorings. There are several moorings along the River Great Ouse so providing additional moorings would reflect the character of the area subject to appropriate engagement with relevant water and environmental bodies to ascertain how many moorings could be sustainably accommodated. Moorings are likely to have a minimal landscape impact on the wider Ouse Valley.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is within 75m of the A1123 increasing the likelihood of noise, light and visual pollution. The development could lead to increased levels of pollution within the River Great Ouse.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is being considered for moorings which could diversify the housing supply depending on the nature of the mooring licence agreed.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is about 2.7km from Huntingdon town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within 650m of a local convenience shop and about 3.3km from a Tesco superstore.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	It is approximately 1.5km from Hartford Community Junior School.  The site is within 800m of the Barley Mow Public House, King of the Belgians Public House, Hartford village hall, All Saints Church and Sapley Road recreational ground.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is within 5km of multiple concentrations of employment being approximately 2.7km from Huntingdon town centre, 3.1km from St Peter's Road Industrial Area and Towerfields Retail Park, and about 3.5km from St Peter's Secondary School.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is approximately 3.5km from Huntingdon train station. It is also within 400m of several bus stops located on Old Houghton Road and Main Street. The highest rated bus stop is B+ on the Place based carbon calculator meaning there is a frequent service. The Guided Busway to St Ives and Cambridge stops along Main Street.</p> <p>A footpath along the site frontage will need to be created to join the site with a nearby footpath.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	<p>The site is being considered for moorings and flood mitigation uses. The provision of additional moorings would support the provision of tourism facilities related to the riverside location.</p>
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	<p>The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.</p>
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>The site could provide additional moorings and flood mitigation that could be effectively masterplanned so that it can be integrated into the existing place and community.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations on site either but the site adjoins a conservation area on its western edge.

## Summary of SA

The site is constrained very highly by fluvial flood risk making it unsuitable for built development but potentially a suitable location for flood mitigation and mooring development. The site is constrained by nature conservation designations and also by heritage assets being located adjacent to a conservation area. The site has good accessibility to services within Huntingdon, primary education, public transport and employment opportunities. It is sustainably located for water based tourism related uses. The scale of mooring development would be dependent on engagement with relevant environmental and water management bodies to determine the scale of mooring development that could be accommodated sustainably and have minimal landscape impact on the Great Ouse Valley.

## Updates after initial appraisal.

## Houghton and Wyton 5: Land North of 6 Old Houghton Road, Hartford, Huntingdon (Houghton and Wyton)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.  The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 95% of the site area.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is partially within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 90% of the site is within flood zone 2 with the remainder being within flood zone 1. The site is almost completely at risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is greenfield land. In terms of agricultural land class classification, the site is broadly split into thirds, the northern third of the site is classified as grade 2, the middle third as urban and the southern third as grade 3.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 1 km of a 10 ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is within 200m of Cow Lane Gravel Pits CWS, the site's southern most edge is about 2km from Portholme Meadow Special Area of Conservation/ Sites of Special Scientific Interest.</p> <p>The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located on the eastern of Huntingdon partially within Houghton and Wyton parish. The site relates much more closely to the built form of Huntingdon. Trees largely obscure the site from view along the A1123 and provide an established landscaping edge to the site. As a result, the site is already fairly enclosed in landscape terms</p>

## 1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			due to the location of the road network and established trees along its eastern edge. The proposed capacity is low but enables a large part of the site to be used for sustainable drainage and to mitigate the flood risk on site. Development will need to incorporate noise mitigation and landscaping as well and provide. If these constraints can be overcome the site could provide a rounding off opportunity within the built up area of Huntingdon.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site fronts onto Main Street adjacent to the roundabout between it, the A141 and the A1123 increasing the likelihood of noise, light and visual pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is being considered market and/or affordable housing. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is about 2.7km from Huntingdon town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within 650m of a local convenience shop and about 3.3km from a Tesco superstore.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	It is approximately 1.5km from Hartford Community Junior School.  The site is within 800m of the Barley Mow Public House, King of the Belgians Public House, Hartford village hall, All Saints Church and Sapley Road recreational ground.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is within 5km of multiple concentrations of employment being approximately 2.7km from Huntingdon town centre, 3.1km from St Peter's Road Industrial Area and Towerfields Retail Park, and about 3.5km from St Peter's Secondary School.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is approximately 3.5km from Huntingdon train station. It is also adjacent to bus stops located on Main Street. The highest rated bus stop is B+ on the Place based carbon calculator meaning there is a frequent service. The Guided Busway to St Ives and Cambridge stops along Main Street.</p> <p>There is no footpath along the site's frontage along Main Street but there paths opposite and adjacent to the site which could provide connections. Additionally, a footpath along the southern edge of the site could be created to join the site with a nearby footpath along Old Houghton Road.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The site promoter is seeking to provide some retail floorspace.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	The site promoter is seeking a mixed use scheme incorporating a mix of flood mitigation, residential development and retail floorspace.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> </ul>	+	If the flood risk on the site can be adequately resolved and development made safe from flooding, the site could be effectively masterplanned so that it is part of the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>		
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations on site but it partially adjoins a conservation area on the north western edge.

## Summary of SA

The site is constrained by fluvial flood with the majority of the site being flood zone 2. The site is constrained by nature conservation designations and also by heritage assets being located adjacent to a conservation area. The site has good accessibility to services within Huntingdon, primary education, public transport and employment opportunities. The site is located adjacent to the A1123 and roundabout with the A141 so there is the increased risk of pollution and need for noise mitigation. The site is already fairly enclosed in landscape terms due to the location of the road network and established trees along its eastern edge.

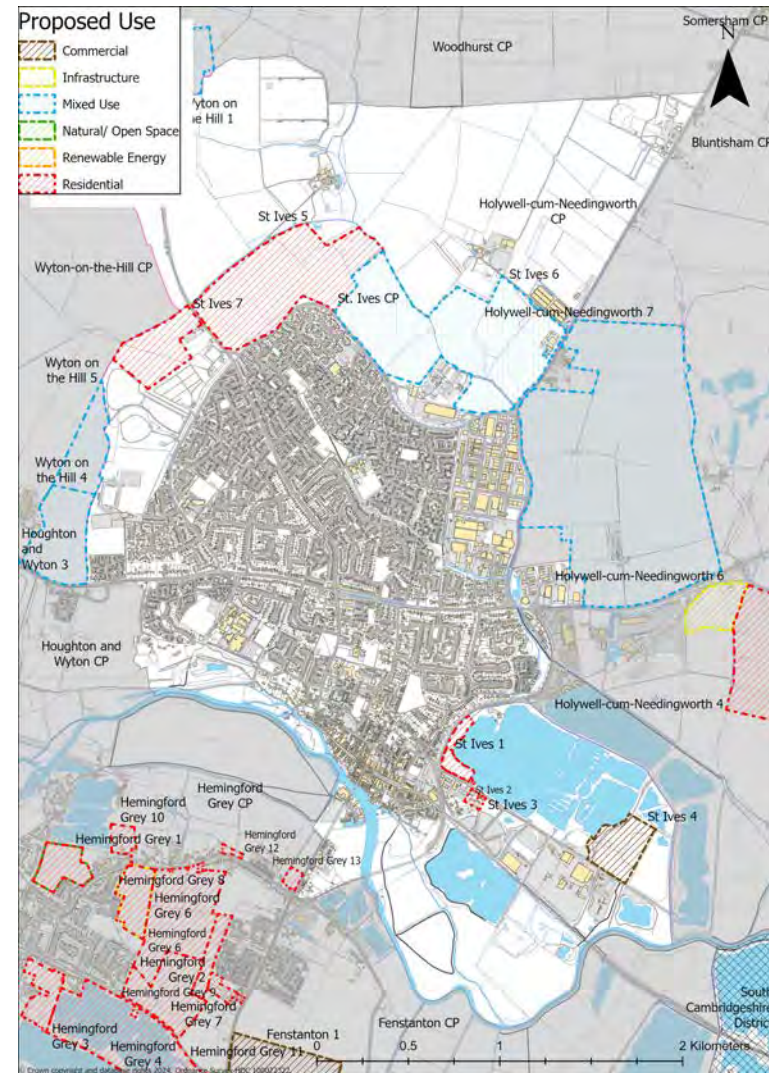
## Updates after initial appraisal

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## St Ives

1.46 A total of 7 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- St Ives 1: Land East of Harrison Way, St Ives (smaller site)
- St Ives 2: Land East of Harrison Way, St Ives (larger site)
- St Ives 3: Land South of Meadow Lane, St Ives
- St Ives 4: Land North of Meadow Lane, St Ives
- St Ives 5: Land at Marley Road, St Ives
- St Ives 6: Westwood Farm, North of Marley Road, St Ives
- St Ives 7: Old Ramsey Road, St Ives



# 1 Eastern Huntingdonshire

## St Ives 1: Land East of Harrison Way, St Ives (smaller site)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 17% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b. There is also some surface water flood risk along the site's edges.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield but is wholly classified as urban land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging.</p> <p>The site promoter is seeking to provide specialist housing on the site, this is a more vulnerable form of residential development which considering the flood risk on the site is not suitable. The site is also part of the Meadow Lane Gravel Pits County Wildlife Site so its development would fundamentally impact the CWS. The proposed capacity of 100 homes on a site of 1.5ha represents a very high form of development which while may be found within or in close proximity to St Ives town centre, is less characteristic of the site's immediate context.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site's proximity to the A1096 may result increased levels of air, noise and visual forms of pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is promoted for specialist housing.</p> <p>The site is over 1ha in size.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 0.5km of St Ives town centre. The site is within 500m of Waitrose and also within 1.5km of Morrisons supermarket.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is adjacent to the Meadow Lane Business Park and within 0.5km of the town centre. It is also within 1km of the Parsons Green Industrial Park.  Ultrafast broadband is available in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is located beyond 5km from Huntingdon railway station. The site is located within 400m of a bus stop along The Quadrant which is rated A- on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects Cambridge to St Ives as well as Huntingdon to St Ives.  There is a pavement along some of the site's frontage along Meadow Lane. There is also a pavement that runs along the site's western edge along Harrison Way.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging. Considering the proposed use of the site for specialists housing having services and facilities within accessible distance via safe routes is even more critical.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations on site but it is adjacent to a conservation area with the A1096 (Harrison Way) separating the site from it.

#### Summary of SA

The site is constrained by flooding. It is adjacent to the St Ives conservation area and is within the Great Ouse Valley Green Infrastructure Priority Area. It is located wholly within the Meadow Lane Gravel Pits CWS. While it is well served in terms of services, facilities, primary education and employment opportunities by being located on the eastern edge of St Ives, it is however separated by the A1123. It is well served by public transport being within walking distance to the Guided Busway.

#### Updates after initial appraisal

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## St Ives 2: Land East of Harrison Way, St Ives (larger site)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 21% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is mostly within flood zone 1 but its northern edge being within flood zones 3a and 3b. There is also some surface water flood risk along the site's edges.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield but is wholly classified as urban.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	The site is remote from any natural greenspace. Its very north western edge is just within 200m of a 0.5ha area of natural greenspace but it is separated from it by the A1096 so there is very limited actual physical connection to it.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			It has some capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site completely falls within the Meadow Lane Gravel Pits County Wildlife Site.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging.</p> <p>The site promoter is seeking to provide specialist housing on the site, this is a more vulnerable form of residential development which considering the flood risk on the site is not suitable. The site is also part of the Meadow Lane Gravel Pits County Wildlife Site so its development would fundamentally impact the CWS. The site promoter seeks to concentrate built development in the southern half of the site with the remaining northern part of the site that loops around the lake will be used for open space. Building on the southern part of the site would be a very high form of development which while may be found within or in close proximity to St Ives town centre, is less characteristic of the site's immediate context.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site's proximity to the A1096 may result increased levels of air, noise and visual forms of pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is promoted for specialist housing.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 0.5km of St Ives town centre. The site is within 500m of Waitrose and also within 1.5km of Morrisons supermarket.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within 1.5km of Eastfield Infant & Nursery School. St Ives have many leisure and cultural facilities, which the site is within 800m of, including library, the Royal Oak Public House and from Warners Park. It is just over 800m from the Norris Museum and St Ives Methodist Church.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is adjacent to the Meadow Lane Business Park and within is within 0.5km of the town centre. It is also within 1km of the Parsons Green Industrial Park.</p> <p>Ultrafast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is located beyond 5km from Huntingdon railway station. The site is located within 400m of a bus stop along The Quadrant which is rated A- on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects Cambridge to St Ives as well as Huntingdon to St Ives.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			There is a pavement along some of the site's frontage along Meadow Lane. There is also a pavement that runs along the site's western edge along Harrison Way.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging. Considering the proposed use of the site for specialists housing having services and facilities within accessible distance via safe routes is even more critical. On the other hand, the site promoter seeks to utilise the northern half of the site for open space including utilising an existing informal track parallel to Harrison Way to make a loop to provide amenity value.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations on site but it is adjacent to a conservation area with the A1096 (Harrison Way) separating the site from it.

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## Summary of SA

The site is constrained by flooding. It is adjacent to the St Ives conservation area and is within the Great Ouse Valley Green Infrastructure Priority Area. It is located wholly within the Meadow Lane Gravel Pits CWS. While it is well served in terms of services, facilities, primary education and employment opportunities by being located on the eastern edge of St Ives, it is however separated by the A1123. It is well served by public transport being within walking distance to the Guided Busway.

## Updates after initial appraisal

### St Ives 3: Land South of Meadow Lane, St Ives

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is previously developed with it being currently used as a children's nursery and café meaning that there is the potential for the reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	++	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is within flood zone 1 with no recorded risk from surface water.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	++	The site is previously developed land. The majority of the site is classified as urban apart from the north eastern corner of the site which is classified as non-agricultural.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 200m of the Meadow Lane Gravel Pits County Wildlife Site.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging.</p> <p>The site promoter is seeking to redevelop the site for housing development. The site currently adjoins long residential curtilages to the south but the west adjoins an established employment area. Opposite is the Meadow Lane Gravel Pits, considering its context residential development is less suitable.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site's proximity to the A1096 may result increased levels of air, noise and visual forms of pollution.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is promoted for market and/or affordable housing. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 0.5km of St Ives town centre. The site is within 500m of Waitrose and also about 1.5km of Morrisons supermarket.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is about 1.5km of Eastfield Infant & Nursery School. St Ives has many leisure and cultural facilities, which the site is about 800m of, including library, the Royal Oak Public House and from Warners Park. It is just over 800m from the Norris Museum and St Ives Methodist Church.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site adjoins on its western edge the Meadow Lane Business Park and within is within 0.5km of the town centre. It is also within 1km of the Parsons Green Industrial Park.  Ultrafast broadband is available in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is located beyond 5km from Huntingdon railway station. The site is located within 400m of bus stops located within the St Ives Park and Ride which are rated A on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects Cambridge to St Ives as well as Huntingdon to St Ives.  There is a pavement along the site's frontage along Meadow Lane.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located on the eastern edge of St Ives, it is physically well related to the town but it is separated from it via the A1123 which makes integration and accessibility to services more challenging. The site is previously developed and currently in commercial use, it adjoins an employment area to the west, therefore housing in this location would be more challenging to successfully integrate.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

#### Summary of SA

The site is previously developed. It is not constrained by flooding or by heritage designations, it is within 200m of the Meadow Lane Gravel Pits CWS and it is within the Great Ouse Valley Green Infrastructure Priority Area. While it is well served in terms of services, facilities, primary education and employment opportunities by being located on the eastern edge of St Ives, it is however separated by the A1123. It is well served by public transport being within walking distance to the Guided Busway. The site's location to the east of the main built form of St Ives and its neighbouring employment uses makes integration of residential development more challenging to achieve.

#### Updates after initial appraisal

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## St Ives 4: Land North of Meadow Lane, St Ives

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 81% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Two thirds of the site is within flood zone 2 with some of the site's edges falling within flood zones 3a and 3b. There is some minimal risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield but is wholly classified as non-agricultural.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	<p>The site is remote from any natural greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The Meadow Lane Gravel Pits County Wildlife Site is partially within the site along its north-western edge.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	The site is located within the countryside detached from the main built form of St Ives. There is a sequence of commercial development located on the opposite side of Meadow Lane so the proposed commercial uses would be reflect the nearby land uses. However, the site's sensitive location in the open countryside and to the Meadow Lane Gravel Pits CWS means that development of this scale on this side of Meadow Lane will likely result in significant adverse landscape and ecological impact.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proposal is distant from major sources of pollution but is of a scale that could cause some pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is about 1.5km of St Ives town centre. The site is about 1.4km of Waitrose and also within 2.4km of Morrisons supermarket.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	St Ives has many leisure and cultural facilities, but the site is beyond 800m of these.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is approximately 950m from the Meadow Lane Business Park and is about 1.5km of the town centre. It is also within 2.4km of the Parsons Green Industrial Park.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is located beyond 5km from Huntingdon railway station. The site is located approximately 900m from bus stops located within the St Ives Park and Ride which are rated A on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects Cambridge to St Ives as well as Huntingdon to St Ives.</p> <p>There is a narrow pavement opposite from the site along Meadow Lane.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The proposed land uses for the site consist of employment uses, the site promoter has not identified what type of employment though, therefore it cannot be determined at this stage if the scheme would provide a high or low job density. The potential scale of the scheme at 28,000sqm could provide a good level of new jobs.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing place and community.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>		
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

#### Summary of SA

The site is greenfield and is constrained by flooding. It is not constrained by heritage designations, but the Meadow Lane Gravel Pits CWS partially falls within the site. It is also within the Great Ouse Valley Green Infrastructure Priority Area. The site is located in the open countryside in a sensitive location which result in significant landscape and ecological impact. The site has reasonable accessibility to public transport being within walking distance to the Guided Busway. Its detachment from St Ives means integrating development with the existing place and community is more challenging as does accessing the site via safe and sustainable modes of transport.

#### Updates after initial appraisal

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#### St Ives 5: Land at Marley Road, St Ives

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. Site is located beyond 200m of an AQMA. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 11% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	Most of the land is classed as flood zone 1 but parts along the northern and eastern boundary are classed as flood zone 3a, with more limited areas along these boundaries being classed as flood zone 2. Along the southern boundary, an area of the site is classed as flood zone 3a, with a further area being classified as flood zone 2. Surface water flood risk is also a constraint in these parts of the site.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield. The majority of the site is classified as grade 2 agricultural land, with approximately 25% of the site being classified as grade 3 in the eastern part of the site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from natural greenspace.</p> <p>It has very limited capacity for direct linkages to the strategic green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site adjoins the northern edge of St Ives extending into the countryside, as such it does have a close relationship with the settlement but also a close relationship with the countryside. Although the land is prominent along the road running around the north of St Ives, it slopes south towards the town so that, although the landscape is generally open, development would not be visible from distance to the north. Development in this location at this scale would considerably alter the townscape and landscape character of St Ives seeing the town further extend away from its historic core.</p> <p>The location of flood risk on the site could make masterplanning the site more challenging as these areas are generally located closer to existing residential development, therefore to minimise development in areas at risk of flooding, development would be located in less sustainable part of the site further from existing development and making connections and integration more challenging.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is promoted for up to 600 market and/or affordable homes. The scale of development would provide a mix of tenures, dwellings sizes and types.</p> <p>The site is over 1ha in size.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 2.5km from S Ives town centre. The Co-Op on Constable Road in St Ives is approximately 1km away from the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	Thorndown Primary School is within 1km of the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site adjoins on its southern edge allotment grounds. It is about 800m from the Burleigh Hill Play Area. It is located just beyond 800m of the leisure and cultural facilities nearby, for example it is about 1.2km from the Burleigh Community Centre and 1.4km from St Ivo Outdoor Complex.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>Marley Road Industrial Area is approximately 1.4km away and the Somersham Road Industrial Area is approximately 2.2km from the site. The site is also approximately 2km from the Ivo Secondary School and 2.5km from the town centre.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is located beyond 5km from Huntingdon railway station. The site is located within 450m of a bus stop along The Mallards which is rated B+ on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects to Cambridge to St Ives.</p> <p>There is no pavement along the site's frontage along Hill Rise but along its eastern edge adjoins a public right of way.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	While the site adjoins the northern edge of St Ives, it is unclear whether there will be connections from the development into the adjoins residential areas or not. If not, there is no footpath along Old Ramsey Road to connect the site's frontage thus making physical connections to services and facilities within St Ives challenging. As such it will be very challenging to integrate development with the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

#### Summary of SA

The site is constrained fluvial and surface water flooding, it is not constrained by heritage or nature conservation designations. Development of the site would see built development extending into the countryside in a location with less sustainable connections to services and facilities in St Ives by foot or by cycling. It would also alter the landscape setting to the town by continuing built development northwards. The site is within reasonable proximity to employment, public transport connections, natural greenspace and to education facilities. The site is also wholly greenfield land mostly classified as grade 2 agricultural land.

#### Updates after initial appraisal

#### St Ives 6: Westwood Farm, North of Marley Road, St Ives

- 1.47** As identified in the LAA, approximately 75% of the site falls within a water recycling area as the site adjoins a sewage works. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity. The land that does not fall within the water recycling area is very detached from St Ives so its development would not relate well to the settlement being located in the open countryside.

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1.48 Therefore, a sustainability appraisal for the site has not been undertaken.

## St Ives 7: Old Ramsey Road, St Ives

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>Site is located beyond 200m of an AQMA.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 5% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Most of the site is classed as flood zone 1 but limited areas along the northern boundary, abutting the drain, are classed as flood zone 2 and flood zone 3a. Flooding from surface water is also a risk along the site's northern edge.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The southern corner of the site is within 200m of a 0.5ha natural greenspace.</p> <p>It has very limited capacity for direct linkages to the strategic green or blue infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is detached from the main built form of St Ives and as such relates much more closely with the countryside. The site adjoins a cemetery and allotment grounds. It has limited pedestrian and cycling connectivity. As such development in this location will alter the landscape and townscape character of St Ives and its immediate environs. The proposed capacity is very low and would not make an efficient use of land.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is promoted for 131 market and/or affordable homes. The development could provide a mix of dwelling sizes, types and tenures.</p> <p>The site is over 1ha in size.</p>



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	<p>The site is approximately 2.5km from S Ives town centre. The Co-Op on Constable Road in St Ives is approximately 1km away from the site.</p> <p>Thorndown Primary School is within 1km of the site.</p> <p>The site adjoins on its southern edge allotment grounds. It is about 800m from the Burleigh Hill Play Area. It is located just beyond 800m of the leisure and cultural facilities nearby, for example it is about 1.2km from the Burleigh Community Centre and 1.4km from St Ivo Outdoor Complex.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>Marley Road Industrial Area is approximately 1.4km away and the Somersham Road Industrial Area is approximately 2.2km from the site. The site is also approximately 2km from the Ivo Secondary School and 2.5km from the town centre.</p> <p>Superfast broadband is available in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is located beyond 5km from Huntingdon railway station. The site is located within 450m of a bus stop along The Mallards which is rated B+ on the Place Based Carbon Calculator meaning there is a frequent service. This is served by the Guided Busway to Cambridge which connects to Cambridge to St Ives.</p> <p>There is no pavement along the site's frontage along Hill Rise but is within 1km of a public right of way.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is detached from the main built form of St Ives and is separated by allotment grounds and a cemetery. Additionally, there is no footpath along Old Ramsey Road to connect the site's frontage so making physical connections to services and facilities within St Ives challenging. As such it will be very challenging to integrate development with the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

#### Summary of SA

The site is constrained somewhat by flooding, it is not constrained by heritage or nature conservation designations. Development of the site would see built development extending into the countryside in a location with less sustainable connections to services and facilities in St Ives by foot or by cycling. The site is within reasonable proximity to employment, public transport connections, natural greenspace and to education facilities. The site is also wholly greenfield land classified as grade 2 agricultural land.

#### Updates after initial appraisal

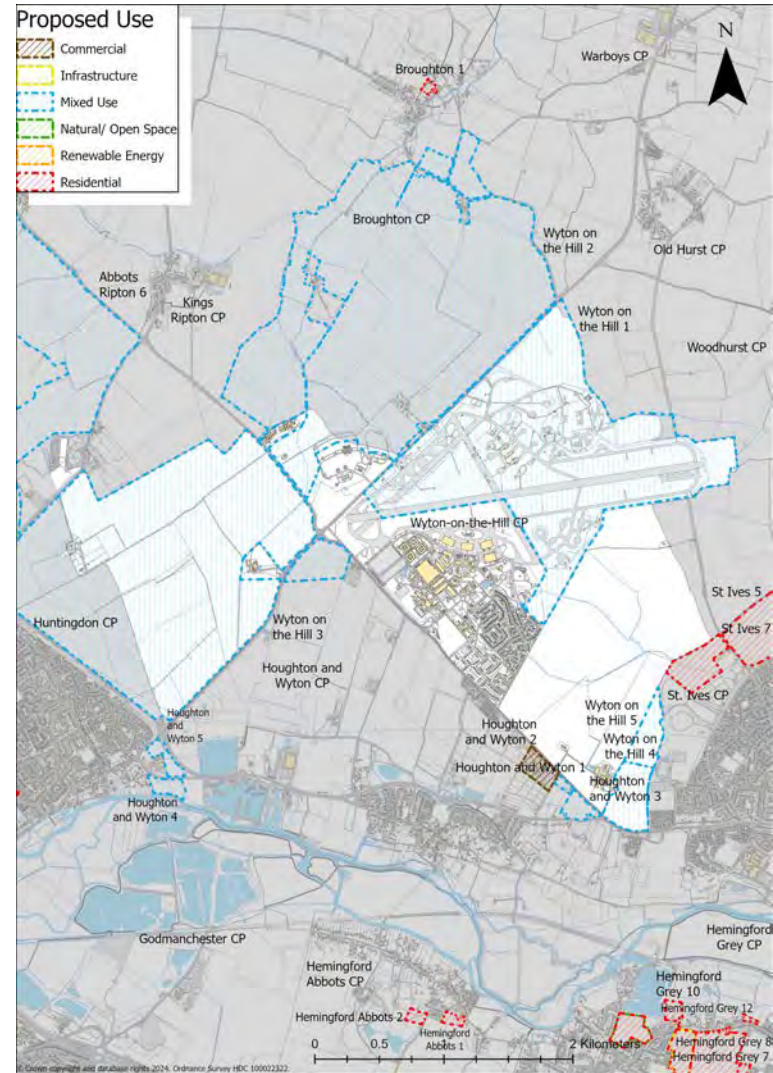
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# 1 Eastern Huntingdonshire

## Wyton on the Hill

**1.49** A total of 5 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Wyton on the Hill 1: Wyton Airfield
- Wyton on the Hill 2: Hungary Hall, West of A141, Wyton on the Hill - this does largely fall within Broughton parish but has been assessed here due to its close relationship with Wyton on the Hill 1.
- Wyton on the Hill 3: Lodge Farm, North of A141, Huntingdon (Wyton on the Hill) - this site also partially falls within Huntingdon parish. As the majority of the site falls within Wyton-on-the-Hill parish, the site has been assessed here instead. A link to the site can also be found within the Huntingdon section of the Central Huntingdonshire LAA document.
- Wyton on the Hill 4: Land North of Houghton Road (southern portion), St Ives (Wyton on the Hill)
- Wyton on the Hill 5: Land North of Houghton Road (larger site), St Ives (Wyton on the Hill)



## Wyton on the Hill 1: Wyton Airfield

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	++	<p>The site has opportunities to link into the established Busway network providing high quality public transport connections between Cambridge, Huntingdon and onto Peterborough potentially reducing private car usage.</p> <p>No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided.</p> <p>The site could incorporate green infrastructure on site and although it does not directly adjoin the Ouse Valley green infrastructure priority area at its nearest point it is 1.3 kms and has some potential for linkages.</p>
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> </ul>	++	<p>The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).</p> <p>The proposal will include open space provision and green infrastructure which could help to contribute towards supporting habitats at a localised scale adapt to the impacts of the climate emergency.</p>
	<ul style="list-style-type: none"> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	+	
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	--	<p>Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.</p> <p>99.7% of the site is situated in flood zone 1; the remainder is in flood zone 3b totalling just 0.69 ha. The site is affected by a limited amount of surface water flooding with a small amount of additional risk from</p>
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			climate change. A level 2 SFRA is required to demonstrate the detailed impacts and requirements. Given the scale of the site it is anticipated that there will be ample opportunities to manage and mitigate the level of flood risk.
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	++	The site is almost entirely classified as previously developed land as it is a former RAF airfield and contains substantial areas of hardstanding. Less than 5% of the total land area comprises grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	++	<p>Wyton Airfield is just beyond several of the thresholds for Natural England's access to natural greenspace standards. However, it is still in relatively close proximity to the extensive publicly accessible open and natural green spaces of the Ouse Valley corridor which would provide diverse opportunities for recreation. The site has potential to provide publicly accessible open green space and already contains several small wooded areas and large areas of grassland which have the potential to form the core of additional open space provision.</p> <p>Current strategic blue and green infrastructure networks are not expected to be compromised by redevelopment of Wyton Airfield, nor their future extension or improvement inhibited, as these are more likely to be focused directly within the Ouse Valley river corridor and its associated flood meadows.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	++	
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	++	There are no designated sites of biodiversity or geodiversity value within the site. The former RAF Wyton bomb dump county wildlife site is directly across the A141 from the site. There are no



SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	+	internationally designated sites within 2kms and the closest SSSI is 2.25 kms from the nearest boundary. The site offers limited opportunities to promote opportunities for the recovery or enhancement of sites of biodiversity or geodiversity value with the strongest potential being for promoting linkages to the RAF Wyton bomb dump county wildlife site. There are no tree preservation orders within the site.
SA7	<ul style="list-style-type: none"> <li>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> <li>Reinforce local distinctiveness and a sense of place?</li> </ul>	++	<p>The site is located within the Central Claylands landscape character area which predominantly comprises gently undulating arable land with a relatively large scale field pattern. It is on a raised plateau and immediately adjoins the remaining RAF Wyton operational base which contains buildings of a range of heights and can be seen extensively from the surrounding areas. The villages of Old Hurst and Woodhurst are situated to the north of the site with views across the landscape up to the site. Development of Wyton Airfield would be partially visible from both of these villages. The wider area is typified by ancient woodland and hedgerows. Development could promote opportunities to enhance this characteristic through provision of additional woodland and hedgerows.</p> <p>The south western corner of the site adjoins Wyton on the Hill which comprises the former married quarters housing. The layout is predominantly demi-detached and short terraces of homes with back gardens frequently containing boundary trees. There are very limited areas of public open space beyond 5 children's play areas and the primary school site. The sense of place of Wyton on the Hill remains closely aligned with the adjoining operational RAF base. Redevelopment of the site and integration with Wyton on the Hill offers opportunities to enhance the residential village character of Wyton on the Hill and create a high quality locally distinctive new settlement.</p>

## 1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Promote actions to reduce contributions to air pollution?</li> <li>Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>	-	<p>Redevelopment of Wyton Airfield would necessitate upgrades to the A141 and other local roads and enhanced public and active travel connections into the surrounding area. There may be scope for action to reduce the contribution to air pollution from queuing traffic on the A141/ B1090 (Sawtry Way) junction.</p> <p>The site is already in use for a variety of temporary uses including open storage, vehicle parking and ancillary office accommodation with supporting lighting and security systems. No flying takes place from the site any more so the surrounding area is no longer impacted by aircraft or helicopter noise.</p> <p>The scale of potential development would generate some amount of light and noise pollution. The adjoining RAF Wyton base already produces some light and noise pollution so this aspect of any potential development would need to be carefully managed to avoid consolidating this impact.</p>
SA9	<ul style="list-style-type: none"> <li>Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?</li> </ul>	++	<p>This site is located just north of the Ouse Valley corridor with the market towns of Huntingdon and St Ives in close proximity. It has potential for public and active travel connections to each of these centres to provide sustainable access to services, employment and local facilities. The site has potential for linking into the Busway providing public transport connectivity to Cambridge for higher level services and a wide range of employment opportunities. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>In terms of market demand and meeting community needs the site is located within the Hemingford Grey and Houghton ward of the district. Analysis of average house prices per square metre by ward</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			using data from Hometrack for April to September 2023 shows this ward as the fourth most expensive of the 26 wards in the district indicating a high level of market demand and high costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates this ward as the joint third most expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.
SA10	<ul style="list-style-type: none"> <li>Support and enhance the more deprived areas of the district?</li> </ul>	+	<p>The site is situated within the Hemingford Grey and Houghton ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 9 (where 1 is most deprived and 10 is least deprived). The northern boundary of the site immediately adjoins Warboys ward which is ranked as one of the three most deprived wards in the district. Therefore, redevelopment has potential to assist with improving this situation in the adjoining area through provision of additional employment, education skills and training and reducing barriers of housing and services.</p> <p>Social and community facilities would be expected to be included on site as part of the redevelopment. However, the site is within 6 kms of Huntingdon town centre and 7.5 kms of St Ives town centre when measured by road from the central point of the frontage onto the A141 and approximately 4 kms from St Ives town centre by potential active travel routes via the Old Ramsey Road offering potential to enhance usage of services and facilities in these town centres. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.</p>
	<ul style="list-style-type: none"> <li>Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	++	

## 1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Contribute to regeneration activities?</li> </ul>	++	<p>Wyton Airfield has been declared surplus to military requirements with military flying ending in February 2015. The site only comprises part of the former RAF Wyton predominantly including the runways, taxiways and associated grassland of the airfield with limited built structures. The technical base of RAF Wyton containing most of the buildings remains on adjoining land with uses having been relocated there from RAF Brampton. The site would contribute to regeneration activities through the reuse of previously developed land which is currently occupied by a limited range of temporary uses many of which involve open storage.</p> <p>As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has not indicated a preferred amount of employment and commercial floorspace to be provided. It is their intention to refresh the previous draft masterplan which included 10 ha of land for employment which was anticipated as providing around 1,000 jobs.</p>
	<ul style="list-style-type: none"> <li>Enhance and diversify economic opportunities with the district?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	+	<p>The Old Ramsey Road connects north and south of the eastern end of the former runway providing active travel opportunities directly lining into St Ives and into Woodhurst and the wider countryside north of the site.</p> <p>Public rights of way adjoin the southern and eastern boundaries of the site offering potential for active travel linkages into Houghton and St Ives via connection to the B1090 and north to Woodhurst.</p> <p>In terms of public transport connectivity Wyton on the Hill is currently served by the Busway from the B1090 road frontage and by a Chatteris, Ramsey to Huntingdon service along the A141 frontage..</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>Opportunities have previously been explored for diverting Busway services into the Wyton Airfield site. Significant improvements could be provided to the Busway services to provide high quality public transport linkages east to St Ives and Cambridge and west to Huntingdon and Alconbury Weald.</p> <p>Significant active travel and public transport improvements in the wider A141 and St Ives area are being promoted by the Cambridgeshire and Peterborough Combined Authority which is preparing an outline business case for the work through 2022/23-2023/24 to provide a preferred scheme, robust costings, a preliminary design, and full supporting information.</p>
SA13	<ul style="list-style-type: none"> <li>● Attract new investment and provide opportunities to improve the resilience of the local economy?</li> <li>● Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> <li>● Support retention and growth of indigenous companies?</li> <li>● Encourage sustainable tourism?</li> </ul>	+	<p>The site has potential to attract some new investment although the amount of land proposed to be brought forward for economic development is uncertain. Employment growth could diversify the very local job opportunities of civilian roles which exist within RAF Wyton. It is a sustainable location for employment opportunities being in good proximity to potential employees in Huntingdon and St Ives with potential for active travel and public transport accessibility from both locations. The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site.</p>
SA14	<ul style="list-style-type: none"> <li>● Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	+	<p>The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. It is in relatively close proximity to the existing town centres of both Huntingdon (6kms) and St Ives (7.5kms/ 4kms). The additional</p>



# 1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres.
SA15	<ul style="list-style-type: none"> <li>Strengthen a local sense of place?</li> <li>Retain the character of existing settlements?</li> </ul>	+	<p>The site has an established character from its use as a military airfield which connects strongly with the adjoining remaining RAF Wyton and the former married quarters housing now forming the separate community of Wyton on the Hill. To the north the site adjoins open countryside with the nearest village being Woodhurst situated 1 km to the north east.</p> <p>Being located on level land the majority of the site is contiguous with the surrounding countryside which is characterised by relatively flat open land predominantly in agricultural use.</p> <p>Wyton on the Hill has a strong sense of place due to its purpose designed nature as married quarters. Development for a residential led scheme could reinforce the domestic nature and scale of this adjoining use, complementing it with more diverse housing types and improved accessibility to community services and facilities.</p>
SA16	<ul style="list-style-type: none"> <li>Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	+	There are no known archaeological sites or features within the site. The nearest conservation area is at Woodhurst some 1.1 kms from the nearest part of the site boundary.

## Summary of SA

Wyton Airfield comprises previously developed land located close to the market towns of Huntingdon and St Ives within an area of relatively high market demand for new homes. It adjoins the existing community of Wyton on the Hill and development as a new settlement could be integrated with this community and enhance its sustainability through greater access to local services and facilities. The site adjoins a major employer and some employment opportunities would be included within the site although it is promoted as a residential led scheme. It is also in close proximity to diverse employment opportunities in Huntingdon and St Ives. The location

offers opportunities for diversion of the Busway through the site providing high quality public transport links east into St Ives and Cambridge and west to Huntingdon. Opportunities are also present for enhancing active travel linkages both for day-to-day and leisure journeys. Overall, Wyton Airfield is sustainably located for new development.

Substantial facilities would be required on site such as education, local convenience shopping, community and leisure infrastructure to support sustainable lifestyles for any future residents. Integration of these with the existing community of Wyton on the Hill would boost their sustainability.

The site has limited sustainability benefits in terms of nature conservation and access to strategic infrastructure. Development is unlikely to be close enough to give rise to detrimental impacts but equally is not close enough to facilitate significant connectivity improvements.

As a former military airfield the site, the adjoining community of Wyton on the Hill and the remaining RAF Wyton base have a strong existing character. Development could build on the established character to provide a sense of place early on within development of the scheme. In terms of the wider landscape, development would impact on views from Woodhurst and Old Hurst and the wider countryside around the site, particularly given its position on a raised plateau. The site benefits from established hedgerows and trees around most boundaries which would provide a mature starting point for any landscaping scheme to help reduce the local level visual impact of development.

#### Updates after initial appraisal

#### Wyton on the Hill 2: Hungary Hall Farm, West of A141, Wyton on the Hill

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	+	No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided. The site has some opportunities to potentially provide an extension to the Busway network providing high quality public transport connections between Cambridge, Huntingdon and onto Peterborough potentially reducing private car usage.
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			At its nearest point the site lies 1.9 kms from the Ouse Valley green infrastructure priority area affording limited opportunities for enhancement to this network.
SA2	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
	<ul style="list-style-type: none"> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	+	The proposal will include open space provision and green infrastructure which could help to contribute towards supporting habitats at a localised scale adapt to the impacts of the climate emergency.
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	+	98.66% of the site is within flood zone 1 totalling some 378 ha of land. The remainder includes small parts in each of flood zones 2, 3a and 3b all of which form a constraint to development but total only 5.1ha Surface water flooding also affects a small proportion of the site with 3.2% being affected by medium risk including a 40% allowance for climate change. A level 2 SRFA demonstrates how the flood risk of the site could be managed.
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	--	The site is wholly greenfield agricultural land so it does not facilitate the use of previously developed land at all. The vast majority of the site is classified as grade 2 agricultural land although a belt of grade 3 land run through the north west of the site.
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	--	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	++	<p>The site is outside all of the thresholds for Natural England's access to natural greenspace standards. However, it is still in relatively close proximity to the extensive publicly accessible open and natural green spaces of the Ouse Valley corridor which would provide diverse opportunities for recreation. As a large scale greenfield site this has several existing tree-edged drainage ditches running through it which offer potential opportunities to form starting points of established natural green space for opportunities for further provision.</p> <p>Current strategic blue and green infrastructure networks are not expected to be compromised by development of Hungary Hall Farm, nor their future extension or improvement inhibited, as these are more likely to be focused directly within the Great Ouse Valley river corridor and its associated flood meadows.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	++	
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	+	<p>The site adjoins the RAF Wyton bomb dump county wildlife site in the southern corner which would need appropriate protection from the impacts of any development. It is over 3.5kms from any other designated sites such as SSSIs. There are no tree preservation orders within the site.</p> <p>The site offers limited opportunities to promote opportunities for the recovery or enhancement of sites of biodiversity or geodiversity value with the strongest potential being for promoting linkages to the adjacent county wildlife site.</p>
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> </ul>	-	<p>The site is located within the Central Claylands landscape character area which predominantly comprises gently undulating arable land with a relatively large scale field pattern creating an open</p>
	<ul style="list-style-type: none"> <li>Reinforce local distinctiveness and a sense of place?</li> </ul>		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>characteristic to the landscape. The landform slopes generally from higher land paralleling the A141 down in a north westerly direction towards Bury Brook flowing between Kings Ripton and Broughton.</p> <p>Broughton village is situated immediately to the north of the site with Bridge Road that connects the village with the A141 forming the northern boundary of the site. Development alongside this would impact on the rural character of the approach to Broughton. Trees and hedgerows form an important element of the local character containing some views in and around the edges of Broughton; the spire of All Saints Church forms a focal point in long distance views.</p> <p>Kings Ripton is situated to the west of the site with large scale agricultural buildings at Glebe Farm being located just over 400 m from the nearest part of the site but set relatively low in the landscape. The historic core of the village is around 800 m away. From Ramsey Road on the southern edge of Kings Ripton there are extensive long distance views across the site which are contiguous with the rural characteristics and setting of the village.</p> <p>The south eastern boundary of the site adjoins the A141 and is situated directly opposite the former Wyton Airfield which comprises the site appraised above. The character of this site is significantly more rural as it is wholly in use for arable farming other than buildings on several parcels of land around the edges and at Lodge Farm and the solar farm which are surrounded by the site.</p>



SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Promote actions to reduce contributions to air pollution?</li> <li>Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>	-	<p>Development of Hungary Hall Farm would necessitate upgrades to the A141 and other local roads and enhanced public and active travel connections into the surrounding area. There is scope for action to reduce the contribution to air pollution from queuing traffic on the A141/ B1090 (Sawtry Way) junction.</p> <p>The site is in arable agricultural use and so currently gives rise to very little noise, air or light pollution. The scale of potential development would generate some amount of light and noise pollution which would impact on the nearby countryside and villages.</p>
SA9	<ul style="list-style-type: none"> <li>Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?</li> </ul>	++	<p>This site is located with frontages to the A141 and the B1090. Huntingdon is in close proximity with improvement works to the A141 being promoted by the Cambridgeshire and Peterborough Combined Authority. It has potential for public and active travel connections to each of these centres to provide sustainable access to services, employment and local facilities. The B1090 also provides a road link to the A1. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>In terms of market demand and meeting community needs the site is located within the Warboys ward of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows this ward as the 22nd most expensive of the 26 wards in the district indicating relatively lower levels of market demand and lower costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates this ward as the 23rd most expensive for renting a 3-bedroom home. but in contrast the third most expensive for renting a 4-bedroom home. Together these help to indicate that</p>

## 1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			delivering new homes on this site would contribute to delivering homes in a lower cost sustainable location that may help meet the community's needs.
SA10	<ul style="list-style-type: none"> <li>Support and enhance the more deprived areas of the district?</li> </ul>	+	<p>The site is situated within the Warboys ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 3 (where 1 is most deprived and 10 is least deprived). The southern boundary of the site immediately adjoins Hemingford Grey and Houghton ward which in contrast is ranked at 9 being significantly less deprived and the western boundary adjoins the Sawtry ward ranked at 7. Development has potential to assist with improving deprivation in the ward through provision of additional employment, education skills and training and reducing barriers of housing and services.</p> <p>Social and community facilities would be expected to be included on site as part of the redevelopment. The Crown Inn and All Saints Church at Broughton are within 800m of the site boundary providing local scale social and community facilities. Additionally, the site is within 6 kms of Huntingdon town centre and 8 kms of St Ives town centre when measured by road from the central point of the frontage onto the A141 offering potential to enhance usage of services and facilities in these town centres.</p>
	<ul style="list-style-type: none"> <li>Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	++	
SA11	<ul style="list-style-type: none"> <li>Contribute to regeneration activities?</li> </ul>	--	<p>The site would not contribute to regeneration activities being wholly greenfield land.</p> <p>As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has not indicated a preferred amount of employment and commercial</p>
	<ul style="list-style-type: none"> <li>Enhance and diversify economic opportunities with the district?</li> </ul>	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			floorspace to be provided but they anticipate a mixed use scheme and promote the site as suitable for delivery in conjunction with Wyton Airfield.
SA12	<ul style="list-style-type: none"> <li>Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	+	<p>A public right of way runs broadly north-south through much of the western part of the site from Bridge Street Broughton. Several public rights of way run from the north of Bridge Road connecting into Broughton and the wider countryside beyond.</p> <p>Public transport currently runs along the A141 offering connections to Chatteris, Ramsey and Huntingdon; although currently low frequency the service offers opportunities for enhancement. Significant active travel and public transport improvements in the wider A141 and St Ives area are being promoted by the Cambridgeshire and Peterborough Combined Authority which is preparing an outline business case for the work through 2022/23-2023/24 to provide a preferred scheme, robust costings, a preliminary design, and full supporting information.</p>
SA13	<ul style="list-style-type: none"> <li>Attract new investment and provide opportunities to improve the resilience of the local economy?</li> <li>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> <li>Support retention and growth of indigenous companies?</li> <li>Encourage sustainable tourism?</li> </ul>	+	<p>The site has potential to attract some new investment although the amount of land proposed to be brought forward for economic development is uncertain and the scheme is promoted as being residential led. It is a reasonably sustainable location for employment opportunities given its proximity to potential employees in Huntingdon with potential for active travel and public transport accessibility to be introduced. The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site.</p>

# 1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. It is in relatively close proximity to the existing town centres of both Huntingdon (6kms) and St Ives (8kms). The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres.
SA15	<ul style="list-style-type: none"> <li>Strengthen a local sense of place?</li> <li>Retain the character of existing settlements?</li> </ul>	-	<p>The land currently has a wholly agricultural character with its sense of place being that of the open countryside. Development would fundamentally alter this and any scheme would need to create a wholly new sense of place. Development would impact significantly on the character of Broughton bringing new development along Bridge Road which is the primary route into the village and bringing new development north of this close to the eastern edge of the village thereby completely altering its rural setting.</p> <p>Development would also impact on the wider setting of Kings Ripton in terms of long distance views from the eastern side of the village although a strong landscaping scheme could partially ameliorate this.</p>
SA16	<ul style="list-style-type: none"> <li>Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	-	There are no known archaeological sites or features within the site. However, Broughton conservation area is within 150 m of the nearest point of the proposed site boundary; built development in such close proximity could substantially impact on the setting of the conservation area. Kings Ripton conservation area is some 800 m distant and would be less directly affected.

**Summary of SA**

Hungary Hall Farm is a wholly greenfield site comprising predominantly best and most versatile grade 2 agricultural land which reduces its sustainability for development. However, it is relatively close to Huntingdon via the A141 which provides opportunities for access to a range of employment and services. Sustainable travel opportunities are currently limited to a bus service running along the A141 on the eastern side although this has potential for enhancement. The CPCA is promoting substantial upgrades to public and active travel in the wider A141 corridor which this site has potential to link into from its eastern side. The site is promoted for mixed use although the amount of non-residential use remains to be determined. The site promoter advocates bringing the site forward in conjunction with redevelopment of Wyton Airfield which could boost the sustainability of the overall scheme, certainly to the benefit of Hungary Hall Farm. However, by the point of submission in 2023 there was no indication that any liaison had taken place to co-ordinate a single scheme or that the proposal was acceptable to the promoter of Wyton Airfield.

Substantial facilities would be required on site such as education, local convenience shopping, community and leisure infrastructure to support sustainable lifestyles for any future residents. Integrated development with Wyton Airfield could provide opportunities for enhanced sustainability of this site although would not overcome the impacts it would have on best and most versatile agricultural land.

The site has limited sustainability benefits in terms of nature conservation and access to strategic infrastructure. Development is unlikely to be close enough to give rise to detrimental impacts but equally is not close enough to facilitate significant connectivity improvements other than to the Wyton bomb dump county wildlife site.

Development of this site would significantly impact on the rural character of the local area, in particular it would significantly detrimentally impact on Broughton, the primary approach to it and its conservation area. The development of the site in isolation would give rise to a wholly detached area of development that would not relate well to the existing landscape character or settlement hierarchy of Huntingdonshire. However, if development were to occur in conjunction with Wyton Airfield it might support a more sustainable new settlement as whole. The site itself has a mixture of boundary landscaping at present with trees and hedgerows containing much but not all of the site. These would form the basis of a landscaping scheme to assist with integration of any development into the surrounding landscape but would need substantial reinforcement, particularly on the northern and western parts of the site.

**Updates after initial appraisal**



# 1 Eastern Huntingdonshire

## Wyton on the Hill 3: Lodge Farm, North of A141, Huntingdon (Wyton on the Hill)

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	++	<p>No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided. The location has opportunities to benefit from CPCA proposals for upgrades to the A141 and associated active travel networks which may enhance non-vehicle dependent travel as well as have opportunities to link into the existing Busway network.</p> <p>The south eastern part of the site is adjacent to the outer edge of the Great Ouse Valley green infrastructure priority area and, although separated by the A141, has potential to promote enhancements to this area through inclusion of additional green infrastructure and biodiversity areas.</p>
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	++	
SA2	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> </ul>	+	<p>There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 1.2% of of the site area.</p> <p>The proposal states that some 98.48ha of land (about a third of the total site area) could be used for open space which which could help to contribute towards supporting habitats at a localised scale adapt to the impacts of the climate emergency.</p>
	<ul style="list-style-type: none"> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	++	
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	--	<p>Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.</p>
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Over 98% of the site is situated within flood zone 1 presenting the lowest level of risk from fluvial flooding. Around 14% of the site has some risk of surface water flooding, most of which is low risk although there is a slight increase in additional risk when climate change is accounted for.
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	--	The site is wholly greenfield agricultural land so it does not facilitate the use of previously developed land at all.
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	--	For comparative purposes with other sites the HDC mapping data shows the site as wholly grade 2 agricultural land. However, the site promoter has supplied a site specific soil assessment which indicates that approximately 40% of the site is grade 2, 40% is grade 3a and 20% is grade 3b.
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	++	The south eastern part of the site is within Natural England's wider neighbourhood standard of having a natural greenspace of at least 20 ha within 2 kms. Also, the proposal states that some 98.48ha of land (about a third of the total site area) could be used for open space.
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	++	<p>St Thomas's Dole plantation forms an established wooded area within the site which has many tree and hedgerow belts reinforcing on-site nature connectivity and providing opportunities for enhancement and establishment of further provision.</p> <p>Current strategic blue and green infrastructure networks are not expected to be compromised by development of Lodge Farm and future extension or improvement could be positively facilitated.</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	+	<p>There are no designated biodiversity or geodiversity sites within the site. However, it is directly across the A141 from the Willow Pollards north of Wyton Pit county wildlife site. The site offers limited opportunities for enhancement of this as it is a wetland setting and the topography of the site rises significantly from the adjoining point. Great Stukely railway cutting SSSI is 1 km to the west from the nearest boundary point of the site. Three individual trees have preservation orders on them within the north eastern part of the site.</p>
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> </ul>	-	<p>The site is located within the Central Claylands landscape character area and demonstrates this areas typical characteristics of gently undulating arable land with a relatively large scale field pattern. The southern boundary adjoins Huntingdon with a substantial landscaping buffer separating it from 'The Birds Estate' townscape character area. The south eastern edge adjoins the Great Ouse Valley landscape character area.</p> <p>If developed the site would form a substantial expansion to the north eastern edge of Huntingdon which currently has a well defined boundary along the A141. It would need to both create its own sense of place and facilitate connectivity into Huntingdon recognising that it would form a direct expansion of the existing town, not a free-standing entity. Clear views can be obtained across the site from Kings Ripton Road including from Jubilee Park; Huntingdon Cemetery and Crematorium is further north than the northern boundary of the site and built development should have less direct impact although it would alter the current rural approach from the town. The site does not adjoin any villages although the site promoters suggest connectivity into the roundabout where sawry Way and the A141 interconnect near Wyton on the Hill. Hartford Hill Farm and Lodge Farm would be largely encircled by the proposed development leading to a fundamental change in their countryside settings.</p>
	<ul style="list-style-type: none"> <li>Reinforce local distinctiveness and a sense of place?</li> </ul>		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Promote actions to reduce contributions to air pollution?</li> <li>Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>	-	<p>Development of Lodge Farm would necessitate upgrades to the A141 and other local roads and enhanced public and active travel connections, primarily into Huntingdon. There is scope for action to reduce the contribution to air pollution from queuing traffic on the A141/B1090 (Sawtry Way) junction.</p> <p>The site is in arable agricultural use and so currently gives rise to very little noise, air or light pollution. The scale of potential development would generate some amount of light and noise pollution which would impact on the north eastern edge of Huntingdon, the two remaining farms and the open countryside beyond the site.</p>
SA9	<ul style="list-style-type: none"> <li>Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?</li> </ul>	++	<p>The site has a direct frontage to the A141 directly across which is the Hartford area of Huntingdon with connectivity in from Hartford Road to the south east of the site. Hartford Road leads directly to the town centre providing good access to services to meet the community's needs with public transport and active travel connections. The BP garage at the Hartford roundabout offers a small selection of food and the Dobbies garden centre offers an in-store Waitrose 1.3 kms from the nearest point of the site. The western corner of the site adjoins Kings Ripton Road from which there are active travel connections into the town and road connections west to superstores and Towerfields leisure park. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>In terms of market demand and meeting community housing needs the site spans the Huntingdon North ward and the Hemingford Grey &amp; Houghton ward. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows the Huntingdon North ward is the 24th most expensive and Hemingford Grey &amp; Houghton ward is the fourth most expensive</p>

## 1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			of the 26 wards in the district. In reality the site is most closely related to Huntingdon East ward which has the 19th highest values. The wide range of values in and around the area indicates that the site could meet a range of demand. Rental data for October 2022 to October 2023 indicate these wards as also being diverse for renting a 3-bedroom home ranging from joint third to 17th. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet a range of the community's needs.
SA10	<ul style="list-style-type: none"> <li>Support and enhance the more deprived areas of the district?</li> </ul>	+	<p>Analysis of deprivation by Cambridgeshire County Council gives the Hemingford Grey and Houghton ward a local index of deprivation score of 9 (where 1 is most deprived and 10 is least deprived) and the Huntingdon North and East wards both have a score of 8. All relevant wards for this site have relatively good access to employment, education skills and training and lower barriers for housing and services. Thus, the site would not particularly support and enhance the more deprived areas of the district.</p> <p>Social and community facilities would be expected to be included on site as part of any development. The site is 4 kms to Huntingdon town centre when measured by road from the central point of the eastern frontage onto the A141 and 2.9 kms by active travel routes from the A141 crossing to Sapley Road. The Towerfields leisure park is 1.8 kms from the mid-point of the A141 along the southern boundary. The Jubilee Park playing fields face onto Kings Ripton Road which forms the western boundary of the site. The northern tip of the site's boundary adjoins a rally karting centre with Huntingdon cemetery and crematorium 50m across the road. Overall, the site has good opportunities to access existing social and community facilities and is of a sufficient scale to include some provision on site.</p>
	<ul style="list-style-type: none"> <li>Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	++	



SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Contribute to regeneration activities?</li> </ul>	--	The site would not contribute to regeneration activities being wholly greenfield land.
	<ul style="list-style-type: none"> <li>Enhance and diversify economic opportunities with the district?</li> </ul>	+	As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter anticipates a residential led scheme and has not indicated a preferred amount of employment and commercial floorspace to be provided but some is anticipated.
SA12	<ul style="list-style-type: none"> <li>Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	+	The has limited active travel opportunities at present with no public footpaths along any of the site's road frontages and no public rights of way crossing the site. The Busway uses the A141 to serve Wyton on the Hill so potential exists for additional stops on this frontage or possible route diversion. The proposed A141 upgrade is expected to promote improved public and active travel options along the A141 corridor which would provide opportunities for significant improvements.
SA13	<ul style="list-style-type: none"> <li>Attract new investment and provide opportunities to improve the resilience of the local economy?</li> </ul>	+	The site has potential to attract some new investment although the amount of land proposed to be brought forward for economic development is uncertain and the scheme is promoted as being residential led. It is a sustainable location for employment opportunities given its proximity to potential employees in Huntingdon with potential for active travel and public transport accessibility to be introduced. The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site.
	<ul style="list-style-type: none"> <li>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> </ul>		
	<ul style="list-style-type: none"> <li>Support retention and growth of indigenous companies?</li> </ul>		
	<ul style="list-style-type: none"> <li>Encourage sustainable tourism?</li> </ul>		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	+	<p>The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. It is in relatively close proximity to Huntingdon town centre via a variety of routes of around 4.5 kms and the increased level of demand likely to be generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the town centre.</p>
SA15	<ul style="list-style-type: none"> <li>Strengthen a local sense of place?</li> <li>Retain the character of existing settlements?</li> </ul>	-	<p>The land is wholly agricultural in character, with its relationship with Huntingdon on the southern boundary having a limited impact on its sense of place due to the separation resulting from the structural planting between the existing properties in Huntingdon and the A141. All other boundaries of the site relate to the surrounding open countryside. Development would fundamentally alter the character of the site from agricultural to urban and significantly impact on the retained properties within and largely encompassed by the site.</p> <p>The scale of the site is such that it would form a whole new neighbourhood for Huntingdon extending the town in a location relatively remote from main clusters of employment and the town centre. It is proposed as a residential led development effectively continuing the residential led development of 'The Birds' estate from the late 20th century. Given the separation arising from the A141 it would need to establish its own local character and sense of place. Given the rising nature of the land from both boundaries with the A141 development would be highly visible in the local landscape as well as from much of the B1090.</p> <p>Along the Ouse Valley the villages of Houghton &amp; Wyton benefit from substantial trees and hedgerows, particularly along the A1123 providing screening of the site although glimpses may be apparent in long distance views. The character of the adjoining section of</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Huntingdon has largely evolved from the once distinct village of Hartford to that of modern residential estates. This, the development would extend this character and need to provide its own sense of place.
SA16	<ul style="list-style-type: none"> <li>Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	+	The site has potential for a range of archaeological interests as identified in the submitted Heritage Statement although there are no directly impacted listed buildings, conservation areas or scheduled monuments.

#### Summary of SA

Lodge Farm is a wholly greenfield site comprising a mixture of grade 2 and grade 3 agricultural land. It adjoins Huntingdon on the south western side with the A141 forming two of the site's boundaries. The location has opportunities to benefit from CPCA proposed upgrades to the A141 and active travel routes in its vicinity potentially enhancing potential occupiers' accessibility to sustainable forms of travel although there is currently no public transport or active travel infrastructure along the A141 where it adjoins Huntingdon and only a limited service on the stretch along the eastern edge of the site.

Limited opportunities exist to link to and enhance strategic green infrastructure areas. There are no designated nature conservation assets within the site but a network of green landscaping corridors runs through and around the site offering opportunities for enhancement.

Development would form a major extension to Huntingdon and push the town's boundary out beyond that established by the A141 since the 1980s which contain the existing late 20th century development of 'The Birds' estate. Opportunities for integration are limited and potential would need to be maximised to gain the sustainability benefits of the site's location adjoining an existing town and providing opportunities to access existing services and facilities rather than being a freestanding site in the countryside.

The site is in an area of mixed housing market demand with relatively low levels of deprivation. It is in relatively good proximity to a wider range of employment, social and community services. Some would also be expected to be provided on site given the scale of the development enhancing access to local scale facilities. Given its relationship with Huntingdon development may boost the town centre as a result of more expenditure capacity in the local area.

#### Updates after initial appraisal

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## Wyton on the Hill 4: Land North of Houghton Road (southern portion), St Ives (Wyton on the Hill)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	The site promoter intends to build to the Future Homes Standards from 2025 so development will be aligned with national standards but not exceed them.  The site is remote from any air quality management area. The land is wholly greenfield so will not support the circular economy.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site closest to the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.  The site is wholly in flood zone 1 with very small areas at risk of surface water flooding primarily near the south eastern edge of the site and the northern half of the western boundary.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield with no built structures on. Approximately a third of the site is classified as grade 3 agricultural land along the southern edge; the majority of it is classed as grade 2.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	Hill Rise Park provides access to natural green space some 300 m from the northern edge of the site. Although just beyond Natural England's accessible green infrastructure standards in terms of distance the site is relatively close to a range of natural green spaces

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			such as Hemingford Meadows and St Ives Thicket which provide leisure opportunities. The site is also of a scale to accommodate some open green space within it.
SA6	<ul style="list-style-type: none"> <li data-bbox="293 536 1126 619">Impact on a designated site of biodiversity or geodiversity significance?</li> <li data-bbox="293 619 1126 796">Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is 0.6 km north of Houghton Meadows SSSI and approximately 370 m from the Houghton Grange grassland county wildlife site which is the closest of several nearby county wildlife sites. The southern site boundary is 160 m north of the Ouse Valley green infrastructure priority area so it provides only limited opportunities to contribute to future improvements in connectivity between the ecologically important sites in the vicinity.
SA7	<ul style="list-style-type: none"> <li data-bbox="293 812 1126 874">Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The form and character of the local area is very mixed. Whilst development might relate well to modern housing on Garner Drive this only comprises a small element of the site's boundaries. The majority of the land is surrounded by open space leisure uses or agricultural land; introducing built development would significantly impact on these by enclosing them into the built environment rather than the edge of settlement character they currently have. Development would also impact on longer distance views from Wyton on the Hill. To the south the site adjoins the Houghton and Wyton conservation area and the two grade II listed lodges to Houghton Grange. Redevelopment of the Houghton Grange site for residential use is changing the character of this area. Development of this site would alter the form of the local area by introducing development on both sides of the A1123 and increasing the perception of coalescence of St Ives with Houghton and Wyton. The developer's proposed density would, however, make efficient use of the land in terms of the number of homes proposed.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site adjoins the Outdoor Leisure Centre which has flood lighting. Whilst development of the site is unlikely to impact this there may be some impact on any development from the existing lighting.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is promoted for a mixture of market and affordable housing and is of a scale that would support provision of new homes with a range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is 2.5 kms from St Ives town centre allowing good access to a range of shops and services. The developer proposes to include a convenience shop within the scheme.  Thorndown Primary School is 1.1 kms away from the road frontage on the A1123.  The site is beyond 800m of any cultural or leisure facilities other than the Outdoor Leisure Centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5 kms of multiple concentrations of employment.  Ultrafast broad band is available in adjoining properties.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site has access to high frequency bus services (B+) 350 m from the site frontage along Houghton Road to Garner Drive.  The A1123 benefits from an existing pavement on the southern side of the road.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	No specific employment related proposals are anticipated although the developer proposes to include a convenience shop within the scheme the additional sustainability of which is accounted for below.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	The developer proposes to include a convenience shop within the scheme which could boost local access to services as there is no local centre in the immediate vicinity.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	Although high quality design could be incorporated within the site itself only the southern third of the site along its eastern boundary adjoins the existing built up area of St Ives; the remainder on the eastern side would adjoin the outdoor leisure centre impacting on its edge of town countryside setting. A portion of the western boundary adjoins Houghton Hill Industries with development of the site effectively making this contiguous with St Ives. Development would affect the character of the local area by spreading the perception of the outskirts of St Ives along Sawtry Way.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The two grade II listed lodges to Houghton Grange are situated immediately south of centre the site along the A1123 frontage. This edge also adjoins the Houghton and Wyton conservation area.

#### Summary of SA

The site is wholly greenfield land of which around two thirds is best and most versatile grade 2 agricultural land. The site is just beyond the threshold for likely impact on several designated nature conservation sites and the Ouse Valley green infrastructure priority area. It adjoins outdoor sports facilities potentially allowing for sustainable access to them although light and noise pollution may affect any future homes from these. The site has good proximity to a range of services and facilities being on the outskirts of St Ives as well as access to some more local facilities including primary education. It has good access to high quality public transport but active

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travel routes would require a crossing of the A1123 or new provision. The site is sensitively located to the west of St Ives and would extend the built form into the surrounding countryside. It is immediately north of Houghton and Wyton conservation area including Houghton Grange. Development has potential to give rise to reinforcing the perception of coalescence of St Ives and Houghton and Wyton.

## Updates after initial appraisal

### Wyton on the Hill 5: Land North of Houghton Road (larger site), St Ives (Wyton on the Hill)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	+	The site promoter intends to build to the Future Homes Standards from 2025 so development will be aligned with national standards but not exceed them. The intended lead housebuilder advocates going beyond these to achieve net zero construction by 2040.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site closest to the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield with no built structures on. Approximately a quarter of the site is classified as grade 3 agricultural land along the southern edge; the majority of it is classed as grade 2.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The northern tip of the site adjoins Hill Rise Park which provides access to natural green space. Although just beyond Natural England's accessible green infrastructure standards in terms of distance the site is relatively close to a range of natural green spaces such as Hemingford Meadows and St Ives Thicket which provide leisure opportunities. The site is also of a scale to accommodate some open green space within it.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is 0.6 km north of Houghton Meadows SSSI and approximately 370 m from the Houghton Grange grassland county wildlife site which is the closest of several nearby county wildlife sites. The southern site boundary is 160 m north of the Ouse Valley green infrastructure priority area so it provides only limited opportunities to contribute to future improvements in connectivity between the ecologically important sites in the vicinity.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The form and character of the local area relative to this extended site is predominantly that of open space leisure uses or agricultural land. Whilst development on the A1123 frontage might relate well to modern housing on Garner Drive this only comprises a very small element of the site's boundaries. Introducing built development extending along over a third of the western edge of St Ives north of the A1123 would significantly impact on the form and character of this edge which currently one of open space uses.</p> <p>Development would impact on longer distance views from Wyton on the Hill, particularly in the northern end of the site.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			To the south the site adjoins the Houghton and Wyton conservation area and the two grade II listed lodges to Houghton Grange. Redevelopment of the Houghton Grange site for residential use is changing the character of this area. Development of this site would alter the form of the local area by introducing development on both sides of the A1123 and increasing the perception of coalescence of St Ives with Houghton and Wyton. The developer's proposed density would, however, make efficient use of the land in terms of the number of homes proposed.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site adjoins the Outdoor Leisure Centre which has flood lighting. Whilst development of the site is unlikely to impact this there may be some impact on any development from the existing lighting.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is promoted for a mixture of market and affordable housing and is of a scale that would support provision of new homes with a range of types, sizes and tenures.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is 2.5 kms from St Ives town centre allowing good access to a range of shops and services. The developer proposes to include a convenience shop within the scheme.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	Thorndown Primary School is 1.1 kms away from the road frontage on the A1123.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is beyond 800m of any cultural or leisure facilities other than the Outdoor Leisure Centre.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5 kms of multiple concentrations of employment.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broad band is available in adjoining properties.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site has access to high frequency bus services (B+) 350 m from the site frontage along Houghton Road to Garner Drive.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	The A1123 benefits from an existing pavement on the southern side of the road.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	No specific employment related proposals are anticipated although the developer proposes to include a convenience shop within the scheme the additional sustainability of which is accounted for below.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	The developer proposes to include a convenience shop within the scheme which could boost local access to services as there is no local centre in the immediate vicinity.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	--	Although high quality design could be incorporated within the site itself only the southern quarter of the site along its eastern boundary adjoins the existing built up area of St Ives. The remainder on the eastern side would adjoin the outdoor leisure centre and extend to the outskirts of Hill Rise park impacting on the countryside setting of the edge of the town. A portion of the western boundary adjoins Houghton Hill Industries with development of the site effectively making this contiguous with St Ives. Development would affect significantly the character of the local area by spreading the perception of the outskirts of St Ives along Sawtry Way.

# 1 Eastern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The two grade II listed lodges to Houghton Grange are situated immediately south of centre the site along the A1123 frontage. This edge also adjoins the Houghton and Wyton conservation area.

## Summary of SA

The site is wholly greenfield land of which around three quarters is best and most versatile grade 2 agricultural land. The site is just beyond the threshold for likely impact on several designated nature conservation sites and the Ouse Valley green infrastructure priority area. It adjoins outdoor sports facilities potentially allowing for sustainable access to them although light and noise pollution may affect any future homes from these. The site has good proximity to a range of services and facilities being on the outskirts of St Ives as well as access to some more local facilities including primary education. It has good access to high quality public transport but active travel routes would require a crossing of the A1123 or new provision. The site is very sensitively located to the west of St Ives and would significantly extend the built form into the surrounding countryside. It is immediately north of Houghton and Wyton conservation area including Houghton Grange. Development has potential to give rise to reinforcing the perception of coalescence of St Ives and Houghton and Wyton.

## Updates after initial appraisal

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## Sustainability Appraisal Appendix 9 - Southern Huntingdonshire Site Appraisals



## Document Information

**Title:** Sustainability Appraisal Appendix 9 - Southern Huntingdonshire Site Appraisals

**Status:** Draft for Consultation

**Date of approval for consultation:** Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024. Cabinet, 10 September 2024.

**Document availability:** Sustainability Appraisal Appendix 9 - Southern Huntingdonshire Site Appraisals can be found on the Council's [consultation portal](#). Copies can be downloaded from the portal and responses to the consultation may be entered directly into the portal. A hard copy can be viewed at Customer Services Reception, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. This office is open from 8:45 to 17:00 Mondays to Thursdays and 8:45 to 16:30 on Fridays.

**Please note:** This document may be available in alternative formats on request.

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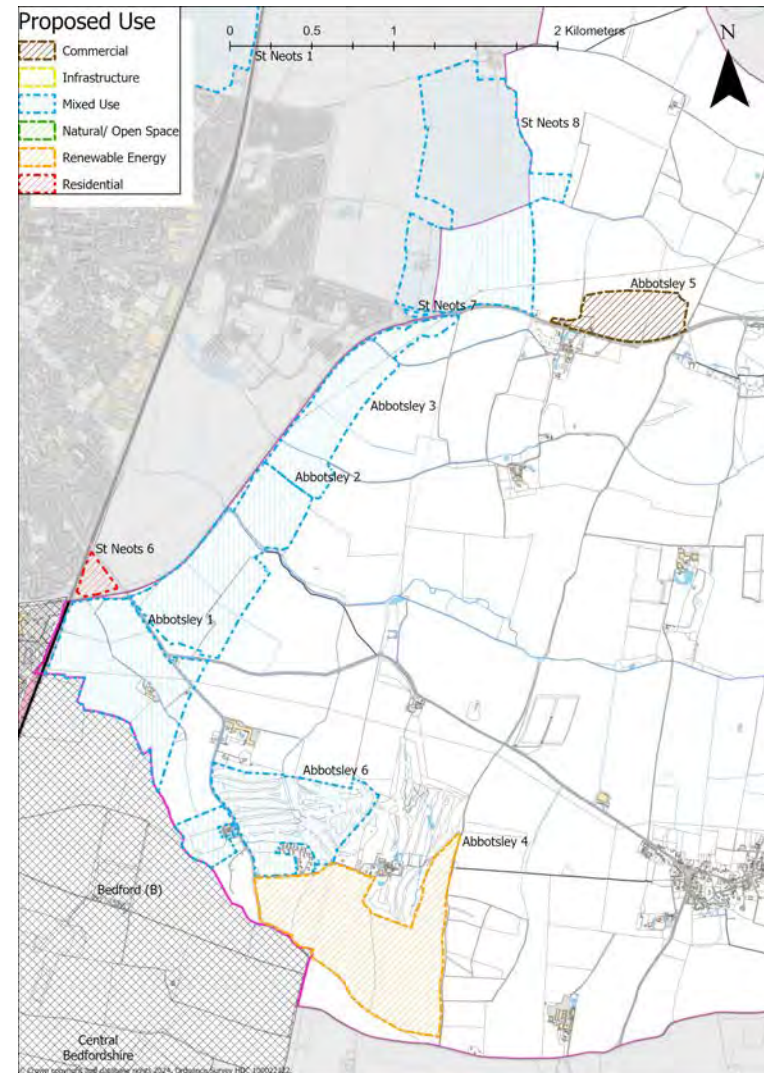
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## 1 Southern Huntingdonshire

### Abbotsley

- 1.1** A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:
- Abbotsley 1: Land at Potton Road (Rectory Farm), Eynesbury Hardwicke
  - Abbotsley 2: Land East of Wintringham Park, St Neots
  - Abbotsley 3: Land East of St Neots
  - Abbotsley 4: Pear Tree Solar Farm, Abbotsley
  - Abbotsley 5: North of Wintringham Hall, Cambridge Road, St Neots
  - Abbotsley 6: Abbotsley Golf Club
- 1.2** Please note that St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots also partially falls within Abbotsley parish, but it has been included under St Neots as most of the site lies within that parish area.



## 1 Southern Huntingdonshire

## Abbotsley 1: Land at Potton Road (Rectory Farm), Eynesbury Hardwicke

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land; the only buildings on site are from Rectory Farm. Given the scale of the site the opportunity to reuse and recycle existing land is extremely low.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1, the site is at medium risk of surface water flood risk on approximately 7% of the site which runs through the centre of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	<p>The vast majority of the site is greenfield land, the only buildings on site are from Rectory Farm which includes only one residential building (the remainder being agricultural use). The potential to prioritise development of previously developed land is therefore minimal at best.</p> <p>The site is wholly classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The northern part of the site is within 1 km of a 10 ha area of natural green space.</p> <p>The site submission proposes approximately 18 to 19ha of green space and biodiversity net gain opportunities.</p> <p>The site appears too far removed to contribute towards enhancing green or blue network linkages due to physical separation from Natural Cambridgeshire's Great Ouse Valley Priority Area by the railway line and A428.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	A small area on the western side of the site is within Natural Cambridgeshire's Great Ouse Valley Priority Area but is separated by the railway line and A428. It is therefore unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site represents an expansion to the south of Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park). The proposal would shift the emphasis of the built form St Neots further away from the town centre. Integration of this site with other residential areas would be difficult to achieve until work is complete on Wintringham Park. The A428 and B1046 also separates the submitted site and SEL2 providing a disconnect from other built development with no current safe routes for pedestrians and cyclists. Integration with proposed Bedford Local Plan allocation Policy HOU Little Barford New Settlement,(south west of the site) is also uncertain as the

# 1 Southern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>allocation is currently under question. The impact of the East West Rail route may impact the site with the potential to dissect the site meaning integration may be difficult to achieve.</p> <p>The proposed capacity of the site put forward by the site promoter is low for its size and may not be reflective of nearby densities at SEL2. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The southern edge of the site bounds the proposed rerouting of the A428 with the eastern edge bounded by Potton Road and the northern edge the A428 increasing the likelihood of noise, light, air and visual pollution. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The proposed site is of a size that could contribute to a wide range of sizes types and tenures.</p> <p>The proposed site does not specify needs of specific housing groups. Site is over 1ha.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	<p>The site is within 5km of St Neots Town Centre.</p> <p>The site has capacity to provide a primary school on site.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	<p>The site has capacity to provide a local community centre on site but is beyond 800m from cultural and leisure facilities in St Neots.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site has capacity to provide 1.5 ha of employment floorspace. It is within 5km of Established Employment Centres, namely Cromwell and Station Road Industrial Estate and Colmworth Business Park.</p> <p>The site benefits from Ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	+	<p>The site is within 5km from St Neots train station and the closest bus service is within 800m from the site. It is rated F- on the Placed-based Carbon Calculator meaning there is an occasional service.</p> <p>Measuring from the central point of the site's frontage onto the B1046, the site is approximately 600m from a public footpath.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	++	<p>The site promoter proposes new employment development (commercial) on up to 1.50ha, providing small scale high density employment.</p>
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	<p>The site promoter proposes potential for 1,100 sqm (0.3ha) of retail floorspace. This would support the provision of additional retail opportunities for residents. The site promoter also proposes provision of the following if required: Local Community Centre; Primary School; land for health facilities.</p>
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> </ul>	-	<p>The site is located south of SEL2 and is separated by the A428 and B1046. Status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement is also currently unknown. Finalisation of the</p>

## 1 Southern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>		East West Rail Route may also impact the site. There are therefore challenges to successfully integrating development into the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within or in close proximity to the site.

**Summary of SA**

The site is not constrained by fluvial flood risk, heritage or nature conservation designations, surface water flood risk runs through the centre of the site. It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

The site is approximately 5km from St Neots train station, providing sustainable transport options, a bus service is within 800m but the service is infrequent. The site is approximately 600m from a public footpath providing some integrated active travel opportunities.

The closest town centre is St Neots which is within 5km from the site, The site proposes employment and retail uses and could include a local community centre; Primary School and land for health facilities. These could provide additional employment and social benefit to the new community.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The green infrastructure proposed will promote biodiversity and active leisure uses supporting environmental and social aspects of sustainability. Integration of the site with the nearby residential area of St Neots, with safe crossings and enhanced transport infrastructure could pose a significant challenge. The status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement (where further integration is proposed is also currently unknown.

The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential EastWest Rail route , which could impede comprehensive site development dependant on its location within or adjacent to the site.

**Updates after initial appraisal**

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## Abbotsley 2: Land East of Wintringham Park, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	Information has been provided suggesting development on the site will adhere to future Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 10% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	89.6% of the site (48.6ha) is in flood zone 1. Flood zone 2 and 3a are located contingent with Hen Brook and drainage ditches. Approximately 13% of the site is at medium risk from surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is wholly classified as grade 2 agricultural land.

# 1 Southern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site has capacity for 1,100 market/ affordable new homes and 1800 sqm business hub with approximately 22.38ha of natural, green or open spaces is proposed within the site.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and separated by the railway line and A428. It is therefore unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site represents a large strategic expansion to the west of Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park). The proposal would shift the emphasis of the built form of St Neots further away from the town centre. Integration of this site with existing residential development would be difficult to achieve until work is complete on Wintringham Park. The A428 also separates the submitted site and SEL2 providing a disconnect from other built development with no current safe routes for pedestrians and cyclists. However the site promoter provides cycle and pedestrian solutions to address this. The impact of the East West Rail route may impact the site with the potential to dissect the site meaning integration may be difficult to achieve.</p> <p>The proposed capacity for the site put forward by the site promoter is moderate and takes into account consideration of surface water flood risk and flood zones enabling more land to be used for sustainable drainage and landscaping to soften the impact of development on the countryside.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Due to the size of the site, impact on the surrounding countryside would be significant
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The western edge of the site bounds the proposed rerouting of the A428 with the north eastern edge bounded by the current A428 increasing the likelihood of noise, light, air and visual pollution. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown.</p> <p>The site promoter provided a noise and air impact assessment, noise barriers are proposed but further assessment would be required.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is of a size that could support a wide variety of types and tenures. The site promoter specifically mentions market and affordable homes, specialist housing to adhere to M4 (3), bungalows, apartments and custom and self-build plots.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The closest town centre is St Neots which is within 5km from the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The proposal has the capacity to provide a primary school on site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site will include a community building but is beyond 800m from leisure and cultural facilities.



## 1 Southern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site includes 1,800sqm of employment land and is within 5km of multiple concentrations of employment. Measuring from the central point of the site's frontage (A428), it is approximately 2km from Cromwell Road and Station Road Industrial Estate in the East of St Neots and 3km from Colmorth Business Park, Little End and Howard Road Industrial Estate in the south of St Neots.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is approximately 4km from St Neots train station and the closest bus service is within 800m from the site. It is rated F- on the Placed-based Carbon Calculator meaning there is a highly infrequent service.</p> <p>The site is beyond 1km from a public footpath but has two public right ways within the northern half of the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	++	<p>The site promoter proposes a business hub at 1,800sqm providing flexible work spaces / co-working opportunities providing small scale high density employment.</p>
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	<p>The site promoter proposes potential for local shops although no floorspace is provided. This would support the provision of additional retail opportunities for residents. The site promoter also proposes provision of the following if required: community building and primary school;</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located west of SEL2 and is separated by the A428. Finalisation of the East West Rail Route may also impact the site. There are therefore challenges to successfully integrating development into the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no known heritage assets within the site

#### Summary of SA

The majority of the site is in flood zone 1, some surface water flooding is present and flood zone 2 and 3a which could present the opportunity for flood mitigation. The site is not constrained by heritage or nature conservation designations, . It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

The site is approximately 4km from St Neots train station, providing some sustainable transport opportunity, a bus service is nearby but is infrequent. Two public rights of way within the northern half of the site provide some integrated active travel opportunities.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The green infrastructure proposed will promote biodiversity and active leisure uses supporting environmental and social aspects of sustainability. The closest town centre is St Neots which is within 5km from the site, its location on the edge of a market town provides potential employment and social opportunities, whilst potential additional retail could support the immediate needs of a new community. The proposal would shift the emphasis of the built form of St Neots further away from the town centre. Integration of the site with the nearby residential area of St Neots, with safe crossings and enhanced transport infrastructure could pose a significant challenge.

The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential EastWest Rail route , which could impede comprehensive site development dependant on its location within or adjacent to the site.

#### Updates after initial appraisal

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# 1 Southern Huntingdonshire

## Abbotsley 3: Land East of St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No specific information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation Requirements although reference is given to energy efficient dwellings and buildings.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 3% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately 96% of the site (34.15ha) is within Flood zone 1. A small proportion of north of the south west corner of the site is located within flood zone 2 and 3a. Approximately 7% of the site is at medium risk of surface water flooding within the southern and northern most extents.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is wholly classified as grade 2 agricultural land.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The proposal has capacity for 745 market/ affordable new homes with natural, green or open spaces included within the site. 10ha of natural, green or open spaces is proposed within the site.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and separated by the railway line and A428. It is therefore unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site represents an extension to the west of Strategic Expansion Location SEL2: St Neots East (otherwise known as Wintringham Park). The proposal would shift the emphasis of the built form of St Neots further away from the town centre. Integration of this site with existing development would be difficult to achieve until work is complete on Wintringham Park. The A428 also separates the submitted site and SEL2 providing a disconnect from other built development with no current safe routes for pedestrians and cyclists. However the site promoter provides initial cycle and pedestrian solutions that could be looked into. The impact of the East West Rail route may impact the site with the potential to dissect the site meaning integration may be difficult to achieve.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The proposed capacity for the site options put forward by the site promoter is low to moderate and takes into account consideration of surface water flood risk and flood zones enabling more land to be used for sustainable drainage and landscaping to soften the impact of development on the countryside.</p> <p>Due to the size of the site, impact on the surrounding countryside would be significant</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The western edge of the site bounds the proposed rerouting of the A428 with the north eastern edge bounded by the current A428 increasing the likelihood of noise, light, air and visual pollution. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown.</p> <p>The site promoter provided a noise and air impact assessment proposing noise mitigation measures but further assessment would be required.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is of a size that could support a wide variety of types and tenures. The site promoter specifically mentions market and affordable homes, specialist housing, a care home and custom and self-build plots as option A and market and affordable only for option B.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	<p>The closest town centre is St Neots which is within 5km from the site.</p>



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The proposal has the capacity to provide a primary school on site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site will include a community centre but is beyond 800m from leisure and cultural facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	Option proposes 40,000 sqm of employment floorspace (including carehome) and the site is within 5km of multiple concentrations of employment. Measuring from the central point of the site's frontage (A428), it is approximately 2km from Cromwell Road and Station Road Industrial Estate in the East of St Neots and 4km from Colmorph Business Park, Little End Road and Howard Road Industrial Estate in the south of St Neots.  The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is approximately 2.5km from St Neots train station. The closest bus service is rated B- (frequent service) on the Placed Based Carbon Calculator but is circa 1.2km from the site.  The site has three public rights of way in the southern half of the site but is beyond 1km from a public footpath.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	++	N
			Option A provided by the site promoter proposes a 40,000sqm of employment (including care home) providing small scale high density employment.  Option B proposes no employment use.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	Both option A and B propose 17,000sqm of community centre and health use, which could result in the provision of social facilities. No retail is proposed.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located west of SEL2 and is separated by the A428. Finalisation of the East West Rail Route may also impact the site. There are therefore challenges to successfully integrating development into the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no known heritage assets within the site

## Summary of SA

The majority of the site is in flood zone 1, some surface water flooding is present and flood zone 2 and 3a which presents the opportunity for flood mitigation. The site is not constrained by heritage or nature conservation designations. It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

The site is approximately 2.5km from St Neots train station, providing sustainable transport options, a bus service circa 1.2km away with more frequent service. Three public rights of way within the southern half of the site provide some integrated active travel opportunities.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The green infrastructure proposed will promote biodiversity and active leisure uses supporting environmental and social aspects of sustainability. The closest town centre is St Neots which is within 5km from the site, The site could include 40,000sqm of employment land and is within 5km of multiple concentrations of employment providing potential employment, retail and social opportunities. Proposed community centre and health use could provide additional social benefit to the new community.

The proposal would shift the emphasis of the built form of St Neots further away from the town centre. Integration of the site with the nearby residential area of St Neots, with safe crossings and enhanced transport infrastructure could pose a significant challenge.

The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential EastWest Rail route, which could impede comprehensive site development dependant on its location within or adjacent to the site.

## Updates after initial appraisal

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## Abbotsley 4: Pear Tree Solar Farm

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	++	The site is for renewable energy generation
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	++	The site is greenfield land, the presence of solar farms are compatible with agricultural land as they can be temporary in nature and can revert back to agricultural use potential having positive impacts on intensively farmed land allowing time for restoration. Some agricultural uses would also be able to continue around and within solar farm sites depending on their nature. Solar farms can contribute to addressing climate change.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is entirely for renewable energy generation and there is no risk of fluvial flooding with climate change taken into account.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is located near to St Neots and Waresley water recycling area catchments both of which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The type of development is unlikely to require significant new or upgraded infrastructure waste water infrastructure to support development.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is in flood zone 1 with approximately 1% of the site at medium risk of surface water flooding, the proposed use is classified as essential infrastructure meaning development is compatible.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	The site is wholly classified as grade 2 agricultural land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	+	The site is proposed for renewable energy generation which can be compatible with agricultural land as such sites can be temporary in nature and can revert back to agricultural use potential having positive impacts on intensively farmed land allowing time for restoration. Some agricultural uses would also be able to continue around and within solar farm sites depending on their nature.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	N	The proposal is for renewable energy in the form of a solar farm and therefore access to natural green space and linkages to the green or blue infrastructure network is not relevant.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The proposal is for renewable energy therefore has limited capacity to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	The site is proposed for renewable energy generation which can be compatible with agricultural land, limited landscape buffers may be required. The use is compatible with its countryside setting.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is distant from major sources of pollution and not of a use likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	N	The site is for non residential use

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	N	The proposed use is for a solar farm so access to convenience stores, primary education and leisure and cultural facilities are not relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	N	The proposed use is for a solar farm so access to employment centres is not relevant  The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is further than 800m from a bus service but is within 5km from St Neots train station.  Three public rights of way traverse the site but is not accessible via a public footpath
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses so the criterion does not apply.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	++	The site is for renewable energy which is compatible with its countryside location.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is in close proximity to Eynesbury Hardwicke House which is a listed building and could be adversely impacted by the development.

## Summary of SA

The site is wholly classified as grade 2 agricultural land. The site is proposed for renewable energy generation which can be compatible with agricultural land as such sites can be temporary in nature and can revert back to agricultural use potential having positive impacts on intensively farmed land allowing time for restoration. Some agricultural uses would also be able to continue around and within solar farm sites depending on their nature. The site is in flood zone 1 with surface water flood risk, the proposed use is classified as essential infrastructure meaning development is compatible. Potential of the site to impact upon a listed building would require consideration.

The site is sufficiently remote from all of the designated nature sites and there are no known heritage assets within the site so it is unlikely there will be an impact.

## Updates after initial appraisal

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## Abbotsley 5: North of Wintringham Hall, Cambridge Road, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No specific information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation Requirements although reference is given to energy efficient dwellings and buildings.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land, the site has minimal structures within the site with potential for reuse on site.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is in flood zone 1, approximately 0.8% of the site is at medium risk of surface water flooding along the southern boundary.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is greenfield land. Toll Gate cottage is located just outside the south west boundary of the site and semi detached cottages are located within the southern boundary, the site has minimal structures within the site with potential for reuse on site. The potential to prioritise development of previously developed land is therefore minimal at best.</p> <p>The site is wholly classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from any natural green space. It has capacity for 15,000 sqm of employment but does not include natural green space on site. The vision document refers to 'green buffer' and open spaces for employees and a commitment to supporting the provision of green infrastructure (referring to two sites). However, based on access to 'Natural Green Space Standards' (Natural England), it has very limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is situated in a countryside location, with no significant development nearby meaning that it does not relate well to the surrounding area. Impact on the surrounding countryside is likely, significant landscape buffers may be likely.</p> <p>The site promoter provides information to suggest how the creative industry buildings could be incorporated with the existing properties.</p> <p>The site would be surrounded by the existing A428 and new route of the A428.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site proposes 1,500 sqm of employment and 15,000 sqm of logistics meaning that light, odour and visual pollution is possible

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site is for non residential use.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The closest town centre is St Neots which is within 5km from the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	The proposal is for non-residential use and therefore distance to education facilities is not relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is further than 800m from any leisure or cultural facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site will provide over 5 ha of employment land.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	The site benefits from superfast broadband in the vicinity
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is further than 800m from a bus service but is approximately 3km from St Neots train station.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	The site is within 500m of a public right of way but is not accessible by footpath
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The site would support predominantly low density employment uses such as logistics with a small (1,500 sqm) of higher density employment.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses and therefore this criterion does not apply.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located in open countryside such that it could not be successfully integrated with an existing community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no known heritage assets within the site. However, it is approximately 100m north from listed buildings, measuring from the south west corner of the site boundary which could be adversely impacted by the development.

## Summary of SA

The site is not constrained by fluvial flood risk, or nature conservation designations, some surface water flooding is present. It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Impact on the setting of listed buildings would require careful consideration and landscape mitigation.

The site is approximately 3km from St Neots train station and further than 800m from a bus service. The site is within 500m of a public right of way but is not accessible by footpath meaning access to the site via sustainable means is currently not available making employment opportunities less accessible .

The proposal for employment and logistics uses means that light, odour and visual pollution is possible within the rural setting. The site would be surrounded by the existing A428 and new route of the A428. The local transport network may be impacted by the proposed uses. The site is located in open countryside, but some rural properties are present just outside and within the site successful integration of these properties would require careful consideration. A

## Updates after initial appraisal

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## Abbotsley 6: Abbotsley Golf Club

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is located near to St Neots and Waresley water recycling area catchments both of which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is in flood zone 1, approximately 2.7% of the site is at medium risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land (the eastern portion of which is golf course and Jenny Wissen Wood), with no existing structures on site.</p> <p>The site is wholly classified as grade 2 agricultural land.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The proposal has is for 500-1000 new homes and a retirement complex and therefore has capacity for natural green space to be included within the site.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site proposes large scale development in the open countryside, the site is detached from any settlement with the closest town St Neots, meaning that integration with existing development is not possible and development could have significant landscape impact.</p> <p>Integration with proposed Bedford Local Plan allocation Policy HOU Little Barford New Settlement,(south west of the site) is also uncertain as the allocation is currently under question as the new A428 will separate the proposed Bedford allocation with the site significant infrastructure would be required to integrate the two communities. The impact of the East West Rail route may impact the site with the potential to dissect the site meaning integration may be difficult to achieve. The new A428</p> <p>The proposed capacity of the site put forward by the site promoter is very low for its size and would not make efficient use of land. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The western edge of the site bounds the proposed rerouting of the A428 increasing the likelihood of noise, light, air and visual pollution. The finalisation of the EastWest Rail route may also have similar impacts (including vibrational) on the site and available land, but this is currently unknown.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is of a size that could a wide range of types, sizes and tenures. The site promoters propose affordable and market residential units and a retirement complex.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The closest town centre is St Neots which is within 5km from the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	The site is beyond 1.5km from a town based primary school (St Neots).
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m from leisure and cultural facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site proposes a retirement complex which will provide limited employment opportunities and is within 5km of multiple concentrations of employment. Measuring from the central point of the site's frontage (Potton road), it is approximately 3.5km from Cromwell Road and Station Road Industrial Estate in the East of St Neots and 5km from Colmorth Business Park, Little End Road and Howard Road Industrial Estate in the south of St Neots.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is beyond 800m from a bus service but is within 5km from St Neots Bus Station.</p> <p>Two public right of ways run through the site</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The site promoter mentions that the retirement complex "would also include limited retail and employment opportunities commensurate to the proposed scale and uses". This would provide a level of low density employment
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	The site promoter mentions that the retirement complex "would also include limited retail and employment opportunities commensurate to the proposed scale and uses". This would provide a level of retail provision to serve new residents
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located east of the proposed new A428 and is in an isolated location. Status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement is also currently unknown meaning integration with this proposed allocation is also uncertain. Finalisation of the East West Rail Route may also impact the site. There are therefore challenges to successfully integrating development into an existing place and community. The site promoter infers that the retirement complex "would also include limited retail and employment opportunities commensurate to the proposed scale and uses", however to ensure a sustainable development this would be more preferable as a free standing building to serve the wider development.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no known heritage assets within the site. It is sufficiently remote from Eynesbury Hardwicke Manor, a listed building, which is approximately 200m east of the site.

## Summary of SA

The site is not constrained by fluvial flood risk, heritage or nature conservation designations, surface water flood risk is present in some areas It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Due to the size of the site, impact on the surrounding countryside would be significant due to the site's current isolated location.

The site is within 5km from St Neots train station and bus station, with no bus serving the area, providing limited sustainable transport opportunity. Two public rights of way within the northern half of the site which could provide some integrated active travel opportunities albeit may be impractical due to the isolated countryside location of the site.

The closest town centre is St Neots which is within 5km from the site, which provides some opportunity for the new community to access services and facilities and multiple concentrations of employment are within 5km providing some opportunity for employment. The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. There is not indication that green infrastructure would be proposed nor further cultural, education or social facilities to support the new community. The site is beyond 1.5km from a town based primary school (St Neots). A retirement complex would provide limited employment opportunities .

The site is in an isolated countryside location integration of the site with the nearby residential areas would not be feasible. The status of Bedford Local Plan proposed allocation HOU Little Barford New Settlement (where further integration is proposed is also currently unknown.

The proposed rerouting of the A428 increases the likelihood of noise, light, air and visual pollution as does the potential EastWest Rail route , which could impede comprehensive site development dependant on its location within or adjacent to the site and further separate the site from the poposed Little Barford allocation.

## Updates after initial appraisal

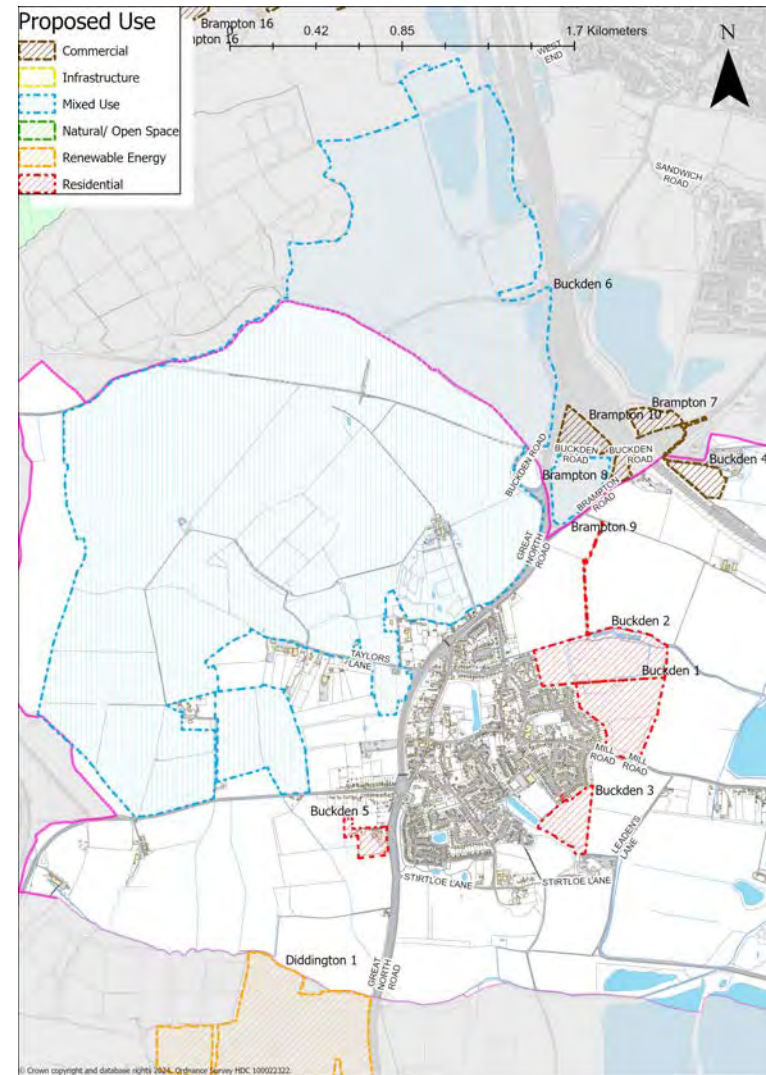


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## Buckden

1.3 A total of 6 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Buckden 1: Land at Mill Road, Buckden
- Buckden 2: Land South of the B1514, Buckden
- Buckden 3: Land off Vineyard Way, Buckden
- Buckden 4: Brampton Road, Buckden
- Buckden 5: Land at Westfield Farm, Great North Road, Buckden
- Buckden 6: Land West of A1 from Buckden to Brampton - this site crosses over into Brampton parish but is assessed here as the majority of the site areas falls within Buckden parish.



## Buckden 1: Land at Mill Road, Buckden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 1km of a 10 ha area of natural green space.</p> <p>It has direct opportunities to link to the strategic green and blue infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 200 m from a County Wildlife site. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, Site of Special Scientific Interest, County Wildlife Site and Local Geological Sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within a Natural Cambridgeshire's Priority Landscapes and has potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located on the north eastern edge of Buckden. The site is wholly in flood zone 1 and is classified as grade 2 agricultural land. It relates well to the existing settlement as it adjoins development on Greenway to the west. It also adjoins the open countryside to the north, south and east. The site promoter seek 230 homes which is higher than surrounding densities and with appropriate landscaping and the site can be integrated into the existing settlement. The eastern parcel of the site is identified as a Green Infrastructure Priority Area and a strong landscaping buffer would be needed on the eastern edge to reduce the impact on the Great Ouse Valley green infrastructure priority area which follows the course of the river to the east of the site. Close proximity of the site to a County Wildlife site means development could be have a detrimental impact on the wildlife site and will need to be very sensitive to protecting the form and character of the wildlife site. Various ecological and green infrastructure mitigation and management measures will be required to minimize the direct impact of development on habitat and species.</p> <p>Although the site can potentially be accessed from Mill Road, this will have significant impact on the capacity and safe operation of the A1 and the Buckden roundabout.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed development would therefore not contribute to protecting the form and character of the surrounding townscape and landscape.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The scale of the proposal is likely to cause widespread light, noise, odour and visual pollution to the adjoining Cambridgeshire Wildlife Site.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site could support a wide range of types, sizes and tenures of new homes.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site is beyond 5km of both Huntingdon and St Neots town centres. There is a convenience store within Buckden which is within 800m from the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m from the Buckden Church of England Primary School
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of Buckden Methodist Church, Buckden Millennium Centre, recreation ground and tennis courts. It is beyond 800m of other leisure and cultural facilities within Buckden such as the village hall.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	The site is not located near to concentrations of employment opportunities.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is over 5km from Huntingdon and St Neots railway stations. There is a bus stop within 800m of the site along Park Road, this is however rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>There site is within 1km of a public right of way and/ or segregated cycleway</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is wholly located within flood zone 1 with no recorded risk from surface water flooding. The site has potential to contribute to the diversity of housing available in Buckden and expand local community facilities. However, it comprises the best and most versatile (grade 2) greenfield agricultural land. The eastern parcel is identified as a Green Infrastructure Priority Area and a strong landscaping buffer would be needed on the eastern edge to reduce the impact on the Great Ouse Valley green infrastructure priority area which follows the course of the river to the east of the site. It has no designated heritage assets that could impact development. The



site has reasonable access to local social and educational facilities but it is remote from retail and employment destinations. Though the site has access to public transport, there is an infrequent service which would not promote sustainable lifestyles. Although the site can potentially be accessed from Mill Road, this will have significant impact on the capacity and safe operation of the A1 and the Buckden roundabout. The site is in close proximity to the County Wildlife and adjoins the open countryside. As such and development will need to be very sensitive to protecting the form and character of the wildlife site and the adjoining countryside. The proposed development would therefore not contribute to protecting the form and character of the surrounding townscape and landscape. The sustainability of the site is considered very poor for residential development purposes.

#### Updates after initial appraisal

#### **Buckden 2: Land East of Bishops Way, Buckden**

- 1.4** As identified in the LAA, there are significant constraints that impede the development of the site. Impact on the Great Ouse Valley green infrastructure priority area, County Wildlife Site and the wider ecological network of the Ouse Valley would be detrimental. Also, access to the site from Bishops Way may be unachievable. is constrained by heavily access and the County Wildlife Site.
- 1.5** Therefore, a sustainability appraisal for the site has not been undertaken.

#### **Buckden 3: Land off Vineyard Way, Buckden**

- 1.6** As identified in the LAA, the site is within 400m of a water recycling area. Residential uses are the most vulnerable to odours and no odour assessment has been submitted to justify this development and demonstrate that the impact could be adequately mitigated to ensure acceptable levels of residential amenity
- 1.7** Therefore, a sustainability appraisal for the site has not been undertaken.

#### **Buckden 4: Brampton Road, Buckden**

- 1.8** As identified in the LAA, the site is within the consultation area of a WMA. No assessment has been made by the site promoter on the impact of the proposed development on the MWA.
- 1.9** Therefore, a sustainability appraisal for the site has not been undertaken.

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## Buckden 5: Land at Westfield Farm, Great North Road, Buckden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is partly greenfield land with several existing structures on site meaning that this will reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with some recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	+	<p>The site is classified as being predominately grade 2 agricultural land with the eastern most third of the site being grade 3. The site contains Westfield Farm which includes a residential home and agricultural structures.</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 1km of a 10ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is nearby to the Great Ouse Valley and Grafham Water Green Infrastructure Areas so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	<p>The site is physically detached from the main built form of Buckden being located on the opposite side of the A1. It is connected to the settlement via footpaths and an underpass so there are opportunities to access services and facilities via more sustainable modes of transport. Development outside of the main built form has already been established via the ribbon form of development along Perry Road. This site would however provide in depth development that is less characteristic of the area.</p> <p>The proposed capacity of the site would be very low density which would not make the most efficient use of land.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is in very close proximity to the A1 increasing the likelihood of noise, light and visual pollution. Telecommunications cables also run over the site. Also, a portion of the western part of the site falls within an oil pipeline buffer.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site is promoted for market and/or affordable homes and a couple of self and custom build plots.</p> <p>The site is over 1ha in size.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The site is beyond 5km of both Huntingdon and St Neots town centres. There is a convenience store within Buckden but this is over 800m from the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	There is a primary school (Buckden Church of England Primary School) within Buckden but this is being 800m of the site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of St Mary's Church, the Towers and the Lion Hotel. It is beyond 800m of other leisure and cultural facilities within Buckden such as the village hall and recreation ground and tennis courts.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	-	The site is not located near to concentrations of employment opportunities.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is over 5km from Huntingdon and St Neots railway stations. There is a bus stop within 800m of the site along Perry Road, this is however rated E+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a footpath along the A1 which could connect to the site.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could not be effectively integrated with the existing community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets on site or nearby.

#### Summary of SA

The site is not constrained by fluvial flood risk, there is some surface water flood risk on the side of the site nearest to the A1. The site is not constrained by heritage or nature conservation designations. It is physically detached from the main built form of Buckden but it is connected via footpath and underpass providing a link to services and facilities however many of these are beyond 800m of the site. The site's location being in such close proximity to the A1 makes it more likely to be impacted by sources of pollution from the strategic road network. Development on the site would result in depth development uncharacteristic of the immediate locality. The site is partially previously developed. The site is remote from employment and sustainable modes of transport.

#### Updates after initial appraisal

#### Buckden 6: Land West of A1 from Buckden to Brampton

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	N	The site is adjacent to the A1. There maybe opportunities to connect the site to the bus network that runs between Huntingdon and St Neots via Brampton and Buckden. The proximity to the A1 could



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	+	<p>potentially incentivise car usage if the bus network along this corridor is not enhanced. No information on any proposals have been provided at this time.</p> <p>No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided.</p> <p>The site could incorporate green infrastructure on site and it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so the site has some potential for linkages. It is also of a scale whereby additional open space and strategic green infrastructure could be provided.</p>
SA2	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> </ul>	+	<p>Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is less than 1% of the site area.</p>
	<ul style="list-style-type: none"> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	+	<p>The site could incorporate green infrastructure on site and it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so the site has some potential for linkages. It is also of a scale whereby additional open space and strategic green infrastructure could be provided where habitats could be supported to adjust to the impacts of climate change.</p>
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	--	<p>Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation.</p>
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	+	<p>Most of the land is classed as flood zone 1. However, a very small area in the south-west corner of the land, adjacent to Shooter's Hollow Cottage, is classed as flood zone 2. Within the north-east corner and</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			along the eastern boundary to Great North Road, small areas of the land are classed as flood zone 3a and with a very limited area classed as flood zone 3b in the north-east corner of the site. Surface water flood risk is present across the site coinciding with the network of drains found across the site.
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	--	The land is almost entirely used as arable farmland, as such the vast majority of the this 527ha site is greenfield. A small number of farmhouses and cottages within the site form previously developed land but this is very small in comparison to the size of the overall site.
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	--	The vast majority of the land is classed as grade 2 agricultural land. However, a small part of the land which abuts Buckden is classed as Grade 3 and a limited area of the land abutting Brampton Wood is classed as non agricultural.
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	++	The site is not generally accessible to natural green space, only being accessible to existing natural green space along its western and southern most edges. The potential scale of development on the site would however provide a significant amount of open and natural green space which would serve the needs of residents.
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	++	Along its eastern edge, the site is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so there is potential for linkages to the existing strategic green infrastructure network. The scale of the site would enable the inclusion of strategic green infrastructure within the site connecting to priority habitats.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	--	<p>There are no nature conservation designations on site but there are several designations nearby to the site. Brampton Wood SSSI and ancient woodland is adjacent to the north-western boundary of the site and Grafham Water is around 290m from the southwestern boundary. Brampton Wood SSSI is adjacent to the north-western boundary. The site is within 5km of the Portholme Meadow Special Area of Conservation and SSSI located to the east of the site. There are also a number of county wildlife sites within close proximity of the site. The potential scale of development and population of this potential new settlement could give rise to additional recreational pressure on these designated sites as well as other un-designated sites of nature conservation significance as well as the wider landscape.</p> <p>The scale of the site would enable the inclusion of strategic green infrastructure and networks within the site connecting to priority habitats.</p>
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> </ul>	--	<p>The site is located within the Southern Wolds Landscape Character Area which is characterised by ridges and valleys with very gently undulating ground divided by the steep ridge that contains Grafham Water. The potential scale of the development is of a scale where it form its own distinct community and could provide substantial areas of landscaping providing a softer development edge that mitigates landscape harm and also retains separation from nearby settlements. However, development at this scale would considerably alter the character of the locality and a large proportion of of the Southern Wolds Landscape Character Area including on designated nature conservation sites and ancient woodlands which are key features of this landscape.</p>
	<ul style="list-style-type: none"> <li>Reinforce local distinctiveness and a sense of place?</li> </ul>		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Promote actions to reduce contributions to air pollution?</li> <li>Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>	-	<p>Development at this scale would require upgrades and a new junction off the A1 and other local roads and enhanced public and active travel connections into the surrounding area. The site is located to the west of the A1 where connections to existing cycle paths and bus stops are more challenging and less frequent.</p> <p>The A1 forms a strong eastern edge to the site and could give rise to higher levels of air, noise and light pollution on future residents. The site is of a size that significant landscaping buffers and noise mitigation could be provided to mitigate this impact. Additionally, these can be designed to mitigate the impact the air, noise and light pollution that could potentially arise from such a development. This landscaping would also assist in enclosing the development reinforcing that it could be a free standing community and therefore retaining separation from existing settlements.</p>
SA9	<ul style="list-style-type: none"> <li>Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?</li> </ul>	++	<p>This site is located just west of the Great Ouse Valley corridor with the market towns of Huntingdon and St Neots in close proximity as well as the larger villages of Brampton and Buckden. It has some potential for public and active travel connections to each of these centres to provide sustainable access to services, employment and local facilities. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>In term of market demand and meeting community needs, the site is located within the Buckden and Brampton wards of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows the Buckden ward is the eighth most expensive of the 26 wards in the district with Brampton being the fourteenth. This indicates that there is generally a higher level of market demand and higher costs for</p>

# 1 Southern Huntingdonshire

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates the Buckden ward was the joint ninth most expensive for renting a 3-bedroom home. Brampton ward was joint nineteenth. Together these help to indicate that delivering new homes on this site would facilitate delivery of homes in a location that would meet demand.
SA10	<ul style="list-style-type: none"> <li>Support and enhance the more deprived areas of the district?</li> </ul>	+	<p>The site is very large and falls within both Buckden and Brampton wards, it is however predominately within Buckden ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived) for both wards. The western edge of the site is about 200m from the ward boundary between Buckden and Great Staughton wards at its closest point. Great Staughton ward is ranked as 9 meaning it is also one of the least deprived wards in the district.</p> <p>Social and community facilities would be expected to be included on site as part of the redevelopment. However, the site is within 5.5kms of Huntingdon town centre and 7kms of St Neots town centre. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.</p>
	<ul style="list-style-type: none"> <li>Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	++	
SA11	<ul style="list-style-type: none"> <li>Contribute to regeneration activities?</li> </ul>	--	<p>The site is greenfield land (apart from small parcels of land used for a handful of residential properties and farm houses) as such the development of the site would not contribute towards the reuse of previously developed land or regeneration.</p> <p>While the site is subject to detailed masterplanning, the site promoter has stated in their submission that employment land will be provided within the development (some 69ha) in addition to retail floorspace (some 26ha). This has the potential to provide jobs, the quantity of</p>
	<ul style="list-style-type: none"> <li>Enhance and diversify economic opportunities with the district?</li> </ul>	+	



SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			which cannot be determined at this stage until the detailed use classes of these are refined indicating the potential jobs density the they will provide.
SA12	<ul style="list-style-type: none"> <li>Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	-	The site is located to the west of the A1 where connections to existing cycle paths and bus stops are more challenging and less frequent. At present, to access services in Buckden or Brampton, users must use an underpass to cross the A1 located near to the Buckden roundabout. Services in nearby Grafham are accessible via Brampton Road but this does not have footpaths and is single lane. Incorporating sustainable and active modes of transport on this side of the A1 is more challenging and may require more substantial infrastructure works.
SA13	<ul style="list-style-type: none"> <li>Attract new investment and provide opportunities to improve the resilience of the local economy?</li> <li>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> <li>Support retention and growth of indigenous companies?</li> <li>Encourage sustainable tourism?</li> </ul>	+	The site has potential to attract some new investment, the site promoter expects some 69 hectares of employment land to come forward across the site. It is a sustainable location for employment opportunities being in good proximity to potential employees in Huntingdon, Brampton, Buckden, Little Paxton and St Neots with potential for active travel and public transport accessibility from these locations which could be enhanced through a development at this scale. The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site but development here could increase the number of visitors to Grafham Water and further support nearby tourism opportunities.
SA14	<ul style="list-style-type: none"> <li>Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. The site promoter has stated that there could be some 26,000sqm of retail floorspace across the whole site. It is in relatively close

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			proximity to the existing town centres of both Huntingdon (5.5kms) and St Neots (7kms). The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres.
SA15	<ul style="list-style-type: none"> <li>Strengthen a local sense of place?</li> </ul>	-	The site is largely arable farmland so it does not have a distinct identity already and it doesn't adjoin any existing settlements. The site is very large and it is proposed that as a whole the site could provide an opportunity for a new free standing community. Its landscape character is shaped by it being wholly within the Southern Wolds Landscape Character Area which is characterised by ridges and valleys with very gently undulating ground divided by the steep ridge that contains Grafham Water. Considering these factors and the rising land levels of the site, development would be visible from some distance from a number of different directions and very significantly alter the landscape character of the are and of surrounding settlements such as Brampton, Buckden and Grafham. There are several public rights of way within the site, one that continues from Taylors Lane, another from Hardwick Lane and one from Buckden roundabout.
	<ul style="list-style-type: none"> <li>Retain the character of existing settlements?</li> </ul>		
SA16	<ul style="list-style-type: none"> <li>Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	-	There are no heritage assets within the site itself, however it is in close proximity to several designated heritage assets. Buckden Conservation Area is situated approximately 200 metres east of the site along Taylors Lane Number 17 Taylors Lane, approximately 50 metres east of the site, is Grade II Listed. Model Farm and the Barn north of Model Farm, approximately 370 metres west of the site are Grade II Listed. A Moated Site, approximately 450 metres west of the site is a Scheduled Monument.

## Summary of SA

The site consists of 527ha of land which is largely greenfield land. The vast majority of the site is classified as being grade 2 agricultural land but there are some parts of the site that are grade 3. The site is relatively unconstrained by flood risk with most of the site being within flood zone 1 with some minimal elements being within higher flood risk zones. The site is generally not accessible to natural greenspace but is near to Grafham Water and is of a scale that could provide substantial amounts of open space as part of a balanced and mixed community. Is nearby to designated nature conservation designations including being within 5km of Portholme Meadow, as a result development is likely to impact these sites but could provide opportunities to enhance and link these at a strategic scale. There are some designated heritage assets that could be impacted by the proposal. Development at this scale would result in a very significant impact on the landscape which while of a scale to provide landscape buffers and zones to mitigate impact, would fundamentally alter the character of the area. The site is located adjacent to the A1(M) nearby to several settlements but is not particularly accessible via sustainable modes of transport to these to access services and facilities, employment opportunities or shops and education. The site is not served by public transport but could potentially be linked into the public transport network. The proposed development would however be a free standing community which would provide all of these elements. Also, development would require a new junction onto the A1(M) as well as onto other roads which is likely to be very costly and may not be feasible in highways terms. A mix of housing sizes, types and tenures would be provided as part of a mixed and balanced community meeting various market and affordable needs.

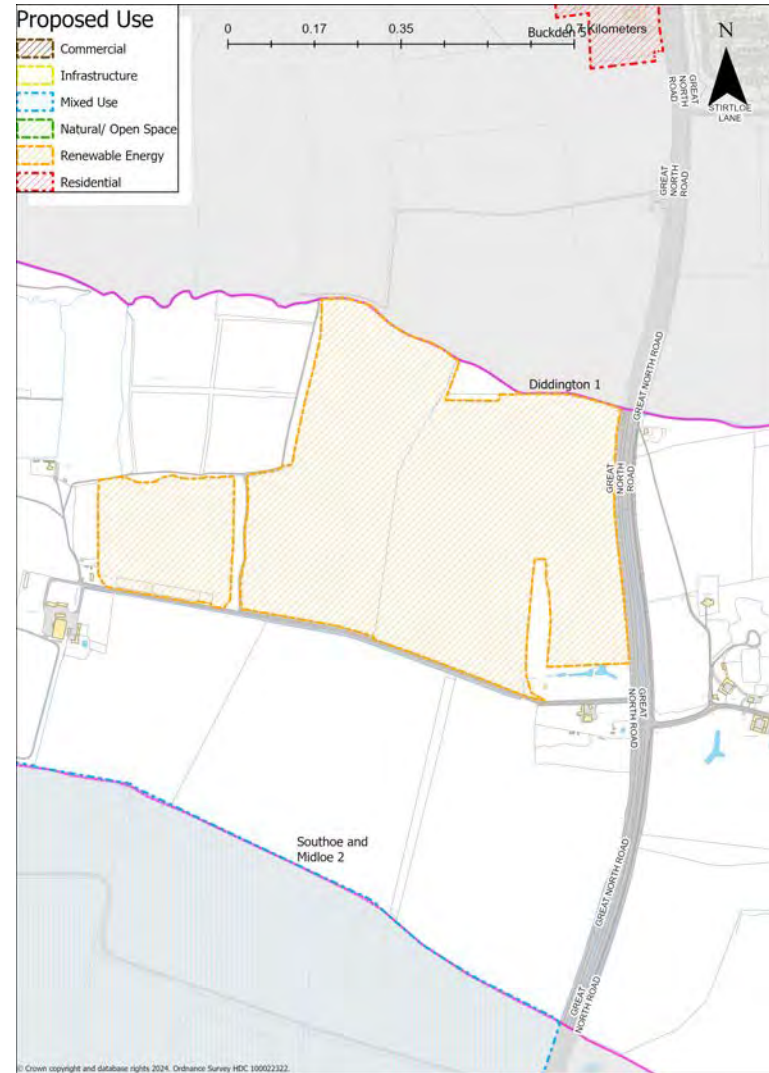
## Updates after initial appraisal

# 1 Southern Huntingdonshire

## Diddington

1.10 A total of 1 site has been identified/ put forward through the desktop review or Call for Sites process. This is:

- Diddington 1: Cell Energy, Vicarage Lane, Diddington



## Diddington 1: Cell Energy, Vicarage Lane, Diddington

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	++	The proposed use for the site is a solar farm.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is a greenfield site. There is no potential to reuse some materials or buildings.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is entirely for renewable energy generation and there is some risk of fluvial flooding with climate change at 1 in 100 (Design Flood) being less than is less than 1% of the site area. The site adjoins Diddington Brook which may result in some increased risk from flood risk in the future.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is located near to Buckden and St Neots water recycling area catchments. Buckden WRA has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development; whereas St Neots WRA may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The type of development is unlikely to require significant new or upgraded infrastructure waste water infrastructure to support development.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	The site is wholly within flood zone 1, there is some large amounts of surface water flood risk located along the site's northern boundary which in places flows into the centre of the site. This flood risk is attributed to Diddington Brook.



# 1 Southern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is mostly classified as grade 3 agricultural land, however there are small portions of the site's northern and western edges that are classified as grade 2. The site is greenfield land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 1km of a 10ha area of natural green space.</p> <p>It is nearby to the Great Ouse Valley and Grafham Water Green Infrastructure Areas so has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	<p>The site is approximately 1km from the Grafham Water SSSI and is within 200m of the Grassland at the Vicarage County Wildlife Site and the Diddington Wood County Wildlife Site.</p> <p>The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is nearby to the Great Ouse Valley and Grafham Water Green Infrastructure Areas as well as ancient woodland so there is potential to contribute towards improvements strategically in habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is detached from the main built form of Diddington being located on the opposite side of the A1. As such the site relates much more closely with the open countryside than the settlement.</p> <p>The southern part of the site is some 20m higher than the northern edge.</p> <p>It is sensitively located being between two green infrastructure priority areas and in close proximity to several nature conservation sites as well as ancient woodland. The proposed scale of the solar farm is substantial being some 47ha which means additional landscaping</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			will be required as well as enhanced opportunities for the integration of biodiversity net gain opportunities. To assess this impact a landscape and visual impact assessment should accompany any application.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	Even though the site is located along the A1 so there is an increased likelihood of noise, light and visual pollution, however considering the nature of the proposal, it is unlikely this will lead to a detrimental impact.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	Renewable energy provision will not contribute towards housing supply.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	N	The proposed use is for a solar farm so access to convenience stores, primary education and leisure and cultural facilities are not relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	N	The proposed use is for a solar farm so access to employment centres is not relevant
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	Standard broadband is available in the vicinity.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	<p>The site is over 5km from Huntingdon and St Neots railway stations. There is a bus stop just outside of the site on Diddington Road, this is however rated E+ on the Place Based Carbon Calculator meaning there is an infrequent service.</p> <p>There is no footpath access to the site, there is public right of way that runs along the site's eastern edge which may be able to provide some sort of connection.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposed use of the site is as a solar farm so will not create new or enhanced employment or tourist facilities and opportunities.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is detached from the main built form of Diddington being located on the opposite side of the A1. As such the site relates much more closely with the open countryside. With landscaping it maybe possible to integrate solar panels on the site without detrimentally impacting the site's immediate surroundings.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	Opposite the site is the listed Lodge Farm which may be impacted by proposals. Adjacent to the site on the other side of the A1 is a conservation area but considering the distance and the separation as a result of the A1 the impact on heritage assets within the main built form of Diddington is reduced. The live planning application on the site has highlighted that there may be impact on some non-designated heritage assets: Diddington War Memorial, South Lodge and The Vicarage.

**Summary of SA**

The site has been put forward for a solar farm. It is a large site being some 47ha located in a sensitive location along the A1 and between green infrastructure priority areas and nearby to various sites of nature conservation. It is physically detached from the main built form of Diddington being separated by the A1 so it relates much more closely to the open countryside. This means that the impact on existing communities is limited but the impact on the landscape could be significant, however a though landscape assessment will be required and there could be opportunities to incorporate biodiversity net gain opportunities and provide linkages between habitats sites. It is within flood zone 1 but does have an increased risk of surface water flooding arising from Diddington Brook running along its northern boundary. The site has limited accessibility by sustainable modes of transport so it is likely that anyone who needs to access the site or within within the site would will use a car.

**Updates after initial appraisal**

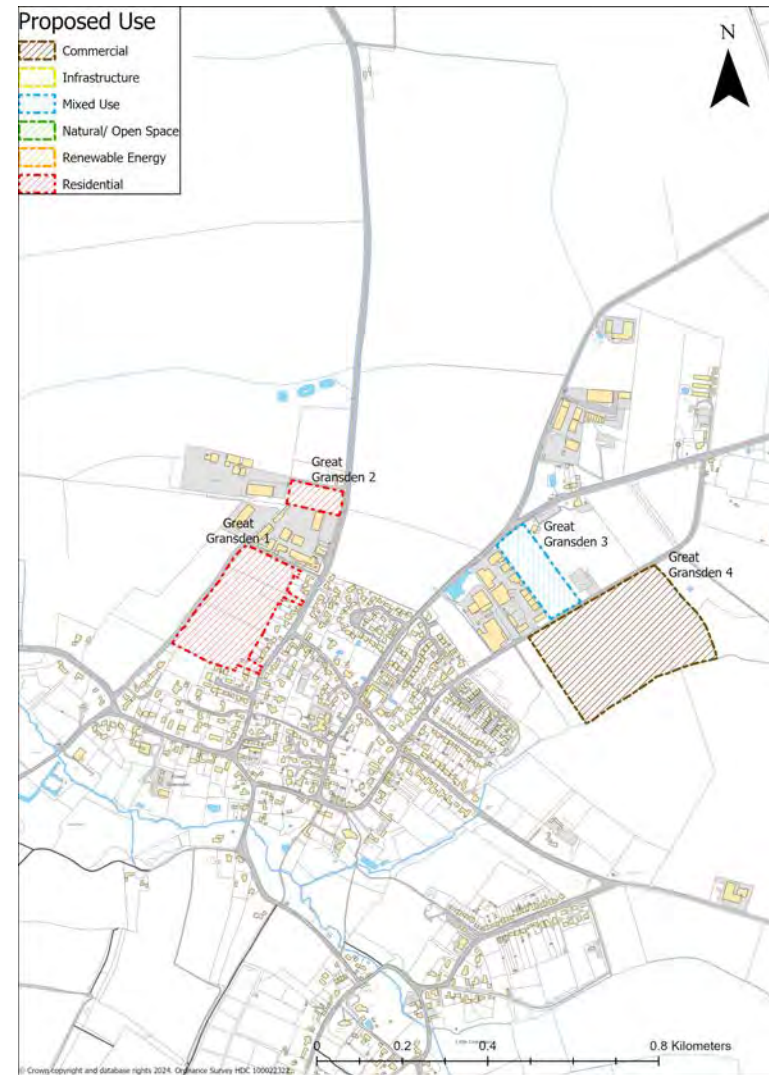
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# 1 Southern Huntingdonshire

## Great Gransden

1.11 A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Gransden 1: Land West of West Street, Great Gransden
- Great Gransden 2: Land West of Eltisley Road, Great Gransden
- Great Gransden 3: Land South of Caxton Road, Great Gransden
- Great Gransden 4: Land at Sand Road, Great Gransden





## Great Gransden 1: Land West of West Street, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	+	<p>The Design Vision document accompanying the Call for Sites submission identifies that the scheme will include renewable energy systems, such as the likely utilization of solar hot water panels to generate low carbon electricity and provide hot water for domestic use. There will also be photovoltaic panels installed on-site to generate electricity to each dwelling. The developer is also considering high-output air source heat pumps. These will work in conjunction with the Mechanical Ventilation with Heat Recovery (MVHR) systems.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1, there is risk of surface water flooding along its western edge.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	

# 1 Southern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The majority of the site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from most designated nature sites part from the Gransden Wood/Waresley Wood SSSI which is about 0.8km from the site.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located on the western edge of the built form of Great Gransden as such it is well related to the existing settlement. The site hosts substantial vegetation along its boundaries and within areas of the site. The site is virtually sub-divided into three parts by existing mature trees and hedgerows. These contribute to the setting of the adjacent conservation area and act as a constraint to development. Access to the site could be achieved via West Street and the site is within walking distance to the core of the village.</p> <p>The proposed capacity for the site is broadly consistent with the surrounding densities which are typically quite low.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. There are overhead 11kV (HV) cables within the site
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site is promoted for market and affordable homes. The site is over 1ha in size.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site over 5km from St Neots town centre but it is within 200m of Gransden Food and Wine.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is approximately 300m from Barnabas Oley Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of several leisure and cultural facilities such as St Bartholomew's Church, sports pitches and bowls lawn and tennis courts and the Reading Rooms
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 1.5km of two established concentrations of employment: Sand Road Industrial Estate and the Hardwicke Industrial Estate.  Ultrafast broadband is available within the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is located approximately 10km from St Neots train station.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The site is within 500m of bus stops along Fox Street and Crow Tree Street. The highest rated bus stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent.</p> <p>There is a footpath along West Street which runs along the site's frontage where it connects to West Street.</p>
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This will be subject to high quality landscaping and design.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is adjacent to and along some of its eastern edge adjoins the conservation area. There is potential for archaeology on site particularly arising from medieval agricultural practices which will require investigation.

## Summary of SA

The site is well related to the village being located on its Western edge. It is a greenfield site classified as grade 2 agricultural land. It is within walking distance of primary education, leisure and cultural facilities and natural greenspace. It is also within close proximity to employment locations. It is not constrained by fluvial flood risk but there is some risk of surface water flooding, there are no nature conservation designations or heritage assets within the site but it does adjoin the conservation area. It is also within 1km of a SSSI so additional development may lead to some increased recreational pressure. The site is not well served by public transport options so if services are needed that are outside of the village then trips are likely to be made using private car.

## Updates after initial appraisal

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### Great Gransden 2: Land West of Eltisley Road, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1 and there is no recorded risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	<p>The site is remote from any natural greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located to the north of the main built form of Great Gransden, currently it is somewhat detached from the main settlement. It's development would intensify development along Eltisley Road. The land immediately south of the site has permission for residential development which could provide greater opportunities to successfully ingrate this site but it is uncertain when the site to south will be coming forward.</p> <p>The proposed capacity for the site would make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is 0.7ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site over 5km from St Neots town centre but it is about 400m of Gransden Food and Wine.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is approximately 750m from Barnabas Oley Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of several leisure and cultural facilities such as sports pitches and bowls lawn and tennis courts and the Reading Rooms. It is just over 800m of St Bartholomew's Church.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	<p>The site is within 1.5km of two established concentrations of employment: Sand Road Industrial Estate and the Hardwicke Industrial Estate.</p> <p>Ultrafast broadband is available within the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is located approximately 10km from St Neots train station.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	<p>The site is within 800m of bus stops along Fox Street and Crow Tree Street. The highest rated bus stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent.</p> <p>There is no footpath connection between the site and the main village along Eltisle Road but the site is within 500m of a public right of way.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is located such that it could be effectively integrated with the existing community, however this is very much subject to the delivery of the redevelopment of the site immediately south of it. If that development is not taken forward then the development on this site would be somewhat detached and more challenging to integrate with the existing community and place.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is somewhat detached currently from the main built form, it currently adjoins the Kingspan factory site which has permission to relocate and redevelop their site for housing. Successful integration of this site would be dependent on whether the Kingspan site is successfully redeveloped. It is a greenfield site classified as grade 2 agricultural land. It is within walking distance of primary education, leisure and cultural facilities and natural greenspace but there is no footpath along Elitsley Road so accessibility may be more challenging. It is also within close proximity to employment locations. It is not constrained by flood risk, nature conservation designations or by heritage. The site is not well served by public transport options so if services are needed that are outside of the village then trips are likely to be made using private car.

## Updates after initial appraisal

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## Great Gransden 3: Land South of Caxton Road, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located within flood zone 1 but and there is only a small patch of recorded surface water flood risk within the southern part of the site.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located between the Sand Road Industrial Estate and the recreation ground and football pitches. The site while physically being detached form the main built form of the settlement, very much relates to the settlement as a result of the surrounding uses.</p> <p>The site promoter has submitted the site for either residential development or employment development. They state that it is the preference of the landowners to develop the site for housing but could provide employment as a fall back position.</p> <p>The proposed capacities for the site would be an efficient use of land. However, considering the proximity to the industrial estate and that such large cluster of residential properties would be out of character with the pattern of development within Great Gransden, employment uses should be considered in more detail for this site.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	<p>The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.</p> <p>The compatibility of uses with large scale residential adjacent to Sand Road industrial estate may present multiple amenity issues in relation to transport movements, noise and vibration on future occupiers. Employment uses on this site would have a lesser impact.</p>



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>If residential development was pursued the site could provide a mix of market and/or affordable homes. The site is over 1ha in size.</p> <p>If employment uses were pursued, this would not add to the housing supply.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site over 5km from St Neots town centre but it is within 800m of Gransden Food and Wine.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is also within 800m of Barnabas Oley Church of England Primary School. If employment development is pursued, the consideration of primary education would not be relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of several leisure and cultural facilities such as sports pitches and bowls lawn and tennis courts and the Reading Rooms. It is just over 800m of St Bartholomew's Church.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site adjoins the Sand Road Industrial Estate and is approximately 200m from the Hardwicke Industrial Estate.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	<p>If employment development is pursued over residential or a mixture of the two is provided, the site could provide some modest mixed commercial floorspace and expand the existing industrial estate.</p> <p>Superfast broadband is available within the vicinity.</p>
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is located approximately 10km from St Neots train station.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>The site is within 800m of bus stops along Fox Street, this stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent.</p> <p>There is no footpath connection between the site and the main village along Sand Road but there is a footpath along Caxton Road opposite the site which could provide a connection.</p>
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	If employment uses are pursued over residential, the site could provide an extension to an existing industrial estate and some 1.8ha of employment land. The site promoter states that mixed commercial could be provided, the details of which are not provided so it is estimated that there could be modest job growth.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The compatibility of uses with large scale residential adjacent to Sand Road industrial estate may present multiple amenity issues in relation to transport movements, noise and vibration. It is considered that the proposed residential use may present difficulties with integration with the existing uses. Greater opportunities for this integration are to be had if employment uses were pursued on site rather than residential. The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets on site or nearby.

## Summary of SA

The site is somewhat detached from the main built form, it currently adjoins the Sand Road Industrial Estate and recreation ground so does still very much relate to the settlement. It is a greenfield site classified as grade 2 agricultural land. It is within walking distance of primary education, leisure and cultural facilities and natural greenspace. It adjoins an existing industrial estate and could provide an opportunity to expand it providing greater diversity in employment options within the settlement. It is not constrained by flood risk, nature conservation designations or by heritage. The site is not well served by public transport options so if services are needed that are outside of the village then trips are likely to be made using private car. The compatibility of uses with large scale residential adjacent to Sand Road industrial estate may present multiple amenity issues in relation to transport movements, noise and vibration. It is considered that the proposed residential use may present difficulties with integration with the existing uses. Greater opportunities for this integration are to be had if employment uses were pursued on site rather than residential. The site is located such that it can be effectively masterplanned to become part of the existing place and community.

## Updates after initial appraisal

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## Great Gransden 4: Land at Sand Road, Great Gransden

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	The site is wholly located within flood zone 1 but there is quite considerable risk from surface water flooding along the site's southern boundary and on its eastern side arising from its proximity to Mandeau Brook.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site majority of the site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has no or limited capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is physically detached from the main built form but opposite to employment and leisure facilities used by residents. The site slopes downwards somewhat in a south eastern direction and in combination with the scale of the site development would be prominent in the local

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			<p>landscape. It would therefore be challenging to successfully development, particularly on this side of Sand Road within the character of the settlement and landscape.</p> <p>The proposed capacity for the site is low considering the size of the site which provides opportunities for additional landscaping, noise buffers and flood mitigation potentially.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	+	The site over 5km from St Neots town centre but it is within 800m of Gransden Food and Wine.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	As employment development is proposed, access to primary education is not relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of several leisure and cultural facilities such as sports pitches and bowls lawn and tennis courts and the Reading Rooms. It is just over 800m of St Bartholomew's Church.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is adjacent to the Sand Road Industrial Estate. The site itself could provide over 5ha of employment land.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Superfast broadband is available within the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is located approximately 10km from St Neots train station.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-	<p>The site is within 800m of bus stops along Fox Street, this stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent.</p> <p>There is no footpath connection between the site and the main village along Sand Road. From the centre of the site's frontage, it is some 400m from the nearest footpath located on the edge of Great Gransden. There is potentially limited scope to extend this footpath connection to the site considering the narrowness of Sand Road.</p>
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The site could provide over 5ha of employment land. The site promoter has not specified the specific uses so it is estimated that there could be modest job growth.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is detached from the main settlement but opposite an existing industrial estate with a direct connection to the main village. The scale of the site would make it challenging to successfully integrate the development with the existing place and community and harmonise with its landscape setting.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets on site or nearby.

**Summary of SA**

The site is somewhat detached from the main built form, but is adjacent to the Sand Road Industrial Estate. While still relating to the settlement, the successful integration of this site would be challenging based on its scale and landscape setting. It is a greenfield site classified as grade 2 agricultural land. It is not constrained by fluvial flood risk but there is risk from surface water flooding on its southern edge as a result of its proximity to Mandeau Brook. It is not constrained by nature conservation designations or by heritage. It is within walking distance of leisure and cultural facilities and natural greenspace. It could provide an opportunity for new employment but the opportunities for sustainable travel is severely limited as the site is remote from public transport opportunities and there is no direct footpath to the site. Therefore, users are likely to travel to the site by private car.

**Updates after initial appraisal**

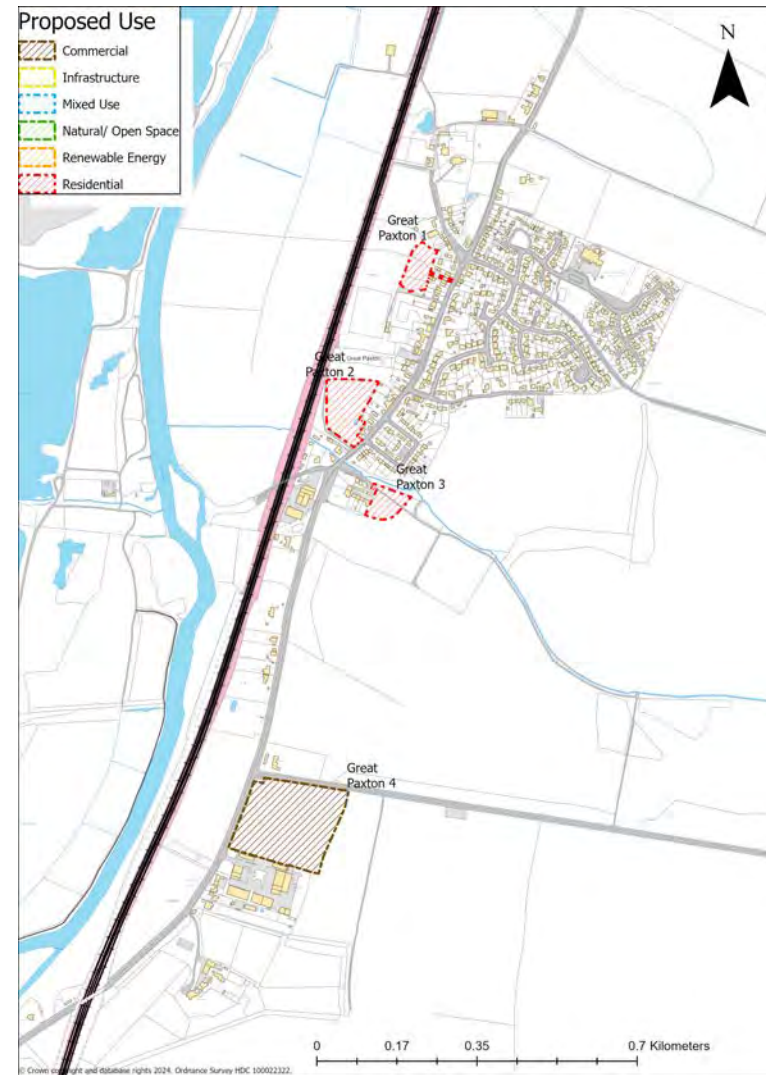
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# 1 Southern Huntingdonshire

## Great Paxton

**1.12** A total of 4 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Great Paxton 1: West of High Street, Great Paxton
- Great Paxton 2: Land to the West of High Street, Great Paxton
- Great Paxton 3: Land East of Dovecote Lane, Great Paxton
- Great Paxton 4: Land North of Harley Industrial Park, Paxton Hill, Great Paxton



## Great Paxton 1: West of High Street, Great Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone with no recorded risk from surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.6km from the site and is located on the other side of the railway.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	<p>The site is located on the western edge of Great Paxton on land behind properties that front onto the High Street. As such, the site's location means that development will need to be sensitive to its impact on the amenity of nearby residential properties being a back land development opportunity and provide adequate mitigation in terms of noise from the East Coast Mainline Railway on future users. It would alter the existing townscape character of the area but it would not result in building any further in depth than properties located north of the site. The impact of such back land development is therefore reduced.</p> <p>The proposed capacity for the site would make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site's western edge is within 100m of the East Coast Mainline railway so there is an increased risk from noise, air and visual forms of pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	++	<p>The site is promoted for self and custom build housing plots.</p> <p>The site is 0.5ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	It is within 5km of St Neots town centre and is approximately 250m from the Great Paxton Community Shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Great Paxton Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of several leisure and cultural facilities within Great Paxton including the Bell Public House, recreational fields and Holy Trinity Church.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is about 1km of the Harley Industrial Estate.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is within 5km of St Neots train station. The site is within 400 m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a footpath along the High Street that runs along the site's frontage.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to careful design incorporating landscaping and noise mitigation due to the proximity of the railway to the site.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no heritage designations within the site. The site's proposed access is opposite two listed buildings, but as the proposed development site is back land and largely obscured from public view the impact on heritage is reduced.

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## Summary of SA

The site is located on the western edge of Great Paxton offering an opportunity for back land development which would not have a considerable impact on the character of the settlement as the development would not extend the building line any further than the properties north of the site. It is not constrained by flood risk, nature conservation designations or by heritage. The site is classified as grade 3 agricultural land. It is within walking distance to several key leisure and cultural facilities within the village as well as a shop, primary school and employment opportunities. It is within close proximity to the East Coast Mainline Railway, the impact of which will need mitigation. While Great Paxton is within 5km of St Neots, the settlement is not well served via public transport which is likely to result in greater trips being made by car to services outside of the village.

## Updates after initial appraisal

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## Great Paxton 2: Land to the West of High Street, Great Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 but there is recorded risk from surface water flooding along the site's western and southern edges.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 200m of a 0.5 ha area of greenspace.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.5km from the site and is located on the other side of the railway.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located on the western edge of Great Paxton on land behind properties that front onto the High Street. As such, the site's location means that development will need to be sensitive to its impact on the amenity of nearby residential properties being a back land development opportunity and provide adequate mitigation in terms of noise from the East Coast Mainline Railway on future users. It would alter the existing townscape character of the area, the impact of which could be reduced and mitigated through landscaping.</p> <p>The proposed capacity for the site would make an efficient use of land.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site's western edge is within 50m of the East Coast Mainline railway so there is an increased risk from noise, air and visual forms of pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The site is promoted for market and/or affordable homes.</p> <p>The site is more than 1 ha in size.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	It is within 5km of St Neots town centre and is approximately 250m from the Great Paxton Community Shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Great Paxton Church of England Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m of several leisure and cultural facilities within Great Paxton including the Bell Public House, recreational fields and Holy Trinity Church.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 1km of the Harley Industrial Estate.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is within 5km of St Neots train station. The site is within 100 m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a footpath along the High Street that runs along the site's frontage.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to careful design incorporating landscaping and noise mitigation due to the proximity of the railway to the site.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The grade II listed 26 High Street may be impacted by proposals.

## Summary of SA

The site is located on the western edge of Great Paxton offering an opportunity for back land development which would have a greater impact on the character of the area as the site extends within 50m of the railway line. The site is classified as grade 3 agricultural land. It is not constrained by fluvial flood risk or nature conservation designations but there is some constraints arising from surface water flood risk and or by heritage. It is within walking distance to several key leisure and cultural facilities within the village as well as a shop, primary school and employment opportunities. It is within very close proximity to the East Coast Mainline Railway, the impact of which will need mitigation. While Great Paxton is within 5km of St Neots, the settlement is not well served via public transport which is likely to result in greater trips being made by car to services outside of the village.

## Updates after initial appraisal

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## Great Paxton 3: Land East of Dovecote Lane, Great Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is less than 1% of the site area.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	The site is wholly located within flood zone but there is some surface water flood risk along the northern edge of the site which follows the route of a watercourse.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 1km of a 10ha area of natural green space.  It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.6km from the site and is located on the other side of the railway.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is located on the southern edge of the village accessed via Dovecote Lane so relates well to the settlement and could form a small scale organic growth opportunity which would not extend the building line of the village any further into the countryside. Successful development would be subject to landscaping reflecting its edge of settlement location.</p> <p>The proposed capacity is very low even when considering surrounding densities, therefore it is not making the most efficient use of land.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<p>The site is promoted for market homes or self and custom build plots.</p> <p>The site is 0.47ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	It is within 5km of St Neots town centre and is approximately 400m from the Great Paxton Community Shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is just beyond 800m of Great Paxton Church of England Primary School.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800m of the Bell Public House and recreational fields but is just beyond 800m of Holy Trinity Church.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 1km of the Harley Industrial Estate.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	Superfast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is within 5km of St Neots train station. The site is within 800 m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a footpath along Dovecote Lane which could be extended to the site frontage providing a direct route into the main village.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to careful design incorporating landscaping and sustainable drainage.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are no heritage designations within the site but the site is adjacent to the listed Low Farm.

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## Summary of SA

The site is located on the southern edge of Great Paxton on land classified as grade 3 agricultural land. It is not constrained by fluvial flood risk or by nature conservation designations. There are some constraints arising from surface water flood risk because of its proximity to a watercourse and by heritage. It is within walking distance to several key leisure and cultural facilities within the village as well as a shop, primary school and employment opportunities. While Great Paxton is within 5km of St Neots, the settlement is not well served via public transport which is likely to result in greater trips being made by car to services outside of the village.

## Updates after initial appraisal

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### Great Paxton 4: Land North of Harley Industrial Park, Paxton Hill, Great Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is near to the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is located within flood zone 1 but there is some recorded risk from surface water flooding along its northern and western edges.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 1km of a 10ha area of natural green space.</p> <p>It has some capacity for linkages to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.7km from the site and is located on the other side of the railway.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is detached from the main built form of Great Paxton and relates more closely to the open countryside. It adjoins the Harley Industrial Estate so could form an extension to an existing concentration of employment. Although considering the size of the site, this would potentially over double the industrial estate.</p> <p>The proposed capacity is quite low density when compared to the size of the site which offers opportunity for considerable landscaping to be incorporated to the development to soften any impact on the landscape.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is within 150m of the East Coast Mainline railway so there is an increased risk from noise, air and visual forms of pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	Employment use would not contribute to housing supply.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km of a town centre. It is beyond 800m of the Great Paxton Community Shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m from all leisure and cultural facilities within Great Paxton.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site could provide over 3ha of employment land. It is also adjoining the Harley Industrial Estate.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	Ultrafast broadband is available in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	-	The site is within 5km of St Neots train station. The site is about 900m from the nearest bus stop within Great Paxton. This bus stop is rated F+ on the Place Based Carbon Calculator which means there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	--	There is no footpath connection along Paxton Hill from the site and it is remote from public rights of way.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	+	The site could provide over 3ha of employment land. The site promoter has not specified the specific uses so it is estimated that there could be modest job growth.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is detached from the main village and relates much more closely to the open countryside. Development could be integrated with the adjoining industrial estate, however the size of the site would more than double the size of the estate. Through design and landscaping will be required to ensure that such a scale of extension can be sensitively integrated with the immediate landscape.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	There are no designated heritage assets on site or nearby.

#### Summary of SA

The site is located outside of the main built form of Great Paxton but adjoins the Harley Industrial Estate along Paxton Hill (B1043), as such the site relates more closely to the open countryside. The land is classified as grade 2 agricultural land so is of high value. It is not constrained by fluvial flood risk, nature conservation designations or by heritage. There is some surface water flood risk. The site is not immediately accessible to services within Great Paxton as there is no footpath connection. Additionally, while Great Paxton is within 5km of St Neots, the site and settlement as a whole is not well served via public transport which is likely to result in greater trips being made by car which does not offer the most sustainable mode to travel to and from work.

#### Updates after initial appraisal

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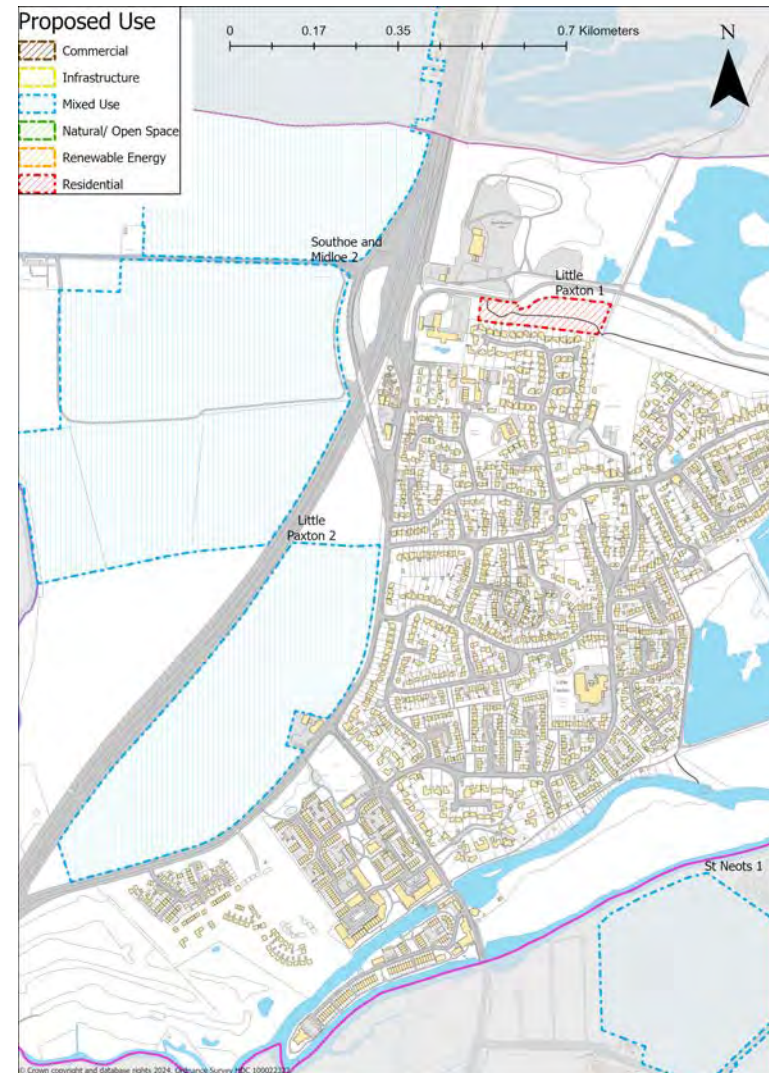
# 1 Southern Huntingdonshire

## Little Paxton

**1.13** A total of 2 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Little Paxton 1: Land North of St James Road, Little Paxton
- Little Paxton 2: Land West of Little Paxton

**1.14** Please note that Southoe and Midloe 2: Southoe Garden Village, Southoe also partially falls within Little Paxton parish, but it has been included under Southoe and Midloe as most of the site lies within that parish area.



## Little Paxton 1: Land North of St James Road, Little Paxton

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is located within the St Neots and water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is not constrained by fluvial or medium risk of surface water flooding</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land after being restored after minerals extraction. There are no existing structures on site.</p> <p>The site is wholly classified as non-agricultural land</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	++	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	The site is within 200m of 0.5 ha and 1km of 10 ha of natural green space.



## 1 Southern Huntingdonshire

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site adjoins to woodland, is close to playing fields and lakes in Paxton Pits. Therefore, it has direct opportunities to link to the strategic green or blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site adjoins to Little Paxton Pits which is a an area of Special Scientific Interest. It is sufficiently remote from the other designated nature sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is on the northern edge of Little Paxton and allocated in Huntingdonshire's Local Plan to 2036. There is a raised embankment along most of the northern boundary of the site that will be expected to be retained to give the development a mature setting and provide screening for the countryside and Paxton Pits meaning that the impact on Paxton Pits would be minimal.</p> <p>Consideration of the public right of way that crosses the site would also need addressing.</p> <p>The proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the settlement within its immediate vicinity.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site is wholly within a sand and gravel mineral safeguarding area and mineral development consultation area. Across the road to the north lies an active waste management area, meaning that the site could be impacted by noise and light pollution and dust resulting from ongoing works.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site proposed for 38 homes which would contribute to meeting the needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 2.2km from St Neots town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is on the edge of Little Paxton which has a primary school.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	++	The site is within 800m of multiple culture and leisure facilities accessible by a public footpath that runs along the southern boundary. These are, St James' Church, The Anchor Pub, The Pavilion playing fields and Little Paxton Village Hall.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	The site is within 5km of multiple concentrations of employment. These are, Harley Industrial Park, St Neots town centre, Ernulf Academy Secondary School and Station and Cromwell Road Industrial Estate.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km of St Neots train station. It is within 800m from a bus service but this is only rated E- on the Place Based Carbon Calculator meaning there is an infrequent service
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a public right of way that crosses the site from the north and continues along the southern boundary.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses so does not apply.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>The site is north of residential development. The site is screened by trees and as such has the potential to be developed in a way sensitive to the surrounding area. Integration with the existing community could be achieved via access off Old Great North Road and assessment of potential active travel access via a public right of way on the eastern edge of the site could be explored.</p> <p>The road bounding the northern boundary of the site is within a mineral development area and provides access for vehicles associated with its operation. Safety of access for residents would require consideration.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	No known heritage assets are located within the site

## Summary of SA

The site is not constrained by fluvial flood risk or heritage designations and surface water flood risk is negligible. The site is wholly greenfield land after being restored after minerals extraction with no existing structures on site and classified as non-agricultural land.

The site is within proximity of 10 ha of natural green space, adjoins woodland and is close to playing fields and lakes and Paxton Pits (a SSSI). There are therefore potential opportunities to link to the strategic green or blue infrastructure network. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area.

The site is north of residential development. The site is screened by trees and as such has the potential to be developed in a way sensitive to the surrounding area. Integration with the existing community could be achieved via access off Old Great North Road and assessment of potential active travel access via a public right of way on the eastern edge of the site could be explored.

The site is of a size which would contribute to meeting the needs of the district, but not large enough to provide a substantial range of sizes, types and tenures. However the proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the settlement within its immediate vicinity.

The closest town centre is St Neots which is within 2.2km from the site, its location near a market town provides potential employment and social opportunities, whilst potential additional retail could support the immediate needs of a new community. The site is within 5km from St Neots train station, providing sustainable transport options, a bus service is within 800m but the service is infrequent. There is a public right of way that crosses the site from the north and continues along the southern boundary which could provide some integrated active travel opportunities. The site is within 800m of multiple culture and leisure facilities and a primary school which are accessible by a public footpath and is within 5km of multiple concentrations of employment. providing potential retail, employment, social and cultural opportunities.

The road bounding the northern boundary of the site is within a mineral development area and provides access for vehicles associated with its operation. Safety of access for residents would require consideration.

**Updates after initial appraisal**

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**Little Paxton 2: Land West of Little Paxton**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.  The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site falls within the St Neots and water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is not constrained by fluvial flood risk, approximately 0.95% of the site is at medium risk of surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land and there are no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is wholly classified as grade 2 agricultural land
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	<p>The site is within 1km of 10 ha area of natural green space. Some of the site, on the eastern side, is within 200m of 0.5 ha area of natural green space.</p> <p>There is woodland in the southern edge of the site and playing fields along Great North Road opposite the site frontage. Therefore, it has some capacity to link to the green and blue infrastructure network.</p>



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from all of the designated nature sites except an area of Special Scientific Interest. It is within 1km of Little Paxton Pits.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The site is located on the western edge of Little Paxton. Site acts as a green wedge between Little Paxton and the A1, perceived as forming part of the wider countryside, it is therefore located in a sensitive location. The site is wholly within the Ouse Valley Priority Landscape Area, with the land rises noticeably east to west in the southern half of the site. Development on the site will therefore would not contribute towards protecting the form and character of the surrounding landscape.</p> <p>The proposed capacity for the site would be an effective use of land and reflect the low form of density common to the settlement particularly considering that 4 to 5ha is proposed for natural green or open space uses.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The site abuts the A1 and so is likely to suffer light and noise pollution from traffic.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is of a size that it could support a wide range of types, sizes and tenures. The site promoter proposes uses such as custom and self build home, nursing and care home.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	<p>The site is approximately 3.2km from St Neots town centre</p> <p>The site is within 800m of Little Paxton Primary School.</p> <p>The site is within 800m a number of culture and leisure facilities measuring from the site frontage onto Great North Road. These are, playing fields, Little Paxton Hub (community centre) and Kingfisher Church. The development has capacity for associated social/ community facilities.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	+	<p>The site is within 5km of multiple concentrations of employment. These are, Harley Industrial Park, St Neots town centre, Ernulf Academy Secondary School and Station and Cromwell Road Industrial Estate.</p> <p>The site benefits from ultrafast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is within 5km of St Neots train station. It is within 800m from a bus service but is only rated E- on the Place Based Carbon Calculator meaning there is an infrequent service</p> <p>There is a pavement opposite the site frontage (Great North Road).</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	<p>The proposal does not include employment, commercial or tourism uses.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site promoter notes that there is scope for associated social/community facilities, but there is no firm commitment.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	<p>The site is separated from the built up area by Great North Road, footpaths are present on the opposite side of the road to the site. Development would require consideration of the integration of the residential development with the built up area of Little Paxton. The presence of Great North Road would require further measures to allow for safe crossing of residents.</p> <p>The site is located as such that it could be effectively masterplanned to become part of the existing place and community.</p>
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	No known heritage assets are located within the site or nature conservation assets

#### Summary of SA

The site is not constrained by fluvial flood risk or heritage designations and surface water flood risk is negligible. It is grade 2 best and most versatile agricultural land and is wholly greenfield.

The site is within proximity of 10 ha of natural green space, woodland is present in the southern edge of the site and playing fields opposite the site frontage on Great North Road and within 1km of Little Paxton Pits (SSSI).

There are therefore potential opportunities to link to the strategic green or blue infrastructure network. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area.

The site is located on the western edge of Little Paxton acting as a green wedge between Little Paxton and the A1, perceived as forming part of the wider countryside, it is therefore located in a sensitive location. It is not considered that development would not contribute towards protecting the form and character of the surrounding landscape.

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The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The proposed capacity for the site would be an effective use of land and reflect the low form of density common to the settlement particularly considering that 4 to 5ha is proposed for natural green or open space uses.

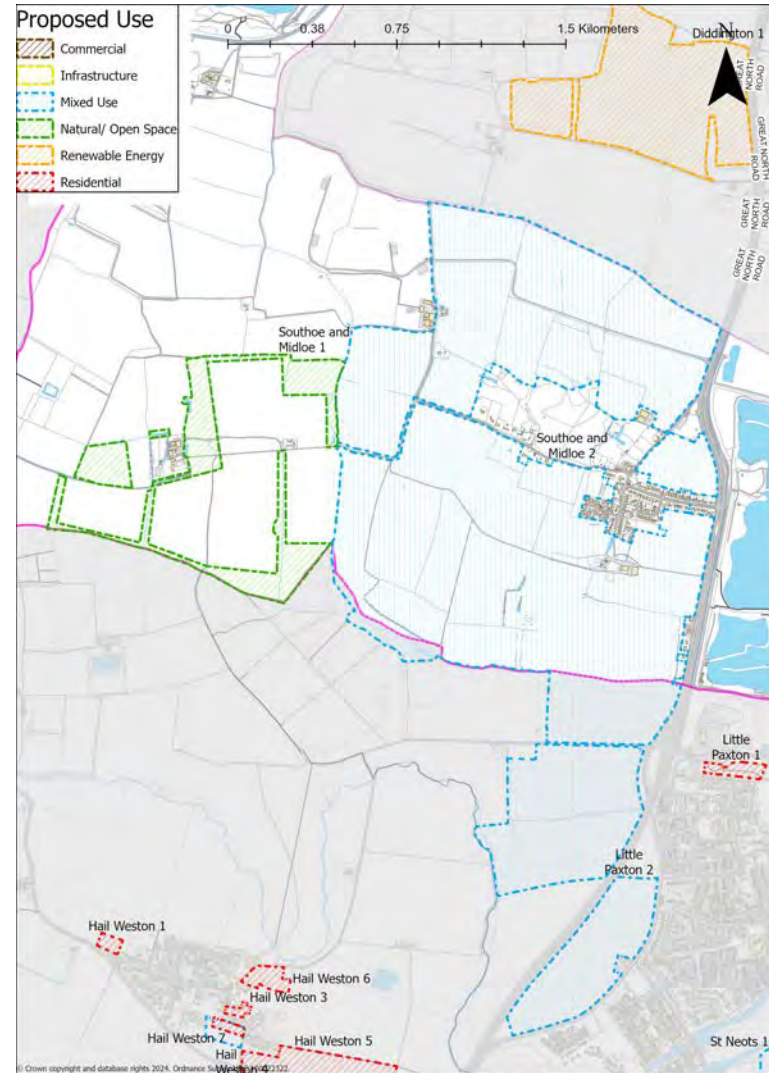
The closest town centre is St Neots which is within 3.2km from the site, its location near a market town provides potential employment and social opportunities, the site promoter notes that there is scope for associated social/community facilities, but there is no firm commitment to assess whether this could support the immediate needs of a new community. However The site is within 800m of Little Paxton Primary School, a number of culture and leisure facilities measuring and within 5km of multiple concentrations of employment. The site is within 5km from St Neots train station, providing sustainable transport options, a bus service is within 800m but the service is infrequent. There is a pavement opposite the site frontage (Great North Road) which could provide some integrated active travel opportunities and connectivity to the settlement. The site abuts the A1 and so is likely to suffer from air, light and noise pollution from traffic.

## Updates after initial appraisal

**Southoe and Midloe**

**1.15** A total of 2 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Southoe and Midloe 1: Midloe Grange Farm, Midloe
- Southoe and Midloe 2: Southoe Garden Village, Southoe





# 1 Southern Huntingdonshire

## Southoe and Midloe 1: Midloe Grange Farm, Midloe

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	The site is for biodiversity net gain.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	++	Sites for Biodiversity Net Gain can contribute to addressing climate change and biodiversity, through planting and habitat restoration.
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	<p>The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)</p> <p>Sites for Biodiversity Net Gain can contribute to increasing resilience to the impacts of climate change, through planting and habitat restoration.</p>
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	<p>However, the site is for Biodiversity Net Gain and therefore would not to require input in the form of waste water infrastructure.</p> <p>99% of the site is in flood zone 1, with the remainder in flood zone 3b. 8.2% of the site is at medium risk from surface water flooding in association with field boundaries and drainage ditches, some ponds are present to the north. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage. The site would therefore have a positive impact on flood risk.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	N	The site is proposed solely for Biodiversity Net Gain opportunities
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	N	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	<p>Little Paxton Wood (a SSSI and ancient woodlands) bounds the south east corner of the site, ancient woodland is also found just outside the north west and south west boundary, both of which are also County Wildlife Sites. The northern most rectangle of the proposed site is also within a County Wildlife Site.</p> <p>The site would contribute further to the development of ecological corridors connecting sites of importance that sit just outside the site boundary.</p> <p>Two Public Rights of Way (Bridleways) traverse the site, north to south and east to west supporting public accessibility to natural green space.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site would contribute further to the development of ecological corridors and habitat connectivity, connecting sites of importance that sit just outside the site boundary providing positive enhancement.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	++	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	++	Due to the proposed use of the site it the site would have a positive impact on the landscape ecology. The proposed use of the site for Biodiversity Net Gain would be considered complimentary to active agricultural use and has the potential to enhance the surrounding sites of nature conservation importance.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The site is over 1.5km from the A1 and is unlikely to suffer from major sources of pollution, the proposed use is of a nature that would not cause pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N	The site is for non residential use
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	N	The site is solely for Biodiversity Net Gain and therefore this category is not applicable.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	N	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	N	The site is solely for Biodiversity Net Gain and therefore this category is not applicable.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	N	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	The site is beyond 800m of a bus stop
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	Two Public Rights of Way (Bridleways) traverse the site, north to south and east to west supporting public accessibility to natural green space.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The site is solely for Biodiversity Net Gain and therefore this category is not applicable.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site is solely for Biodiversity Net Gain and therefore this category is not applicable.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	++	Due to the proposed use of the site it the site would have a positive impact on the surrounding landscape and ecology.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	+	Midloe Grange, a Grade II listed building sits just outside the boundary, biodiversity net gain has the opportunity to enhance the setting of the building.

#### Summary of SA

The site is for Biodiversity Net Gain opportunities. Biodiversity Net Gain sites are classified as water compatible development and can contribute to improved drainage and water storage. The site would therefore have a positive impact on flood risk. Surrounded by Little Paxton Wood (a SSSI and ancient woodlands), ancient woodland and County Wildlife Sites, the site would contribute further to the development of ecological corridors connecting sites of importance that sit just outside the site boundary. Two Public Rights of Way (Bridleways) traverse the site, north to south and east to west supporting public accessibility to natural green space. The site would have a positive impact on the surrounding landscape and ecology and the setting of Midloe Grange, a listed building.

#### Updates after initial appraisal

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# 1 Southern Huntingdonshire

## Southoe and Midloe 2: Southoe Garden Village, Southoe

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?</li> </ul>	N	<p>The site promoter suggest that sustainable placemaking principles would be used to minimise the 'heat island effect', and that a low carbon development would be created that optimises the efficient use of new technology, based on high energy efficient building standards. Meet the most up-to-date requirements for energy efficiency and CO2 reduction to ensure its environmental impacts are minimised. However, it is unclear whether this will exceed technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided.</p> <p>The site is not within a landscape priority area but is surrounded by Little Paxton Wood (a SSSI and ancient woodlands) ancient woodlands and County Wildlife Sites. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. The site is not within a Green Infrastructure Priority Area.</p> <p>The site promoter proposes a landscape led approach with an extensive network of multifunctional green places and wildlife areas that interconnect with existing ecological areas to support biodiversity. Over 40-50% of the site is proposed for green open space.</p>
	<ul style="list-style-type: none"> <li>Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?</li> </ul>	+	<p>There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 3% of the site.</p> <p>The site promoter proposes a landscape led approach with an extensive network of multifunctional green places and wildlife areas that interconnect with existing ecological areas to support biodiversity.</p>
	<ul style="list-style-type: none"> <li>Support habitats in adjusting to the impacts of the climate emergency?</li> </ul>	+	



SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Maintain and where possible improve the quality and availability of water resources?</li> </ul>	--	The site is a new settlement and will most likely require a new water recycling centre to serve the population.
	<ul style="list-style-type: none"> <li>Minimise the risk of flooding from all sources?</li> </ul>	+	Areas of flood zone 2 and flood zone 3a are located in the south of the site as the result of the River Kym, linking to the River Great Ouse and farm drainage. The remainder of the land is flood zone 1 (approximately 94%). Risk from surface water flooding is present across the site in parallel to the A1 and associated with field drainage and topography. The site is at medium risk of surface water flooding across approximately 7% of the site.
SA4	<ul style="list-style-type: none"> <li>Enable the use of land that has previously been developed in preference to greenfield land?</li> </ul>	--	The site is wholly greenfield agricultural land. Manor farm has been included within the site (which includes one residential unit and associated agricultural uses) which lie south of the village, therefore the reuse of previously developed land is extremely minimal.
	<ul style="list-style-type: none"> <li>Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?</li> </ul>	--	Approximately 7ha of the site is grade 1 agricultural land focussed immediately north of Southoe and immediately west of the A1, the remainder of the site is grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?</li> </ul>	+	The site promoter proposes a landscape led approach with an extensive network of multifunctional green places and wildlife areas that interconnect with existing ecological areas to support biodiversity.
	<ul style="list-style-type: none"> <li>Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?</li> </ul>	+	Over 40-50% of the site would be green open space which could assist in minimising the impact on the SSSI, ancient woodlands and County Wildlife Sites, further evidence would be required to justify this.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>The site is not within a landscape priority area but is bounded by Little Paxton Wood (a SSSI and ancient woodlands), there are several ancient woodlands which surround the site and County Wildlife Sites within and adjacent to the site . An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. The site is not within a Green Infrastructure Priority Area.</p> <p>The site promoter proposes to improve access to green infrastructure, with new footpaths, cycleways and green streets.</p>
SA6	<ul style="list-style-type: none"> <li>Protect sites of designated biodiversity or geodiversity significance?</li> </ul>	-	<p>The site is bounded by Little Paxton Wood (a SSSI and ancient woodlands), there are several ancient woodlands which surround the site and County Wildlife Sites within and adjacent to the site, which would require appropriate protection from the impacts of any development. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk.</p> <p>Over 40-50% of the site would be green open space with green streets parks and wildlife areas creating a network of green spaces that interconnects existing ecological areas to support biodiversity.</p>
	<ul style="list-style-type: none"> <li>Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?</li> </ul>	++	
SA7	<ul style="list-style-type: none"> <li>Promote opportunities to protect and enhance valued landscape and townscape characteristics?</li> </ul>	--	<p>The village of Southoe is predominantly situated in eastern edge of the Great Ouse Valley Character Area, the ecological value of which is recognised through the designation of Sites of Special Scientific Interest or County Wildlife Sites. Although separated by the A1, the proposed site still sits within a landscape which retains many features reflective of this area.</p>
	<ul style="list-style-type: none"> <li>Reinforce local distinctiveness and a sense of place?</li> </ul>		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>The remainder of the site is located within the Southern Wolds, this area incorporates the lower valleys of the River Kym which lies south of the site and forms a broad valley. This is evident in the site's topography where the site slopes downwards toward the A1, with its lowest point being its south eastern corner. This is some 25m lower than its north western corner. The Southern Wolds is very rural in character with scattered villages and benefits from long views over the surrounding countryside. It is characterised by a number of woodland types, including ancient woodland, also present on the edge of the proposed site. These features promote a sense of enclosure contributing to the tranquillity of the area. The gradual loss of traditional features of the agricultural landscape are also affecting the landscape character of the Southern Wolds and it is considered that large scale development in this area would fundamentally impact the setting, preservation and management of existing deciduous woodlands and have an intrusive impact on the landscape and long distance views. Southoe is a small rural village and the scale of development proposed would substantially alter the character and form of the village.</p>
SA8	<ul style="list-style-type: none"> <li>• Promote actions to reduce contributions to air pollution?</li> <li>• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment</li> </ul>	-	<p>The scale of potential development would generate an amount of light and noise pollution on the village of Southoe significantly greater than it currently experiences. Increased development also has the potential to increase traffic and travel on and around the A1 with the potential to increase air pollution. However as the village is adjacent to the A1 the impact of this would require further investigation.</p>
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	<p>This site is located adjacent to the A1 with the market town of St Neots close by. The potential for public and active travel connections to this centre to provide sustainable access to services, employment and local facilities is unknown. Safe access across the A1 for active</p>

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>travel and vehicle users would require significant infrastructure. 200,000 sqm of employment floorspace is proposed. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures.</p> <p>In terms of market demand and meeting community needs the site is located within the Buckden and St. Neots Priory Park &amp; Little Paxton wards. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows these wards as the eighth and ninth most expensive of the 26 wards in the district indicating a high level of market demand and high costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates these wards as the joint third and eighth most expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.</p>
SA10	<ul style="list-style-type: none"> <li data-bbox="293 1010 1115 1050">Support and enhance the more deprived areas of the district?</li> <li data-bbox="293 1066 1115 1129">Maximise opportunities for access to existing or proposed social and community facilities and services?</li> </ul>	<p data-bbox="1149 1010 1274 1050">+</p> <p data-bbox="1149 1066 1274 1129">++</p>	<p data-bbox="1296 1010 2089 1233">The site is situated within the Buckden and St. Neots Priory Park &amp; Little Paxton wards. Analysis of deprivation by Cambridgeshire County Council gives these wards a local index of deprivation score of 10 and 4 (where 1 is most deprived and 10 is least deprived), demonstrating a significant disparity across the two wards. Development has potential to assist with improving deprivation in the ward through reducing barriers of housing and services.</p> <p data-bbox="1296 1265 2089 1321">Social and community facilities would be expected to be included on site as part of the redevelopment.</p>

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			<p>Additionally, the site is adjacent to the A1 and the southern most parcel near to Little Paxton (albeit separated by the A1). The site is approximately 5.6km from St Neots town centre when measured by road from the central point of the frontage onto the A1 offering potential to enhance usage of services and facilities in this town centre.</p>
SA11	<ul style="list-style-type: none"> <li>Contribute to regeneration activities?</li> </ul>	--	<p>The site would not contribute to regeneration activities being wholly greenfield land.</p>
	<ul style="list-style-type: none"> <li>Enhance and diversify economic opportunities with the district?</li> </ul>	+	<p>As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has indicated the potential for 200,000sqm of employment floorspace which could support some additional economic opportunities in the district.</p>
SA12	<ul style="list-style-type: none"> <li>Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?</li> </ul>	-	<p>Two public rights of way and gravel agricultural lanes are present within the site. There is the potential for these routes to be integrated into an active movement network. There are no current bus routes within the village of Southoe, although presence of the A1 could provide opportunities to link into public transport networks including to St Neots railway station. Both will require further scoping and assessment to assess their feasibility and viability.</p>
SA13	<ul style="list-style-type: none"> <li>Attract new investment and provide opportunities to improve the resilience of the local economy?</li> </ul>	+	<p>The site has potential to attract some new investment although the amount of land proposed to be brought forward for economic development is limited (200,000sqm of commercial space) and the scheme is promoted as being residential led. It is in a reasonably sustainable location for employment opportunities given its proximity to potential employees in St Neots with potential for active travel and</p>
	<ul style="list-style-type: none"> <li>Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?</li> </ul>		



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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	<ul style="list-style-type: none"> <li>Support retention and growth of indigenous companies?</li> <li>Encourage sustainable tourism?</li> </ul>		public transport accessibility to be introduced. The potential to support indigenous companies is considered limited due to the scale of employment proposed. Tourism is unlikely to be a focal part of development on the site.
SA14	<ul style="list-style-type: none"> <li>Facilitate modernisation of existing town centres to meet current and anticipated needs?</li> </ul>	+	The site promoter proposes two primary schools, a secondary school, neighbourhood hubs and a district centre to support residential development. It is in relatively proximity to the existing town centre of St Neots (5.6kms). The additional demand generated from and expenditure capacity of the site's future occupants has potential to provide adequate on site facilities whilst assisting in facilitating some modernisation of the existing town centre, through potential increased footfall and usage.
SA15	<ul style="list-style-type: none"> <li>Strengthen a local sense of place?</li> <li>Retain the character of existing settlements?</li> </ul>	-	<p>The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required given the open nature of the site and the sensitive habitats surrounding it.</p> <p>Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Development would impact significantly on the character Southoe completely transforming the scale, nature and character of the existing rural settlement.</p> <p>Development would also impact long distance views of open countryside from all aspects and from the village and A1.</p>
SA16	<ul style="list-style-type: none"> <li>Conserve and where possible enhance sites, features and area of archaeological value throughout the district?</li> </ul>	-	The settlement contains some listed buildings.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The site promoter notes that an archaeological dig in the early 1930s investigated the former medieval manor and moat to the south of the site which has opportunity to be integrated into future open space. Further archaeological work was undertaken as part of the recent wind turbine development uncovered late Iron Age to Romano British features. Further investigation and conservation and enhancement of the medieval manor and moat and other uncovered features would require addressing.

#### Summary of SA

Southoe Garden Village proposal wholly greenfield agricultural land. The site surrounds the small settlement of Southoe and is adjacent to the A1 extending significantly into open countryside. Manor farm has been included within the site (which includes one residential unit and associated agricultural uses) which lies south of the village, therefore the reuse of previously developed land is extremely minimal. The vast majority of the site is grade 2 agricultural land with a small proportion being grade 1. The majority of the site is flood zone 1 with areas of flood zone 2 and 3a. Risk from surface water flooding is present across the site.

The site is in an area of relatively high market demand for new homes. It surrounds the existing community of Southoe and development as a new settlement has the potential to be integrated with this community and enhance its sustainability through greater access to local services and facilities. The site proposes some employment opportunities and is in proximity to diverse employment opportunities in St Neots. The location offers potential opportunity to improved public transport connectivity through its location next to the A1 which could provide further linkages to St Neots railway station, although the certainty of this is unknown. Opportunities are also present for enhancing active travel linkages both for day-to-day and leisure journeys. Substantial facilities would be required on site such as education, local convenience shopping, community and leisure infrastructure to support sustainable lifestyles for any future residents. Integration of these with the existing community of Southoe would boost their sustainability. Two primary schools, one secondary school, neighbourhood hubs, and a district centre are proposed to support residential development.

The land currently has a wholly agricultural character with its sense of place being that of the open countryside. A strong landscaping scheme would be required given the open nature of the site, topography and the sensitive habitats surrounding it. The site is bounded by Little Paxton Wood (a SSSI and ancient woodlands), there are several ancient woodlands which surround the site and County Wildlife Sites within and adjacent to the site, which would require appropriate protection from the impacts of any development. An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk.

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Development would fundamentally alter the landscape setting and any scheme would need to create a wholly new sense of place. Development would impact significantly on the character Southoe completely transforming the scale, nature and character of the existing rural settlement. Development would also impact long distance views of open countryside from all aspects and from the village and A1.

The scale of potential development would generate an amount of light and noise pollution. Development also has the potential to increase traffic and travel on and around the A1 with the potential to increase air pollution.

## Updates after initial appraisal

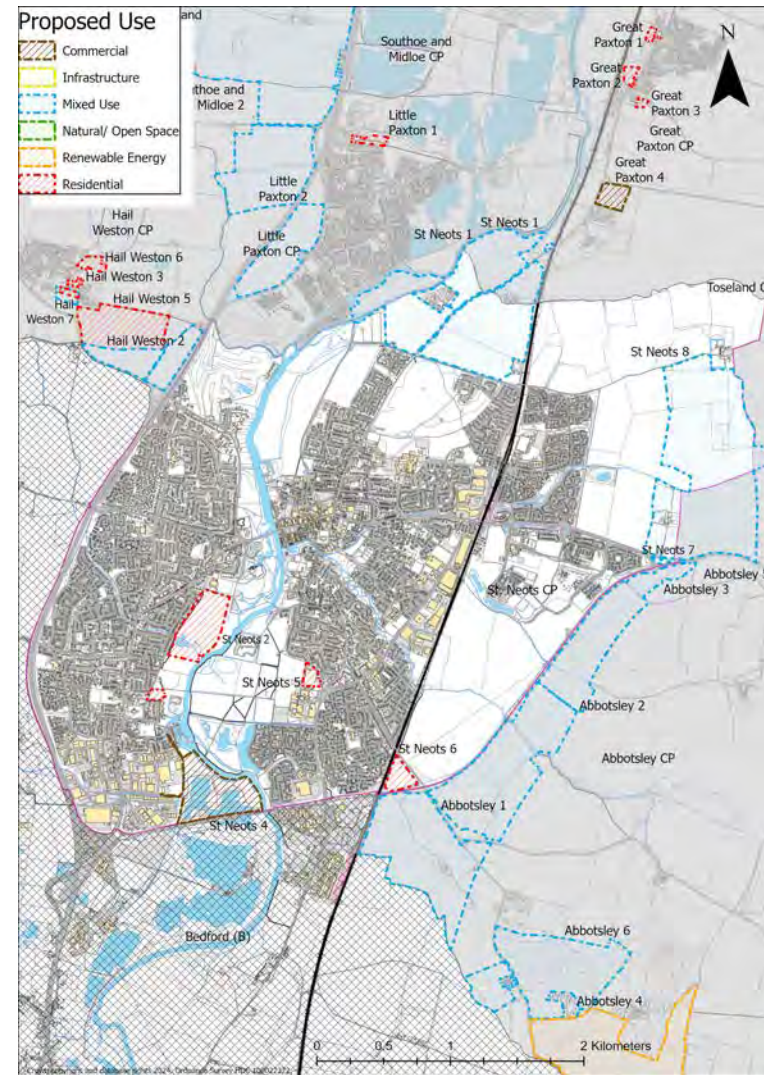
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**St Neots**

**1.16** Please also look at sites in Abbotsley parish to get a complete picture of proposals around St Neots due to where parish boundaries fall.

**1.17** A total of 8 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- St Neots 1: Land North of Priory Park, St Neots
- St Neots 2: Land East of Brook Road, Eaton Ford, St Neots
- St Neots 3: Peppercorn Meadows, Eaton Socon, St Neots
- St Neots 4: Land North of the A428, St Neots
- St Neots 5: Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots
- St Neots 6: Land South West of Potton Road, Eynesbury, St Neots
- St Neots 7: Land North East of Wintringham, St Neots
- St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots



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## St Neots 1: Land North of Priory Park, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on more than 50% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>Approximately two thirds of western parcel is in flood zone 3a and 3b. Flood zone 3a also runs through the northern half of the eastern portion of the site as a result of Gallow Brook. Flood zone 2 covers over 50% of the site including the majority of the western portion of the site and the western edge of the eastern portion of the site. Flood zone 1 is present in the eastern parcel of the site (constituting approximately less than 50% of the total site). Surface water flood risk is present on the site.</p> <p>It is considered that the western half of the site would be unsuitable for development and this is reflected in the site promoters submission which sets this land aside for Green Infrastructure/ Biodiversity Net Gain purposes/environmental initiatives)</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is predominately grade 2 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	<p>The site area is wholly within 1km of 10 ha, predominately within 300m of 2 ha and partly within 200m of 0.5 ha of natural green space.</p> <p>The site is adjacent to a public park and playing fields on the southern boundary. Therefore, it has direct opportunities to link to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is within 1km from St Neots Common and Little Paxton Pits which are Sites of Special Scientific Interest. It is sufficiently remote from the other designated nature sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The eastern part of the site is within the Natural Cambridgeshire's Great Ouse Valley Priority Area. Meaning that there is potential to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-- ++	<p>The site proposes 600 homes on the eastern half of the site, between the railway line and the B1043. The site is the open countryside and the site is detached from the residential development by Priory Hill Road.</p> <p>The site is highly exposed in both the local landscape and in longer distance views, significant landscaping screening or transitioning would be required to mitigate impact of the development,</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
		<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 15px; height: 100%; background-color: red; margin-right: 5px;"></div> <div style="width: 15px; height: 100%; background-color: green; margin-right: 5px;"></div> </div>	<p>with the River Great Ouse a prominent feature on the western boundary. The eastern part of the site is within the Great Ouse Green Infrastructure Strategic area.</p> <p>East of the B1043 the land slopes significantly upwards (by approximately 15 to 20m) towards the railway line that bounds the eastern edge of the site. Meaning building elevations could significantly impact the landscape character.</p> <p>Residential development in this location would create an isolated pocket of residential development, with little relationship to its surrounding countryside location. The site proposes low density development.</p> <p>The proposed green infrastructure, environmental initiatives, Priory Park extension and Biodiversity Net Gain uses for the site would be complementary to the current landscape.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>St Neots Water Recycling centre within the centre of the western parcel of the site meaning that only approximately 13.5ha of the eastern parcel of land proposed for residential development site sits outside the Water Recycling Area buffer zone, increasing the potential odour impact on future residents.</p> <p>The eastern portion of the site is also bounded by the railway line meaning that noise and vibrational impacts are highly likely.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	<p>The proposed site is of a size that could contribute to a wide range of sizes types and tenures. The site promoter proposes market and residential homes.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		Site is over 1ha.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 1.5km from St Neots town centre .
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m from Priory Junior School and Longsands College Secondary School
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is adjacent to Priory Park playing/ sports fields. it is beyond 800m but is approximately between 1-2km from multiple culture and leisure facilities in St Neots town centre, including Cineworld, St Neots Museum and Library as well as numerous pubs, places of worship and meeting halls.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 1.5km from Station Road Industrial Area, St Neots town centre and Longsands Academy Secondary School
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is approximately 1.5km from St Neots train station. It is within 800m from a bus service but this is rated E+ on the Place-based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	A pavement is immediately across the road from the site on Mill Lane.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site promoter notes that there could be potential for retail, complementary uses to support residential development and community facility, but there is no firm commitment
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site is north of the residential development and separated by Priory Hill Road extending into the countryside. Residential properties south of Priory Hill Road face inwards with predominantly back gardens abutting the road, there are therefore challenges to successfully integrating development into the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	There are no designated heritage assets within or in close proximity to the site.

## Summary of SA

Flood zone 2 over 50% of the site and the western edge of the eastern portion of the site, but would be a compatible use for proposed green infrastructure/ biodiversity net gain / environmental initiatives. Surface water and fluvial flood risk would require mitigation.

Just over half of the eastern portion of the site is within flood zone one and surface water flood risk is present on some of the site. There are no heritage constraints affecting the site.

The eastern part of the site is within the Great Ouse Green Infrastructure Strategic area. The site is highly exposed in both the local landscape and in longer distance views, significant landscaping would be required to mitigate impact of the development, with the River Great Ouse a prominent feature on the western boundary. Proposed housing between the railway line and the B1043 is the open countryside and the site is detached from residential development by Priory Hill Road. The site relates more closely to its countryside setting and development would create an isolated pocket of residential development, with little relationship to its surrounding countryside location. Due to the significant slope towards the railway line building elevations could significantly impact the landscape character.

The site is approximately 1.5km from St Neots train station, a bus service within 800m is nearby but is infrequent. The pavement immediately across the road from the site on Mill Lane provides some integrated active travel opportunities.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability and proposed green infrastructure would promote biodiversity and active leisure uses.

The closest town centre is St Neots which is within 1.5km from the site as is Station Road Industrial Area, providing leisure education and employment opportunities. Its location close to Priory Junior School and Longsands College Secondary School, Priory Park playing/ sports fields and approximately between 1-2km from multiple culture and leisure facilities in St Neots town centre provides potential employment and social opportunities, whilst potential additional retail could support the immediate needs of a new community. Integration of the site with the nearby residential area of St Neots, with safe crossings and enhanced transport infrastructure could pose a significant challenge.

St Neots Water Recycling centre within the centre of the western parcel of the site meaning that only approximately 13.5ha of the eastern parcel of land proposed for residential development site sits outside the Water Recycling Area buffer zone, increasing the potential odour impact on future residents. The eastern portion of the site is also bounded by the railway line meaning that noise and vibrational impacts are highly likely.

**Updates after initial appraisal**

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**St Neots 2: Land East of Brook Road, Eaton Ford, St Neots**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	Information has been provided suggesting development on the site will adhere to future Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	The site is not impacted by an air quality management area.
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 59% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	Nearly 59 % half of the site is within flood zone 2 and some of the site to the south is within flood zone 3a (21.5%) and 3b (25%) linked to its proximity to the River Great Ouse and Duloe Brook which runs east to west through the southern half of the site. 41% of the site is flood zone 1. Surface Water flood risk is present running in line with Duloe Brook and the pond and the north west quadrant of site is at risk of surface water flooding. This is also present immediately outside the eastern boundary. Surface water flood risk affects between 11% (low risk & medium risk) to 7% (high risk) of the site
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is wholly classified as grade 3 agricultural land
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	<p>The site area is wholly within 1km of 10 ha and 300m of 2 ha of natural green space and predominately within 200m of 0.5 ha of natural green space.</p> <p>The site adjoins to a public park, woodland and the River Great Ouse along the eastern boundary. Therefore, it has direct opportunities to link to the strategic green infrastructure network.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is approximately 1km from St Neots Common which is a Site of Special Scientific Interest. It is sufficiently remote from the other designated nature sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	--	The site forms part of the green corridor between Eaton Ford and Eynesbury and north towards the town centre and Riverside Park. On the Northern boundary is Local Green Space Riverside Park. Immediately east of the site is the River Great Ouse. The south of the site bounds The Pightle Millennium Green described as "an area of nearly 6 and a half acres of unspoilt countryside" <sup>(1)</sup> . The site is wholly within the Great Ouse Green Infrastructure Strategic area and is also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley). Residential development on this site would have significant biodiversity, landscape, light and environmental impacts. The site forms a fundamental part of the open space setting to the River Great Ouse providing a green lung through the centre of St Neots and towards the east, development as such would detrimentally affect the character of the wider environment and open countryside. The site promoter proposes low density development dissecting the green corridor with residential development creating a significant impact on the landscape.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

1 [The Pightle, Eaton Socon \(eatonsoconpightle.org.uk\)](http://eatonsoconpightle.org.uk)

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is likely to support over 100 new homes which could include a wide range of types, sizes and tenures. The site promoter introduces the possibility of specialist housing.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 1km from St Neots town centre . The site is approximately 1.1km from Bushmead Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is within 800m from St Mary's Church and River Mill pub and adjoins to playing fields and Riverside Park by public footpath. It is approximately between 1-1.5km from multiple culture and leisure facilities in St Neots town centre, including Cineworld, St Neots Museum and Library as well as numerous pubs, places of worship and meeting halls.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 1.5km from St Neots town centre, Ernulf Secondary School and multiple concentration of employment in southern Eaton Socon (Little End Road and Howard Road Industrial Estate and Colmworth Business Park).  The site benefits from ultrafast broadband in the vicinity.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km from St Neots train station. It is within 800m from a bus service rated B- on the Place Based Carbon Calculator.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a public footpath on the western boundary of the site.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses so does not apply.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	The site forms a fundamental part of the Great Ouse Valley Priority Landscape Area, development in this location would impact upon the sensitivity and setting of an important landscape corridor.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	The site is wholly within a conservation area

#### Summary of SA

The site is constrained by flood risk, over half of the site is within flood zone 2 and some within flood zone 3a and 3b, 41% of the site is flood zone 1, surface water flood risk is also present. The site is wholly within a conservation area but not constrained by any listed buildings.

The site is within the Great Ouse Green Infrastructure Strategic area and is also a Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley). The site forms a significant part of these areas and the green corridor stretches from Eaton Ford and Eynesbury and north towards the town centre and Riverside Park. Its proximity to Local Green Space Riverside Park and the The Pightle Millennium Green means that residential development would fundamentally impact the landscape setting, biodiversity and ecology of the area and wider countryside. Residential development on this site would have significant biodiversity, landscape, light and environmental impacts.

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The site is approximately 1km from St Neots town centre, 1.1km from Bushmead Primary School and 800m from St Mary's Church and River Mill pub and adjoins to playing fields and Riverside Park by public footpath. It is also 1-1.5km from leisure and cultural facilities a secondary school and industrial and business parks. However it is considered that the significant impact on the Great Ouse Valley - closely associated with the identity of St Neots would override any benefits associated with additional housing provision. Proximity to St Neots train station and bus services assist in accessibility to this valued landscape with social and cultural opportunities providing additional benefit to enhance the leisure experience.

## Updates after initial appraisal

### St Neots 3: Peppercorn Meadows, Eaton Socon, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located wholly in flood zone 1. 45% of the site is at low risk from surface water flooding with 10 at medium risk and 1.7% at high risk.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land and is uncultivated with public access, remnants of an old agricultural related building are present.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	The site is wholly grade 3 agricultural land.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	++	<p>The site area is wholly within 1km of 10 ha, 300m of 2 ha and 200m of 0.5 ha of natural green space.</p> <p>The site adjoins to playing fields and this next to woodland. It is also circa 150m west from the River Great Ouse. Therefore, it has direct opportunities to link to the strategic green infrastructure network.</p>
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from the the designated nature sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	+	The site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	<p>The proposal is for 6 or 7 homes. The site is the open countryside but adjoins rear gardens of residential properties on two sides.</p> <p>The site is highly exposed in both the local landscape and in longer distance views, the site forms part of the gateway to a green corridor between Eaton Ford and Eynesbury and North towards the town centre. Active travel cycle paths and walking routes form part of the wider area. A Scheduled Monument - Castle Hills - bounds south eastern corner of site with mature trees and hedgerow. A protected ash tree sits just outside the north eastern boundary. The majority of the site sits within the Great Ouse Green Infrastructure Strategic area.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Residential development in this location would create an isolated pocket of development, with little relationship to its surrounding countryside location, fundamentally altering the gateway to a significant green corridor associated with the River Great Ouse.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is 0.94ha and could contribute to the the government's aspiration to promote sites for SME builders.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is approximately 1km from St Neots town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1km from Bushmead Primary School.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m from St Mary's Church, multiple pubs (River Mill, Waggon and Horses and The Old Sun), Jubilee Hall (meeting hall) and adjoins to playing fields.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 1.5km from Ernulf Secondary School and multiple concentration of employment in southern Eaton Socon (Little End Road and Howard Road Industrial Estate and Colmworth Business Park).
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is within 5km from St Neots train station. It is within 800m from a bus service rated B- on the Place Based Carbon Calculator.</p> <p>There is a public footpath on the western edge of the site.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses so does not apply
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	-	<p>Residential properties to the south and east of the site face inwards with back gardens abutting the road, there are therefore challenges to successfully integrating development into the existing place and community.</p> <p>The site is accessible by road from Peppercorns Lane via a narrow track located on a corner (also used to access the local cricket club), proposed secondary access to the site is currently via a footpath off Shakespeare Road, access would have to cross the cycleway and potentially land owned by the Pightle Trust immediately north of the site boundary.</p> <p>Development of the site will be visible from public space, in particular the bridge over the river having a fundamental impact on the character of the area. The achievability of upgraded accesses sufficient for the proposed development could present a financial and physical constraint.</p>

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	A Scheduled Monument - Castle Hills - bounds south eastern corner of site with mature trees and hedgerow. The site is also wholly within a conservation area

## Summary of SA

The site is not constrained by fluvial flood risk, surface water flooding is present on the site. It is grade 3 agricultural land, is wholly greenfield and is uncultivated with public access. A Scheduled Monument - Castle Hills - bounds south eastern corner of site with mature trees and hedgerow and protected ash tree sits just outside the north eastern boundary the impact of development near which would need careful consideration. The majority of the site sits within the Great Ouse Green Infrastructure Strategic area and is wholly within a conservation area. The site comprises the south western corner of the green corridor acting as a gateway to green infrastructure which stretches from Eaton Ford and Eynesbury and north towards the town centre and Riverside Park. Residential development could fundamentally impact the landscape setting, biodiversity and ecology of the area and wider countryside. Residential development in this location could create an isolated pocket of development, with little relationship to its surrounding countryside location fundamentally altering the gateway to a significant green corridor associated with the River Great Ouse.

Development of the site will be visible from public space, in particular the bridge over the river.

The site is approximately 1km from St Neots town centre, Bushmead Primary School and within 800m from St Mary's Church, multiple public houses, Jubilee Hall and playing fields. It is also within 1.5km a secondary school and industrial and business parks. It is within 5km from St Neots train station and 800m from a bus service. These indicate sustainable access to employment, social, cultural, leisure and employment opportunities.

## Updates after initial appraisal

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**St Neots 4: Land North of the A428, St Neots**

**1.18** As identified in the LAA, 99% the site is wholly within flood zone 3b. The site promoter has put the site forward for 11 to 12 commercial units which are classed as less vulnerable uses in the NPPF meaning that this type of development should not be permitted in flood zone 3b. The remaining land would not be capable of providing commercial units or mitigation against risk, considering this, the site is considered unsuitable for development. As such, a sustainability appraisal for the site has not been undertaken.

**St Neots 5: Albert Hall Memorial Field, Hall Road, Eynesbury, St Neots**

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>Although the site is classified as previously developed land there are very few existing materials for reuse.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	+	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	--	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 99% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site falls within the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is almost entirely (97.6%) within flood zone 2 with half the site also being at medium or high risk of surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	-	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	++	The site is categorised as previously developed land.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	+	



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is predominantly classified as urban land although the south western quarter is technically classified as grade 1 agricultural land despite hosting a viewing stand and hard surfacing.
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site area is wholly within 1km from 10 ha of natural green space.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	+	The site is sufficiently remote from the the designated nature sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	Some of the site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area but is separated by Ernulf Secondary Academy. It is therefore unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site promoter's proposed level of development would make efficient use of the land and development would relate reasonably well to existing residential development to the north and east. Other development to the south is of a very different scale comprising a secondary school and leisure centre although the proposal would not harm their setting. Development would have a limited impact on the adjoining flood meadows given the presence of existing viewing stands, outbuildings and floodlighting.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The sports fields adjoining the site are floodlit which may give rise to light pollution. The site also adjoins a secondary school and leisure centre both of which will generate substantial noise on occasion and impact on potential occupiers of the site in intermittent bursts.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	<p>The proposed site is of a size that could contribute to a wide range of housing sizes, types and tenures. The site promoter proposes market and residential homes.</p> <p>The site is over 1ha.</p>
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km from St Neots Town Centre
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m of Middlefield Community Primary School and adjacent to Ernulf Academy Secondary School,
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	+	The site is within 800m from Cambridgeshire Hunter, and The Hare & Hounds pub, Berkley Street Methodist Church and is adjacent to One Leisure St Neots sports centre.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 1.5km from St Neots town centre and Cromwell Road Industrial Estate and is adjacent to Ernulf Secondary School.
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km from St Neots train station. It is within 800m from multiple bus stops rated D- or lower on the Place-based Carbon Calculator meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	There is a pavement on Hall Road (site frontage).
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> </ul>	N	The proposal does not include employment, commercial or tourism use.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>		
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses so does not apply
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is previously developed but nearby residential development all has rear gardens to the site other than those directly facing onto the Hall Road access route.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	No known designated heritage sites are located within or in close proximity to the site.

## Summary of SA

The site is at significant flood risk for both fluvial and surface water flooding which impede the ability to safely develop it for the requested residential use. It is previously developed land, mostly classed as urban but around a quarter as grade 1 agricultural land. The site has good access to natural open space and is partially within the Great Ouse Valley priority landscape area although it would have limited opportunities to contribute to this. The site may be impacted by both noise and light pollution from adjoining uses. The site is well located in terms of access to education, employment, social and sports facilities. It is within cycling distance of the railway station but has an infrequent bus service. Development would not impact on any known heritage assets.

## Updates after initial appraisal

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## St Neots 6: Land South West of Potton Road, Eynesbury, St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is adjacent to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>The site is located in flood zone 1 with approximately 3% of the site at risk of medium surface water flooding.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	<p>The site is wholly greenfield land with no existing structures.</p> <p>The site is predominantly grade 2 agricultural land</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site area is wholly within 1km from 10 ha of natural green space (Neighborhood Standard).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	<p>The site is sufficiently remote from the the designated nature sites.</p> <p>Some of the site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area but is separated by the railway line. It is therefore unlikely go contribute positively towards improvements to strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	<p>The site is bounded by the railway line, the A428 and the the B1046 and screened by with trees and hedgerow and banking associated with the railway line, it has no direct relationship to the landscape. However the elevation of the buildings could make the development more prominent due to the sloping nature of the site. Although a small portion of the land is identified as being in the Ouse Valley Priority Landscape Area, this is significantly detached providing no connectivity or direct relationship with the area due to the presence of the railway line. The site proposes low density development.</p> <p>The site could relate well to Wintringam Park to the north once complete, however currently the relationship with St Neots to the west is of a detached nature with no pedestrian connectivity.</p>
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<p>The site is bounded by the railway line, the A428 and the the B1046, so is likely to suffer from noise, air light and air pollution (including vibrational). The finalisation of the EastWest Rail route may also impact the site increasing the likelihood of this on the site, but this is currently unknown.</p>
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> </ul>	+	<p>The site is of a size that would contribute to the housing needs of the district</p>



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>		
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km from St Neots Town Centre
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	++	The site is within 800m from Middlefield Community Primary School
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is beyond 800m from any culture or leisure facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 1.5km from Ernulf Secondary School
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	++	The site benefits from ultrafast broadband in the vicinity.
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	The site is within 5km from St Neots train station. It is within 800m from multiple bus stops rated E- or lower meaning there is an infrequent service.
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-	The site is approximately 1km from a public right of way
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include retail or social uses so does not apply
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located as such that after completion of Wintringham Park and through the provision of pedestrian links to the north and west, has the potential to be integrated with the community. At the moment the site remains isolated from nearby residential development.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	No known heritage sites are located within or in close proximity to the site.

## Summary of SA

The site is not constrained by fluvial flood risk or heritage designations. The site is predominantly grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. There is minimal surface water flood risk.

The site is bounded by the railway line, the A428 and the the B1046 and screened by with trees and hedgerow and banking associated with the railway line, it has no direct relationship to the landscape. However the elevation of the buildings could make the development more prominent due to the sloping nature of the site. Although a small portion of the land is identified as being in the Ouse Valley Priority Landscape Area, this is significantly detached providing no connectivity or direct relationship with the area due to the presence of the railway line.

The site could relate well to Wintringham Park to the north once complete, and through the provision of pedestrian links to the north and west, has the potential to be integrated with the community.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability.

The closest town centre is St Neots which is within 5km , its location on the edge of a market town provides potential employment and social opportunities. The site is approximately 5km from St Neots train station, providing some sustainable transport opportunity, there are no bus services within 800m. The site is approximately 1.5km from Ernulf Secondary School and within 800m of Wintringham Primary Academy meaning some facilities are nearby.

## Updates after initial appraisal

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**St Neots 7: Land North East of Wintringham, St Neots**

1.19 The proposed site presented 3 options for consideration:

- Option 1 Residential: To be confirmed circa 15 homes (potential for Market and/or affordable housing, Specialist housing, Custom and self-build housing, or Nursing and care homes);
- Option 2 Commercial: To be confirmed circa 27,000 sq ft (including employment, retail or logistics/distribution
- Option 3 Infrastructure: To be confirmed e.g. battery storage

1.20 The assessment has been assessed based on the proposal for residential use with the alternative uses assessed below where it would result in a different score.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>• Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>• Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>• Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA1	<ul style="list-style-type: none"> <li>• Promote low and zero carbon technologies?</li> </ul>	++	<b>Option 3 - battery storage</b> , this use could contribute to speeding up the replacement of fossil fuels with renewable energy. Battery storage systems can play an increasingly pivotal role between green energy supplies and responding to electricity demands.
SA2	<ul style="list-style-type: none"> <li>• Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	The site is near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is in flood zone 1 with no surface water flood risk present.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is wholly greenfield land with no existing structures
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	The site is wholly classified as grade 2 agricultural land
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	--	The site is remote from the 'Access to Natural Greenspace Standards' and has limited capacity for linkages to the green and blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from the the designated nature sites.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site represents a small parcel of land on the Cambridge Road roundabout, SEL 2 (Wintringham Park) is across the road and has been designed with a landscape transition that separates the development from the roundabout. It is considered that built development on this parcel of land would contradict the intention of SEL 2 to provide a green gateway into St Neots. Landscaping to address this visual impact would be essential to the compatibility of the scheme with the form and character of the area.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<b>Options 1 residential</b> - The site is bounded by the A428 and abuts the Cambridge Road roundabout so is likely to suffer from noise, air light and air pollution.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	<b>Option 2 commercial</b> - The site promoter proposes that the site has potential for retail or logistics both of which could be of a scale to cause additional pollution.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	<b>Option 3 - battery storage</b> - the use of the site is of such that noise, air and light pollution would not affect its operation, presence of people on the site for prolonged periods of time (as would be the case for residential or employment use) would not occur.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	<b>Option 1 residential</b> - The site is less than one hectare and contributes to the government's aspiration to promote sites suitable for SME builders.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	N -	<b>Options 2 and 3 commercial and battery storage</b> - The site is for non-residential uses. However if logistics were to come forward on site this could impact nearby residents in terms of light, odour and visual pollution.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km from St Neots Town Centre
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1 km from Wintringham Primary Academy. The site is approximately 800m from Loves Farm Church but is beyond 800m from the other types of culture and leisure facilities.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N		
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++		The site is within 1.5km from Station Road Industrial Estate
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-		The site has standard broadband in the vicinity
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++		The site is within 5km from St Neots train station. It is within 800m from a bus service rated B- on the Place-Based Carbon Calculator meaning there is a frequent service.  The site is approximately 800m from a public right of way
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	-		
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N		<b>Option 1 and 3 residential and battery storage</b> - The proposals do not include employment, commercial or tourism uses.
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	++	+	<b>Option 2 commercial</b> - The site promoter proposes that the site has potential for employment or logistics/distribution, this could offer the potential for high or low density employment opportunities.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N		<b>Option 1 and 3 residential and battery storage</b> - The proposals do not include retail or social uses so does not apply.

SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	++	N	<b>Option 2 commercial</b> - The site promoter proposes that the site has potential for retail which could provide additional retail facilities in the area. Proposals for employment or logistics/distribution on this site would have a neutral impact.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+		<b>Option 1 residential</b> - The site is in proximity to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. Access to the site by vehicle in a safe manner could be a barrier to the safety of road users due to proximity to the roundabout.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	-	<b>Option 2 commercial</b> - The site is in proximity to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. Access to the site by vehicle in a safe manner could be a barrier to the safety of road users due to proximity to the roundabout. Traffic movements as a result of logistics or certain retail uses could further detrimentally impact this.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+		<b>Option 3 battery storage</b> - The site is in proximity to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. Access to the site by vehicle in a safe manner would have a minimal impact.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	++	No known heritage sites are located within or in close proximity to the site

Summary of SA

The site is not constrained by fluvial or surface water flood risk nor heritage or nature conservation designations. It is grade 2 best and most versatile agricultural land, is wholly greenfield and acts as a landscape transition from the A426/Cambridge Road roundabout and residential development further north east mirroring the intention of Strategic Allocation (Wintringham Park) to the east. Landscaping to address this visual impact would be essential to the compatibility of any proposed scheme with the form and character of the area.

The closest town centre is St Neots which is within 5km from the site as is an Industrial Estate, its location on the edge of a market town provides potential employment and social opportunities. The site is approximately 5km from St Neots train station and It is within 800m from a bus service operating a frequent service providing sustainable transport opportunities. A pavement that adjoins onto the site frontage, which can provide active travel opportunities. The site is approximately 1.5km from Wintringham Primary Academy and 800m from Loves Farm Church meaning some facilities are nearby.

The site is bounded by the A428 and abuts the Cambridge Road roundabout so residential development is likely to suffer from noise, air light and air pollution. The range of development options proposed provide a varied assessment of their sustainability, for example commercial uses could be of a scale to cause additional pollution, whilst battery storage would not. Access to the site by vehicle in a safe manner could be a barrier to the safety of road users and pedestrians if residential or commercial options were chosen due to proximity to the roundabout.

Updates after initial appraisal

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## St Neots 8: Land East of Loves Farm (Tithe Farm extension), St Neots

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site promoter proposes that all other uses are to be determined this includes renewable energy, due to the uncertainty of further proposed uses this cannot be assessed as a certainty.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 0.3% of the site.
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	-	<p>The site is near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.</p> <p>99.6% of the site (99.6ha) is within flood zone 1, 0.3ha of the site is in flood zone 3b along Fox Book which runs east to west just below centre of site. Minimal medium surface water flood risk a is present on site 3.9%.</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	-	<p>The vast majority of the site is greenfield land, the only buildings on site are from Tithe Farm which includes only one residential building (the remainder being agricultural use) . The potential to prioritise development of previously developed land is therefore minimal at best.</p> <p>The site is wholly classified as grade 2 agricultural land</p>
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	--	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	-	Some of the site, on the western side, is within 1km from 10 ha natural green space. There is some capacity for linkages to the green and blue infrastructure network.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	<p>The site is sufficiently remote from the the designated nature sites.</p> <p>The site is located outside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.</p>
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is currently open countryside. The site relates well to the settlement being located on its eastern edge adjoining Strategic Extension Loves Farm 2 which once completed would mean that the proposed site would abut new homes. Cambridge road forms a strong southern edge to the site. However the site relates closely to the open countryside and there are a number of buildings within the site (approximately 6) associated with Tithe Farm, one of which is Grade II Listed and there are patches of wooded area across the site including Cromwell's Close Plantation (approximately 4.70ha) located in the north east quadrant, and approximately 0.68ha in the northwest quadrant with 0.56ha north of and surrounding Tithe farm which could be adversely impacted by the development if



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			masterplanned ineffectively. The north of the site rises steeply with the potential to screen housing development from the countryside if masterplanned effectively. The scale of development could make an efficient use of land.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	-	The proximity of the site in relation to the A428 may give rise to additional levels of air, noise and visual pollution which may require mitigation. However, development in this area through Loves Farm and Wintringham Park demonstrates that this could be mitigated.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	++	The site is of a size that could include a wide range of types, sizes and tenures. The site promoter currently proposes the potential for Market and/ or affordable housing, specialist housing, custom and self-build housing and nursing or care homes
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	++	The site is within 5km from St Neots town centre.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	+	The site is approximately 1.5km from Wintringham Primary Academy
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	-	The site is remote from any leisure and culture facilities.
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	++	The site is within 5km from St Neots town centre and two Industrial Estates (Station Road and Cromwell Road).
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	-	The site has standard broadband in the vicinity

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	++	<p>The site is within 5km from St Neots train station but is beyond 800m from a bus service.</p> <p>There is a pavement that adjoins onto the site frontage.</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	++	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The site promoter proposes that all other uses are to be determined this includes commercial use, due to the uncertainty of further proposed uses this cannot be assessed as a certainty.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The site promoter proposes that all other uses are to be determined this includes a school, health uses and neighbourhood hub, due to the uncertainty of further proposed uses this cannot be assessed as a certainty.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is next to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. The site is located as such that it could be effectively masterplanned to become part of the existing place and community, proposed linkages into Loves Farm 2 are uncertain until reserved matters on Loves Farm 2 are confirmed.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are designated heritage assets (grade 2 listed building on Tithe Farm) that could be adversely impacted by the development.

**Summary of SA**

The majority of the site is within flood zone 1, 0.3ha of the site is in flood zone 3b which presents the opportunity for flood mitigation.

It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. The vast majority of the site is greenfield land, the only buildings on site are from Tithe Farm (grade 2 listed building) which includes one residential building (the remainder being agricultural use) . The setting and preservation or enhancement of which would be required.

The site is currently open countryside. The site relates well to the settlement being located on its eastern edge adjoining Strategic Extension Loves Farm 2 which once completed would mean that the proposed site would abut new homes . Cambridge road forms a strong southern edge to the site. The north of the site rises steeply with the potential to screen housing development from the countryside if masterplanned effectively. Proposed linkages into Loves Farm 2 are uncertain until reserved matters on Loves Farm 2 are confirmed.

However the site relates closely to the open countryside and patches of wooded area across the site could be adversely impacted by the development if masterplanned ineffectively. The scale of development could make an efficient use of land. The proximity of the site in relation to the A428 may give rise to additional levels of air, noise and visual pollution which may require mitigation. However, development in this area through Loves Farm and Wintringham Park demonstrates that this could be mitigated.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The site promoter proposes that all other uses are to be determined this includes a school, health uses and neighbourhood hub and commercial uses, due to the uncertainty of further proposed uses this cannot be assessed as a certain and as such how sustainable the development could be for new residents. The closest town centre is St Neots which is within 5km from the site as are two Industrial Estates, its location on the edge of a market town provides potential employment and social opportunities. The site is approximately 5km from St Neots train station, providing some sustainable transport opportunity, there are no bus services within 800m. A pavement that adjoins onto the site frontage, which can provide active travel opportunities. The site is approximately 1.5km from Wintringham Primary Academy meaning some facilities are nearby.

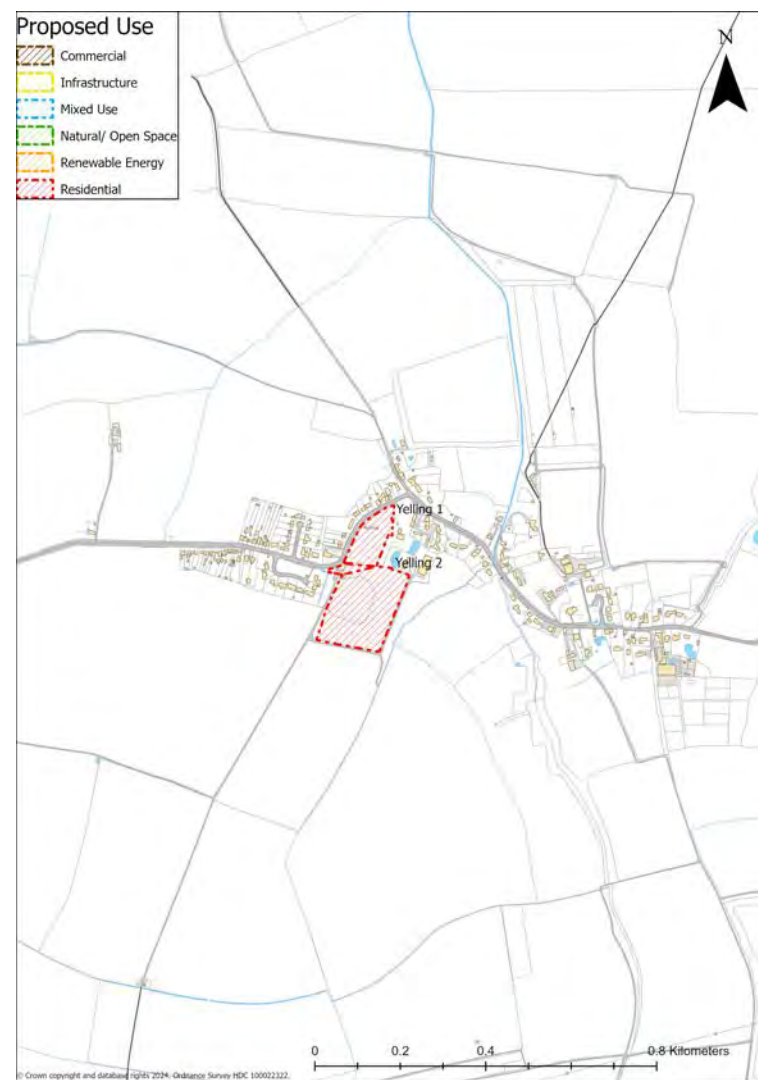
**Updates after initial appraisal**

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## Yelling

**1.21** A total of 2 sites have been identified/ put forward through the desktop review or Call for Sites process. These are:

- Yelling : Land West of Manor Farm, Yelling
- Yelling 2: Land South of Manor Farm, Yelling



## Yelling 1: Land West of Manor Farm, Yelling

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	<p>No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.</p> <p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	<p>The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.</p> <p>The site is wholly located within flood zone 1 with no recorded risk from surface water flooding</p>
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 200 m of a 0.5 ha area of natural green space.



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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	+	The site is located on the Yelling High Street and relates well to the existing built form. The site promoter is seeking to develop the site for 15 homes and 5 plots for custom and self-build housing which is higher than the surrounding properties. However, the density will make an efficient use of land. The site is within the Yelling conservation area and there is a grade 2 listed building on the other side of the High Street adjoining the site to the west. As such, the amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape. The proposed development would need to be sensitive to the character and appearance of the conservation area and the setting of the listed building. The site has a field access from the High Street shared with the former cricket pitch and field.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site promoter is seeking to develop the site for 15 market and/or affordable homes and 5 plots for custom and self-build housing which will contribute to the housing needs of the district.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	<p>The closest town centre is St Neots which is in excess of 5km from the site. The nearest settlement is Yelling but this does not have a local convenience shop.</p> <p>Yelling does not have a primary school and the nearest primary school is in Eltisley (South Cambridgeshire District). The site is of insufficient capacity to provide a school on site.</p> <p>The site is within 800 m from the Yelling Baptist Church.</p>
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	<p>The site is not located within 1.5km of an existing concentration of employment and proposes potentially no employment development.</p> <p>It benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is more than 5 km from St Neots railway station and Yelling has no bus service.</p> <p>The site is within 500 m of a public right of way</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	<ul style="list-style-type: none"> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>		
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are designated heritage assets that could be adversely impacted by the development

## Summary of SA

The site is not constrained by fluvial flood risk and does not have surface water flood risk. It is constrained by heritage assets as it lies within the Yelling conservation area. Although the site is located on the Yelling High Street and relates well to the existing built form, the amount of development could be integrated into to the exiting place and community subject to sensitive masterplanning and design so that it reinforced the character of the surrounding townscape and landscape. It is remote from educational, retail and employment destinations and has no public transport access although it is within 800 m from the Yelling Baptist Church.

## Updates after initial appraisal

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## Yelling 2: Land South of Manor Farm, Yelling

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	<ul style="list-style-type: none"> <li>Promote low and zero carbon technologies?</li> </ul>	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	<ul style="list-style-type: none"> <li>Not contain, and be at least 200m from an air quality management area?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Support the circular economy through the reuse and recycling of existing land, buildings or materials?</li> </ul>	-	<p>The site is not impacted by an air quality management area.</p> <p>The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.</p>

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	<ul style="list-style-type: none"> <li>Is the site located in an area with lower resilience to the predicted impacts of climate change?</li> </ul>	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	<ul style="list-style-type: none"> <li>Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?</li> </ul>	+	The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development.
	<ul style="list-style-type: none"> <li>Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?</li> </ul>	++	The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.
SA4	<ul style="list-style-type: none"> <li>Prioritise development of previously developed land?</li> </ul>	--	The site is greenfield land grade 3 agricultural land. The site is a disused cricket ground and has a built structure on it
	<ul style="list-style-type: none"> <li>Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?</li> </ul>	-	
SA5	<ul style="list-style-type: none"> <li>Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space?</li> <li>Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?</li> </ul>	+	The site is within 200 m of a 0.5 ha area of natural green space.
SA6	<ul style="list-style-type: none"> <li>Impact on a designated site of biodiversity or geodiversity significance?</li> </ul>	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	<ul style="list-style-type: none"> <li>Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?</li> </ul>	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	<ul style="list-style-type: none"> <li>Make efficient use of land whilst also protecting the form and character of the local area?</li> </ul>	-	The site is located on the edge of Yelling High Street and was formerly used as a cricket ground. Although the site relates well to the existing built form, it lies next to the Yelling conservation area and adjoins the open country side to the south, east and west. The site promoter is

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			seeking to develop the site for 40 homes which is higher than the surrounding properties. This would not make an efficient use of land and would not reflect the character of the area of the existing built form. Also, the amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape. Access to the site can be achieved from a field road shared with the land to the north (Yelling 1) which connects to the High Street. However, achieving access for the proposed 40 homes in addition the proposed 20 homes for the adjoining site (Yelling 1) via the field road may not be ideal and would require further scoping.
SA8	<ul style="list-style-type: none"> <li>Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?</li> </ul>	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	<ul style="list-style-type: none"> <li>Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?</li> <li>Meet the needs of specific housing groups such as gypsies and travellers or older people?</li> <li>Contribute to diversification of the housing supply by being no more than 1 ha in size?</li> </ul>	+	The site promoter is seeking to develop the site for 40 market and/or affordable homes which will contribute to the housing needs of the district.
SA10	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access town centres and local convenience shops?</li> </ul>	-	The closest town centre is St Neots which is in excess of 5km from the site. The nearest settlement is Yelling but this does not have a local convenience shop.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access education facilities?</li> </ul>	--	Yelling does not have a primary school and the nearest primary school is in Eltisley (South Cambridgeshire District). The site is of insufficient capacity to provide a school on site.
	<ul style="list-style-type: none"> <li>Minimise the distance people need to travel to access leisure and cultural facilities?</li> </ul>	N	The site is within 800 m from the Yelling Baptist Church.



SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	<ul style="list-style-type: none"> <li>Facilitate access to a range of employment opportunities?</li> </ul>	--	<p>The site is not located within 1.5km of an existing concentration of employment and proposes potentially no employment development.</p> <p>It benefits from superfast broadband in the vicinity.</p>
	<ul style="list-style-type: none"> <li>Be in a location with high quality digital infrastructure?</li> </ul>	+	
SA12	<ul style="list-style-type: none"> <li>Benefit from access to public transport infrastructure?</li> </ul>	--	<p>The site is more than 5 km from St Neots railway station and Yelling has no bus service.</p> <p>The site is within 500 m of a public right of way</p>
	<ul style="list-style-type: none"> <li>Benefit from access to active travel infrastructure for practical and social activities?</li> </ul>	+	
SA13	<ul style="list-style-type: none"> <li>Provide opportunities for the creation of new businesses beyond supporting people working from home?</li> <li>Facilitate retention or expansion of existing businesses?</li> <li>Support provision of tourism facilities or services appropriate to the sustainability of its location?</li> </ul>	N	The proposal is for residential development.
SA14	<ul style="list-style-type: none"> <li>Reinforce the role of town, local and village centres in serving their communities?</li> </ul>	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	<ul style="list-style-type: none"> <li>Provide high quality development sensitive to the character of the local environment?</li> <li>Promote sustainable design solutions?</li> <li>Provide opportunities to incorporate crime reduction measures?</li> </ul>	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	<ul style="list-style-type: none"> <li>Impact on any heritage assets or their settings?</li> </ul>	-	There are designated heritage assets that could be adversely impacted by the development

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## Summary of SA

The site is not constrained by fluvial flood risk and does not have surface water flood risk. The site is located on the edge of Yelling High and was formerly used as a cricket ground. Although the site relates well to the existing built form, it lies next to the Yelling conservation area and adjoins the open country side to the south, east and west. The amount of development would not contribute to protecting the form and character of the surrounding townscape and landscape and would have detrimental effect on the character of the area. It is remote from educational, retail and employment destinations and has no public transport access although it is within 800 m from the Yelling Baptist Church.

## Updates after initial appraisal

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**Public**  
**Key Decision – Yes**

## HUNTINGDONSHIRE DISTRICT COUNCIL

**Title/Subject Matter:** Fens & Lincs Reservoirs

**Meeting/Date:** Cabinet – 16th July 2024

**Executive Portfolio:** Executive Councillor for Economy, Regeneration and Housing

**Report by:** Chief Planning Officer

**Wards affected:** Lincolnshire Reservoir: Stilton, Folksworth & Washingley (Stibbington, Sibson and Chesterton parishes)  
Fens Reservoir: Somersham and Holywell-cum-Needingworth (Bluntisham and Earith parishes)

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### **Executive Summary:**

Anglian Water, in partnership with Cambridge Water, is in the pre application stage of Development Consent Orders for Fens Reservoir and the Lincs Reservoir respectively, both with associated infrastructure requirements. Recognising the East of England as an area of high growth the reservoirs aim to secure a reliable supply of water for the future and create new opportunities for the region to thrive and grow.

In late 2022 a first phase of consultation on the sites identified was held and early concept designs.

The second phase of non-statutory consultation opened on 30th May and will close on 9th August 2024. This consultation outlines the preferred location of the associated water infrastructure needed for both reservoirs in order to fill them, treat the water and distribute the water to our homes and businesses.

Following this consultation there will be at least one further statutory consultation, likely mid- 2025, in line with the requirements of the Planning Act 2008, on the proposals prior to submission of the Development Consent Order (DCO) application.

The Council has been collaborating with a number of partners under the Fens Water Partnership in order to consider the potential development of the Fens Reservoir with an aim of creating a sustainable water resource for the area and future growth, whilst also enhancing the environment and wider social-economic opportunities for local communities.

During the current round of consultation, a number of events have been held as identified on their website ( link in background papers)

Due to the statutory timings required, a short window of time is given in order for the consultation documentation to be considered and responded to by specialists across the council. As such it is not possible to prepare a draft response on this now or for a later Cabinet meeting. With that in mind, the proposal in this report is to seek authorisation for a response to be prepared with officers and authorisation to be delegated to the Chief Planning Officer, in consultation with the Leader and Executive Councillor for Economy, Regeneration and Housing, to prepare and submit formal comments on the current second non statutory consultation on the Fens and Lincs reservoirs and associated infrastructure proposals.

Delegation is further sought on the next stages of work due to the statutory time constraints to respond to DCO matters incorporating a range of specialist support.

### **Recommendations:**

The Cabinet is

### **RECOMMENDED**

1. to authorise the Chief Planning Officer, in consultation with the Leader and Executive Councillor for Economy, Regeneration and Housing, to prepare and submit formal comments on the current second non statutory consultation on the Fens and Lincs reservoirs and associated infrastructure proposals; and
2. to delegate authority to the Chief Planning Officer to take all associated action necessary in the interests of the efficient and timely conduct of the Council's compliance with the Fens Reservoir and the Lincs Reservoir DCO procedures including but not limited to:
  - a) prepare the Council's responses to any written questions from Examining Authority during the DCO Examinations and to submit those to the Examining Authority;
  - b) settle the content of and submit any Written Representations to the Examining Authority;
  - c) to negotiate, settle and complete any legal agreements relevant to secure the granting of a DCO pursuant to the applications;
  - d) settling and the submission of the Statement of Common Ground to the Examining Authority;
  - e) the instruction of witnesses and legal advisors throughout the Examination process if required; and
  - f) the discharge of DCO requirements made under any development consent order granted by Secretary of State.



## **1. PURPOSE OF THE REPORT**

- 1.1 This report provides an outline of the details set out in the second non-statutory consultation on the Fens and Lincs reservoirs proposal and associated infrastructure. It sets out the background to these proposals at this stage, which is part of the pre-app stage prior to the submission of the projects as separate Development Consent Order (DCO) applications. Due to the timing of the consultation, delegation is sought to enable the Council response to be submitted within the statutory, short timeline.

## **2. WHY IS THIS REPORT NECESSARY/BACKGROUND**

- 2.1 The Fens and Lincs reservoirs projects are recognised as Nationally Significant Infrastructure Projects (NSIPs). They are both major investment proposals to secure a reliable supply of water for current and future communities and businesses across Huntingdonshire and the wider region. They will enable extra water to be stored, providing a level of resilience, volume of water and environmental opportunities that are not provided by other resource options such as desalination or water reuse.
- 2.2 Following the National Framework for Water Resources in 2020 the way water companies planned for the future changed. They are required to collaborate across boundaries to develop regional plans. Huntingdonshire sits within the Water Resources East. From these plans, the water companies then develop their Water Resources Management Plan (WRMP). This sets the plans and investments for the company such as building new water resources. Both the Anglian Water and the Cambridge Water WRMPs identify the proposals as crucial to meet the growing demands on water supplies and to protect the environment.
- 2.3 The Council has been collaborating with a number of partners under the Fens Water Partnership in order to consider the potential development of the Fens Reservoir with an aim of creating a sustainable water resource for the area and future growth, whilst also enhancing the environment and wider social-economic opportunities for local communities.
- 2.4 Through early engagement key priorities for the Parishes, residents and businesses of Huntingdonshire can be shared with Anglian Water. These include (but not limited to) ensuring key objectives of the Councils Corporate Plan and Place Strategy can be shared and included as part of the delivery strategy to deliver new water-related infrastructure. This includes matters such as maximising opportunities for active travel, enhancing the visitor economy of Huntingdonshire and ensuring skills opportunities in the delivery of the new reservoirs are made available to local residents.

## **3. RESERVOIR PROPOSALS**

- 3.1 The proposed reservoirs have an important role to play in the future growth aspirations for Huntingdonshire and the wider region. The reservoirs themselves will sit outside of Huntingdonshire and will have a water surface areas of approximately 5km<sup>2</sup> - around the size of Grafham Water

- and hold up to 55 million cubic metres of water each. They will have the potential to supply up to 250 million litres of water a day between them for over half a million homes, as well as protecting the environment by enabling a reduction in the amount of water taken from rivers and underground aquifers elsewhere in the region. The associated infrastructure will be regional including within the district. The points relevant to Huntingdonshire District Council are:

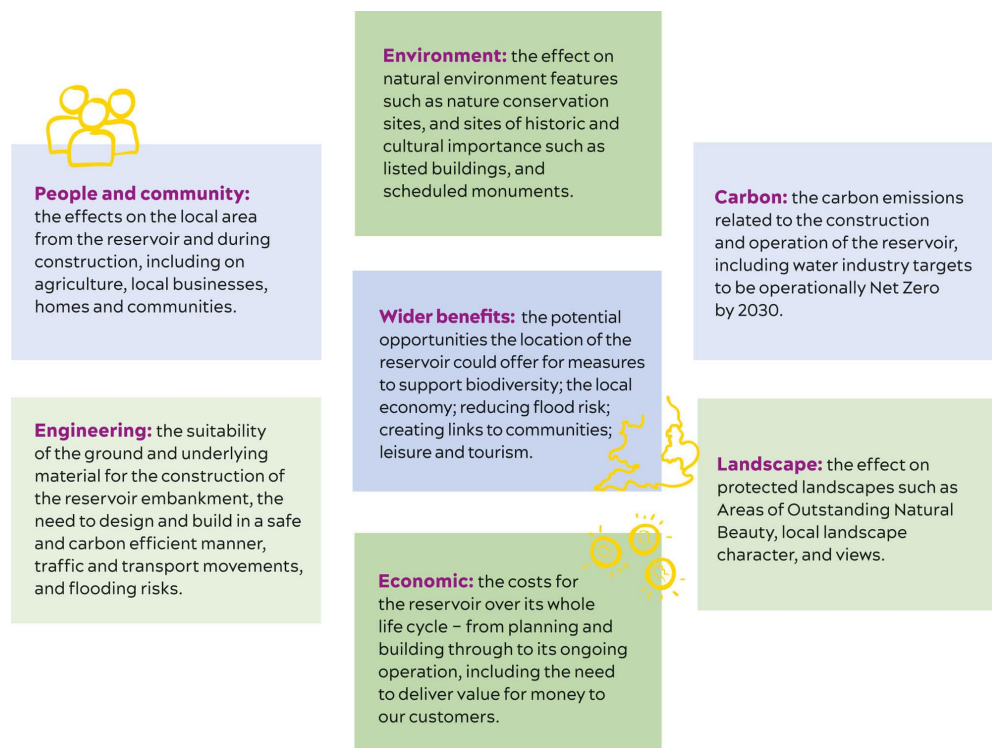
#### Fens Reservoir

- Upstream infrastructure options remaining to transport water from Great Ouse (Earith) Source to the reservoir
- Emergency drawdown, in the very unlikely event this is required, excess flows would be disposed of via the Sixteen Foot Drain
- Downstream infrastructure options remaining to transport potable water into Cambridge supply at Bluntisham, and Madingley incorporating a pipeline spur to Bluntisham including a service reservoir and one piped option to Madingley.

#### Lincs Reservoir

- Downstream infrastructure options remaining for treating water and passing into supply at one of three connections points, including a piped option Wilsthorpe to Chesterton. This would include a service reservoir to the east of Elton Furze Golf Club.

3.2 A range of factors have been assessed in considering the project and associated infrastructure as set out below.



3.3 The current non statutory consultation details can be found on the [Fens Reservoir Website](#) and [Lincs Reservoir Website](#). The consultations will

run until from 30 May for 8 weeks. A number of drop-in events, pop-up events and online events will be held .

#### **4. CONSULTATION**

4.1 The current non statutory consultation details can be found on the [Fens Reservoir Website](#) and [Lincs Reservoir Website](#). The consultations will run until from 30 May to the 9<sup>th</sup> August. A number of drop-in events, pop-up events and online events are being held to ensure opportunities for local residents, businesses and Parishes to engage with Anglian Water. Details are available on Anglian Water's website

4.2 The consultation documents will be reviewed by specialist technical officers at the Council and comments provided. Key areas for consideration could include:

- Air quality
- Land contamination
- Vibration effects
- Noise
- Landscape and Visual impacts
- Ecology and Biodiversity
- Cultural Heritage
- Health Impacts including walking/cycling opportunities
- Climate change

#### **5. COMMENTS OF OVERVIEW & SCRUTINY**

5.1 Comments are to be submitted by the 9th August 2024. Given the tight turn around, agreement has been sought by the Chair of Overview & Scrutiny (Performance & Growth) to present this directly to Cabinet recognising there will be a further non-statutory consultation in spring/summer 2025.

#### **6. KEY IMPACTS / RISKS**

6.1 The key impact from not carefully considering these two reservoir and associated infrastructure proposals could be that views of Huntingdonshire communities and businesses are not heard. The level of future growth within the district needs to be considered as part of these proposals to ensure there is sufficient water supply to meet our future needs.

6.2 In the event of tight timescales that do not allow for the formal cycle of meetings delegations are sought now to ensure prompt responses to future consultations.

#### **7. WHAT ACTIONS WILL BE TAKEN/TIMETABLE FOR IMPLEMENTATION**

7.1 Subject to Cabinet approval of the recommendations in this report, the Council response to this second non-statutory consultation will be submitted by the deadline of 9<sup>th</sup> August 2024.

7.2 Following this non-statutory consultation, Environmental Impact Assessment report and opinion will be undertaken by Anglian Water in consultation with statutory stakeholders. The next statutory consultation is expected in the Spring/summer of next year. Following this the DCO application will be submitted.

## **8. LINK TO THE CORPORATE PLAN, STRATEGIC PRIORITIES AND/OR CORPORATE OBJECTIVES**

*(See Corporate Plan)*

8.1 This will help to deliver across a range of the Council's Corporate Plan priorities specifically Creating a better Huntingdonshire for future generations by:

- Improved housing - 27. Maintain the level of new housing delivery, which meets the needs of Huntingdonshire residents, including the type of home and tenure (open market and social housing).
- Forward-thinking economic growth – 32. Continue to update the Local plan.
- Forward-thinking economic growth - 36. Influence delivery of infrastructure including East West Rail, A428, A141 Strategic Outline Business Case and future Transport Strategies

## **9. LEGAL IMPLICATIONS**

9.1 None currently for the Council as this is a non-statutory consultation response. Part 6 of the Planning Act 2008 sets out the legal requirements regarding Development Consent Order applications.

## **10. RESOURCE IMPLICATIONS**

10.1 There are no direct staffing implications arising from this report. A number of specialist officers across the Council are engaging in this process. As Nationally Significant Infrastructure Projects (NSIPs) this resource is considered necessary and is programmed and monitored within Planning Services and the wider Council.

10.2 Specialist officer input will increase as the NSIPs progress through the pre-application stage and into the DCO examination. Resource will need to be carefully planned for and balanced against other areas of statutory work including the determination of planning application and progress of the Local Plan.

10.3 There may be future budget implications for resource and or legal support through the formal DCO process.

## **11. HEALTH, ENVIRONMENT, CLIMATE CHANGE AND POLICY IMPLICATIONS**

11.1 As the Fens and Lincs Reservoir NSIPs progress, specialist officers will consider all appropriate implications for our current and future communities and businesses in responding appropriately and proportionately to the applications.

11.2 Through the consultation process Anglian Water will be strongly encouraged to maximise opportunities for environmental enhancements, to maximise biodiversity net gain and inclusion of active travel which will contribute to environmental and ecology improvements while improving health and wellbeing of residents.

## **12. REASONS FOR THE RECOMMENDED DECISIONS**

12.1 Due to the time constraints, outside of the control of the Council, the response for the second non-statutory consultation will not fit within programmed Cabinet cycle. Delegation is recommended to meet the requirements for responses to this and future areas of work for expediency.

## **13. LIST OF APPENDICES INCLUDED**

None

## **14. BACKGROUND PAPERS**

Planning Act 2008 Chapter 29 Part 6

[https://www.legislation.gov.uk/ukpga/2008/29/pdfs/ukpga\\_20080029\\_en.pdf](https://www.legislation.gov.uk/ukpga/2008/29/pdfs/ukpga_20080029_en.pdf)

Fens Reservoir project website

<https://www.fensreservoir.co.uk/>

Lincs Reservoir project website

<https://www.lincsreservoir.co.uk/>

Nationally Significant Infrastructure Projects: Advice Notes

<https://www.gov.uk/government/collections/national-infrastructure-planning-advice-notes#advice-for-local-authorities>

Advice Note Two: The role of local authorities in the development consent process

<https://www.gov.uk/government/publications/nationally-significant-infrastructure-projects-advice-note-two-the-role-of-local-authorities-in-the-development-consent-process/advice-note-two-the-role-of-local-authorities-in-the-development-consent-process>

## **CONTACT OFFICER**

Name/Job Title: Claire Burton, Implementation Team Leader

Tel No: 01480 388274

Email: [claire.burton@huntingdonshire.gov.uk](mailto:claire.burton@huntingdonshire.gov.uk)



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9<sup>th</sup> August 2024

Laura Underhill  
Anglian Water

Sent by email to: [info@fensreservoir.co.uk](mailto:info@fensreservoir.co.uk)

cc: [LUnderhill@anglianwater.co.uk](mailto:LUnderhill@anglianwater.co.uk)

Dear Ms. Underhill

### **Fens Reservoir and Associated Water Infrastructure Proposals - Phase Two Consultation**

I am writing on behalf of Huntingdonshire District Council (HDC) in relation to the above non-statutory consultation on the Fens Reservoir and associated water infrastructure proposals project.

Thank you for confirming in the email dated 8<sup>th</sup> July 2024 to Mrs. Burton that HDC's comments would be acceptable in letter and table form.

The Council's response is attached as appendix 1 to this letter. The Council recognises that the project is still in development and a further consultation will be undertaken in the summer months of 2025. For that reason, and through a continued collaborative approach, further detailed responses will be shared as the scheme progresses and the Development Consent Order process is taken forward.

While this consultation primarily focusses on the technical aspects of the proposal the Council would welcome continued close collaboration with Anglian Water to ensure opportunities to enhance wider infrastructure to support residents, businesses, and the visitor economy of Huntingdonshire, supporting the ambitions of Huntingdonshire District Council, as set out in our Huntingdonshire Futures Place Strategy ([Huntingdonshire Futures | Let's Talk Huntingdonshire](http://HuntingdonshireFutures.com) ([letstalkhuntingdonshire.net](http://letstalkhuntingdonshire.net))). We wish to maximise every opportunity to ensure our ambitions are met, delivered and will establish an enduring legacy ensuring Huntingdonshire remains one of the best places in the country to live, work and invest. It is recognised that this scheme offers opportunities to enhance the health and wellbeing of our residents through active travel, we would wish to see environmental net gain maximised to create a visitor destination within the wider unique fens landscape and we also wish to work with you to ensure that as the scheme develops employment and skills development opportunities are made available to local residents working alongside local businesses.

If you have any further queries on any of the comments raised within this response please email [implementation@huntingdonshire.gov.uk](mailto:implementation@huntingdonshire.gov.uk) .

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Kerr'.

**Clara Kerr**

**Chief Planning Officer**

## Appendix 1

- 1.1 Huntingdonshire District Council Cabinet met on the 16<sup>th</sup> July 2024 and approved the preparation and submission of formal comments on the current Phase 2 non statutory consultation on the Lincolnshire Reservoir and associated water infrastructure proposals project.
- 1.2 Comments are only provided in the main on the associated infrastructure elements that fall within Huntingdonshire District Council rather than on the overall scheme.
- 1.3 It is considered that the Lincolnshire Reservoir and associated water infrastructure proposals project is seen as a key opportunity to support the water needs of our communities and meet the growth agenda set out in our Local Plan 2036.
- 1.4 The Council has liaised with its specialist officers and the responses are set out in the table below.

Specialism	Proposal aspect referred to	Comments
Planning Policy	Options Appraisal Report Page 11, para 2 Loss of Habitat	Option A: Loss of habitat from Ouse washes should ensure habitat restoration and betterment post scheme completion, due to European designated status. The same would apply if Option B were to be chosen. Regard should be had to acceptable water levels to ensure habitat status is not adversely impacted.
	Page 11 – General comment:	Agree that both schemes (A and B) should look to reduce flooding. Schemes should work towards achieving betterment in relation to risk of flooding from all sources.
	Page 91 – 6.2.2 –	Abstraction from the Ouse Washes would result in loss of habitat. The scheme should ensure habitat restoration and betterment post scheme completion, due to European designated status. Consideration of water quality treatment to mitigate against invasive species (paragraph 6.2.4) is commended and requires serious consideration. Regard should be had to acceptable water levels to ensure habitat status is not adversely impacted. Scheme should look to reduce flooding. Schemes should work towards achieving betterment in relation to risk of flooding from all sources, this is especially pertinent to Earith which has significant flooding at points in the year resulting in the closure of the A1123 for safety reasons.
	Page 92, paragraph 6.2.11.	“The downstream pipeline corridor towards Madingley and Bluntisham runs initially in a south-west direction from the water treatment works towards Somersham. From here it continues south, with a spur connection to the service reservoir at Bluntisham. The route continues south, followed by routing around the east of Fen Drayton Lakes near to Swavesey. The route is 43.3km of pipeline and would be installed by open cut installation techniques except where it crosses the constraints, such as A roads, detailed in Paragraph 3.3.8.” These rural settlements are relatively isolated and a transport assessment and impact on traffic and transport

Specialism	Proposal aspect referred to	Comments
		movements would be welcomed to ensure minimal impact to residents.
	Page 92, paragraph 6.2.13 & 14	<p>“The area of land identified for siting of a new service reservoir at Bluntisham is located directly north-west of the village, north of Wood End Road.</p> <p>6.2.14 The new reservoir at Bluntisham would require a spur from the downstream transfer to Madingley. This spur would start north of Wheatsheaf Road and west of Pidley Sheep Lane. The circa 3.5km pipeline would cross the B1040 north of existing dwellings, routing in an east-southeasterly direction towards the new service reservoir.”</p> <p>These rural settlements are relatively isolated and a transport assessment and impact on traffic and transport movements would be welcomed to ensure minimal impact to residents.</p>
	Page 94, paragraph 6.3.1	<p>“WSO-B would take water from the Great Ouse at Earith and the River Nene and its Counter Drain. Water from the Great Ouse at Earith would be piped directly to the reservoir or the Middle Level system.”</p> <p>Abstraction from the Ouse Washes would result in loss of habitat. The scheme should ensure habitat restoration and betterment post scheme completion, due to European designated status. Consideration of water quality treatment to mitigate against invasive species requires serious consideration. Regard should be had to acceptable water levels to ensure habitat status is not adversely impacted. Scheme should look to reduce flooding. Schemes should work towards achieving betterment in relation to risk of flooding from all sources, this is especially pertinent to Earith which has significant flooding at points in the year resulting in the closure of the A1123 for safety reasons.</p>
	Page 94, paragraph 6.3.2	<p>“Water would be conveyed directly to the Fens Reservoir from the Great Ouse at Earith using a 1,500mm diameter pipeline of approximately 19.3km in length. It would be installed via open cut installation techniques except where it crosses the constraints, such as A roads, detailed in Paragraph 3.3.8.”</p> <p>Earith is relatively isolated and a key commuting route for many residents in and outside the district, a transport assessment and impact on traffic and transport movements would be welcomed to ensure minimal impact to residents.</p>
	Page 94, paragraph 6.3.3	<p>“The proposed pipeline corridor follows a route from south of Bluntisham within the RSPB Hanson Ouse Fen Nature Reserve north-west towards Pidley. Following crossing of the B1040 it realigns northwards between Pidley and Somersham, before heading north-east, skirting Somersham towards Chatteris.”</p> <p>These rural settlements are relatively isolated and a transport assessment and impact on traffic and transport</p>



Specialism	Proposal aspect referred to	Comments
		movements would be welcomed to ensure minimal impact to residents.
	General comment, chapter 6	There are opportunities that should be considered to enhance active travel opportunities in conjunction with the installation of associated infrastructure, there is an opportunity to enhance provision in areas such as Somersham, Bluntisham, Pidley, Earith etc.
	General comment, chapter 6	Both schemes should ensure no deterioration of water quality and habitat status and look towards betterment.
	General comment	Downstream transfer pipelines for both options A and B run through Huntingdonshire Local Plan's Green Infrastructure Priority Area of the Great Ouse Valley, and some County Wildlife sites. In addition, the pipeline will pass north of Holywell conservation area. These sites can be found on our interactive policies map: <a href="https://3csharedservices.org">HDC Local Planning Policies (3csharedservices.org)</a> and can be provided as shape files on request. The relevant Local Plan policies are LP 3 Green Infrastructure, LP 11 Design Context. Local Plan policy LP 3 notes that "A proposal within the Ouse Valley Landscape Character Area, defined in the Huntingdonshire Landscape and Townscape Assessment Supplementary Planning Document will be supported where it contributes to the landscape, wildlife, cultural and historical value of the area." The policy also includes improvements to accessibility, naturalness and connectivity of green spaces, assisting in achieving Natural England's ANGST standard, maintaining and enhancing rights of way network amongst its criteria. As a strategic policy for the district, it is requested that any pipeline and service reservoir development aim to meet the aims of this policy and contribute to these objectives in a positive manner. Policy LP 11 looks towards the <a href="#">Huntingdonshire Landscape and Townscape Assessment SPD 2022</a> and our <a href="#">conservation areas</a> asking that regard is had to these and their valued characteristics. Likewise, it is requested that any pipeline and service reservoir development aim to meet the aims of this policy and contribute to these objectives in a positive manner.
Environmental Protection	General comment	The impact of construction and operational noise on nearby residents would need to be considered. It is possible for a new river intake with treatment equipment and a pumping station to be located on land to the south of Bluntisham known as Gull Field (south of the old railway). There are a number of dwellings along Station Road and Rectory Road to the north of this. It is also possible for a new service reservoir to be located to the north-west of Bluntisham on land known as "Colne Heath". This is situated north of The Heath (road). There are a number of dwellings situated alongside The

Specialism	Proposal aspect referred to	Comments
		Heath. These dwellings would need to be considered with regard to construction and operational noise. Dwellings located along the pipeline corridors would also need to be considered during the construction phases. A Construction Environmental Management Plan would need to be agreed prior to the start of any work.
	General comment	Land contamination would need to be assessed throughout the whole scheme in order to protect construction workers, end users and uncontaminated land and water.
	General comment	The air quality would need to be considered, in particular, any change of traffic movement through villages such as Bluntisham and Earith.
	General comment	The noise, land contamination and air quality assessments proposed by the specialist consultants during the Local Authority Associated Infrastructure Forum – round 1 meeting on 15 May 2024 were acceptable and will be required.
Built Heritage (excl archaeology)	Introduction	The proposals are at an early stage for above ground heritage, the proposed 500m route has been identified and a methodology established for the assessment of heritage assets – ( Built Heritage Methodology doc no SROP-MML-XXX-XX-RPT-TA 000193) the methodology however has yet to be applied and at this stage it is not possible to identify which heritage assets are likely to be affected by the works and what the impact is likely to be. The Council therefore is unable to provide a full and detailed response at this time.
	Para 3.2.3	States that the building heritage methodology has been designed to consider impacts arising from the reservoir and associated built infrastructure only. The Council would encourage the scope of the assessment to be extended to extend the methodology to address transfer works which may be limited in time but which may have impacts on the built heritage.
	Table 3.1 p15	Heritage Value Criteria. There is some confusion regarding the High and Medium heritage values, particularly as both categories refer to grade II listed buildings and conservation areas. Listed buildings by definition are of national importance it therefore seems unreasonable to group their significance with non designated sites of regional importance. It is unclear what criteria are used to determine what is substantial significance and good significance
	General	The Options Appraisal Report identifies two routes WSoA and WSoB, it is noted that WSOA is the preferred route as it states p11 that WSOA would likely result in lower level of impact on the value of designated heritage assets in the villages of Bluntisham and Earith ( are these assets scheduled monuments in which case these are the remit of Historic England). Minimising the impact of development on heritage assets through the

Specialism	Proposal aspect referred to	Comments
		consideration of initial design options is welcomed however it is not clear which assets will be affected by either route and why route A is better than route B The identification of ‘the setting of both Bluntisham and Earith Conservation Areas, including the Grade I Parish Church of St Mary, Grade II Bluntisham and Earith War Memorial and Grade II* Bluntisham House within the Bluntisham Conservation Area.’ It appears arbitrary when there is no mention of the impact on heritage assets in Holywell.
Landscape	General comment	This was a high-level overview of the emerging design of the proposed Fens Reservoir. This includes the proposed main reservoir site and associated water infrastructure. The proposed reservoir site, between Chatteris and March is of a purposely synthetic feature with indicative landscape elements emerging, which include woodland, wetland, floating wetland, grassland and other areas of land set aside for potential environmental mitigation and/or enhancement.
	General comment	Opportunities are emerging through the project vision which could be steered to create significant and lasting opportunities for the biodiversity and the emerging landscape. Care must be taken as the project evolves, to ensure that the emerging landscapes are not fragmented withing the wider landscape and to not feel alien within the receiving landscape character. Connectivity is key to deliver lasting benefits to biodiversity.
	General comment	The associated water infrastructure is currently shown as a 500m wide corridor. This is due to be narrowed down to a 50m wide corridor as the project further develops. The impact on the landscape at this stage is unclear. However, there is a real concern for how this will be routed particularly in the areas of Bluntisham, Holywell, the Great River Ouse and RSPB Fen Drayton Lakes in terms of visual impact of the receiving landscape and associated wildlife.

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09/08/2024

Laura Underhill  
Anglian Water

Sent by email to: [info@lincsreservoir.co.uk](mailto:info@lincsreservoir.co.uk)

cc: [kstaples@anglianwater.co.uk](mailto:kstaples@anglianwater.co.uk)

Dear Ms. Staples

## **Lincolnshire Reservoir and Associated Water Infrastructure Proposals - Phase Two Consultation**

I am writing on behalf of Huntingdonshire District Council (HDC) in relation to the above non-statutory consultation on the Lincolnshire Reservoir and associated water infrastructure proposals project.

Thank you for confirming in the email dated 8<sup>th</sup> July 2024 to Mrs. Burton that HDC's comments would be acceptable in letter and table form.

The Council's response is attached as appendix 1 to this letter. The Council recognises that the project is still in development and a further consultation will be undertaken in the summer months of 2025. For that reason, and through a continued collaborative approach, further detailed responses will be shared as the scheme progresses and the Development Consent Order process is taken forward.

While this consultation primarily focusses on the technical aspects of the proposal the Council would welcome continued close collaboration with Anglian Water to ensure opportunities to enhance wider infrastructure to support residents, businesses, and the visitor economy of Huntingdonshire, supporting the ambitions of Huntingdonshire District Council, as set out in our Huntingdonshire Futures Place Strategy ([Huntingdonshire Futures | Let's Talk Huntingdonshire \(letstalkhuntingdonshire.net\)](https://www.huntingdonshire.gov.uk/letstalk)). We wish to maximise every opportunity to ensure our ambitions are met, delivered and will establish an enduring legacy ensuring Huntingdonshire remains one of the best places in the country to live, work and invest. It is recognised that this scheme offers opportunities to enhance the health and wellbeing of our residents through active travel, we would wish to see environmental net gain maximised to create a visitor destination within the wider unique fens landscape and we also wish to work with you to ensure that as the scheme develops



employment and skills development opportunities are made available to local residents working alongside local businesses.

If you have any further queries on any of the comments raised within this response please email [implementation@huntingdonshire.gov.uk](mailto:implementation@huntingdonshire.gov.uk) .

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Kerr'.

**Clara Kerr**

**Chief Planning Officer**

## Appendix 1

- 1.1 Huntingdonshire District Council Cabinet met on the 16<sup>th</sup> July 2024 and approved the preparation and submission of formal comments on the current Phase 2 non statutory consultation on the Lincolnshire Reservoir and associated water infrastructure proposals project.
- 1.2 Comments are only provided in the main on the associated infrastructure elements that fall within Huntingdonshire District Council rather than on the overall scheme.
- 1.3 It is considered that the Lincolnshire Reservoir and associated water infrastructure proposals project is seen as a key opportunity to support the water needs of our communities and meet the growth agenda set out in our Local Plan 2036.
- 1.4 The Council has liaised with its specialist officers and the responses are set out in the table below.

Specialism	Proposal aspect referred to	Comments
Planning Policy	General Comment	<b>Whole scheme options, options A to D all include the same downstream transfer route and reservoir location options, therefore all comments relate to all options.</b>
	<b>General comments all, related to chapter 4 (starting page 74) and paragraphs 6.2.12 (page 111), 6.2.13 (page 112), 6.3.6 (page 113), 6.4.11 (page 115), 6.5.5 (page 116)</b>	
		Downstream transfer pipelines and service reservoir locations run through Huntingdonshire Local Plan's Green Infrastructure Priority Area of the Great Ouse Valley, and some County Wildlife sites. In addition, the pipeline will pass through Wansford and Stibbington conservation area. These sites can be found on our interactive policies map: <a href="https://3csharedservices.org">HDC Local Planning Policies (3csharedservices.org)</a> and can be provided as shape files on request. The relevant Local Plan policies are LP 3 Green Infrastructure, LP 11 Design Context. Local Plan policy LP 3 notes that "A proposal within the Ouse Valley Landscape Character Area, defined in the Huntingdonshire Landscape and Townscape Assessment Supplementary Planning Document will be supported where it contributes to the landscape, wildlife, cultural and historical value of the area." The policy also includes improvements to accessibility, naturalness and connectivity of green spaces,, assisting in achieving Natural England's ANGsT standard, maintaining and enhancing rights of way network amongst its criteria. As a strategic policy for the district, it is requested that any pipeline and service reservoir development aim to meet the aims of this policy and contribute to these objectives in a positive manner. Policy LP 11 looks towards the <a href="#">Huntingdonshire Landscape and Townscape Assessment SPD 2022</a> and our <a href="#">conservation areas</a> asking that regard is had to these and their valued characteristics. Likewise, it is requested that any

Specialism	Proposal aspect referred to	Comments
		pipeline and service reservoir development aim to meet the aims of this policy and contribute to these objectives in a positive manner.
		Flood zone 3 and 3 b are located in areas associated with the River Nene and also run immediately west of the sites identified as potential service reservoir locations near Chesterton. Consideration of water quality treatment to mitigate against invasive species would require serious consideration. Regard should be had to acceptable water levels to ensure habitat status is not adversely impacted. Scheme should look to reduce flooding. Schemes should work towards achieving betterment in relation to risk of flooding from all sources.
		Downstream pipeline transfer is proposed through Wansford and near to Stibbington and Chesterton. Changes in transport movement and the short-term increase in construction traffic and large vehicles have the ability to significantly impact these rural settlements. A transport assessment and impact on traffic and transport movements, including pedestrian accessibility would be welcomed to ensure minimal impact to residents. In addition, these settlements benefit from access to the A1 and A47 allowing economic and social opportunity further afield, the impact of restricted access to these networks has the ability to impact these settlements and those further afield, something which should be considered, assessed and mitigated where possible.
Environmental Protection	General Comment	A reservoir and associated water supply pipeline infrastructure is proposed in the north of our district of Huntingdonshire in the fields to the west of the A1 between Chesterton and Peterborough Services. There are two different proposed locations of the reservoir, and we have no preference for either although recognise that the southern option is further away from Mound Lodge but is still close to Hill Farm.
	General Comment	The impact of construction and operational noise on nearby residents would need to be considered.
	General Comment	A Construction Environmental Management Plan would need to be agreed prior to the start of any work.
	General Comment	Land contamination would need to be assessed throughout the whole scheme in order to protect construction workers, end users and uncontaminated land and water.
	General Comment	The noise, land contamination and air quality assessments proposed by the specialist consultants during the Local Authority Associated Infrastructure Forum – round 1 meeting were acceptable and will be required.
Heritage (excl archaeology)	Introduction	The proposals are at an early stage for above ground heritage, the proposed 500m route has been identified and a methodology established for the assessment of

Specialism	Proposal aspect referred to	Comments
		heritage assets, ( Built Heritage Methodology doc no SROP-MML-XXX-XX-RPT-TA 000193) the methodology however has yet to be applied and it is not possible to identify which heritage assets are likely to be affected by the works and what the impact is likely to be. The Council therefore is unable to provide a full and detailed response at this time.
	Para 3.2.3	States that the building heritage methodology has been designed to consider impacts arising from the reservoir and associated built infrastructure only. The Council would encourage the scope of the assessment to be extended to extend the methodology to address transfer works which may be limited in time but which may have impacts on the built heritage.
	Table 3.1 p15	Heritage Value Criteria. There is some confusion regarding the High and Medium heritage values, particularly as both categories refer to grade II listed buildings and conservation areas. Listed buildings by definition are of national importance it therefore seems unreasonable to group their significance with non designated sites of regional importance. It is unclear what criteria are used to determine what is substantial significance and good significance
	General	The Options Appraisal Report identifies a small area of impact in Northern Huntingdonshire relating to the transfer of treated water to the supply at Chesterton. It is noted that a number of options and routes have been considered and a preferred option identified however at this stage there is insufficient detail to comment on the impact of above ground heritage assets within this district.
Landscape	General	This was a high-level overview of the emerging design of the proposed Lincolnshire Reservoir. This includes the proposed main reservoir site and associated water infrastructure, of which a small section of pipeline corridor enters Huntingdonshire district southwest of Peterborough, east of Wansford and west of Chesterton, terminating at the junction of A605 and A1(M).
	General	The associated water infrastructure is currently shown as a 500m wide corridor. This is due to be narrowed down to a 50m wide corridor as the project further develops.
	General	Care must be taken as the project evolves, to ensure that the emerging landscapes are not fragmented withing the wider landscape and to not feel alien within the receiving landscape character. Connectivity is key to deliver lasting benefits to biodiversity.

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**Public**  
**Key Decision - Yes**

## HUNTINGDONSHIRE DISTRICT COUNCIL

**Title/Subject Matter:** 3C ICT Shared Service review

**Meeting/Date:** Overview & Scrutiny (Performance and Growth)  
4<sup>th</sup> Sept 2024

**Executive Portfolio:**

Cllr Lara Davenport-Ray (Portfolio Holder for Shared Services)

Cllr Brett Mickelburgh (Portfolio Holder for Finance and resources)

**Report by:**

John Taylor (Chief Operating Officer and lead officer for HDC 3C ICT Shared Service)

**Ward(s) affected:** All

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### RECOMMENDATION

The Overview and Scrutiny Panel is invited to comment on the recommendations for the shared ICT service as highlighted in the Cabinet report attached.

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**Public**  
**Key Decision - Yes**

## **HUNTINGDONSHIRE DISTRICT COUNCIL**

**Title/Subject Matter:** 3C ICT Shared Service review

**Meeting/Date:**

Overview and Scrutiny Panel (Performance and Growth) – 4<sup>th</sup> September 2024

Cabinet – 10<sup>th</sup> September 2024

**Executive Portfolio:**

Cllr Lara Davenport-Ray (Portfolio Holder for Shared Services)

Cllr Brett Mickelburgh (Portfolio Holder for Finance and Resources)

**Report by:**

John Taylor, Chief Operating Officer and Lead Officer for HDC 3C ICT Shared Services)

**Ward(s) affected:** All

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**Executive Summary:**

This paper makes recommendations on the future of the shared ICT service that serves Huntingdonshire District Council, Cambridge City Council and South Cambridgeshire District Council.

Having been in place since 2015, and in advance of renewing the agreement to share services, the time is right to make sure the delivery of ICT services to each Council is meeting strategic and operational needs. With the support of a jointly procured independent consultancy this assessment has concluded that:

- Overall core operational service delivery and SLA performance is good, but with some areas of improvement identified;
- The governance model for managing 3C ICT is not effective and needs a “reset”;
- The delivery of “Digital” leadership and project capabilities is generating frustration with varying expectations on what this service should deliver and a general view it is not working as effectively as it should.

This report presents a set of options to tackle these matters, assesses the options and makes a recommendation on the future shape and nature of a shared 3C Digital service.

Ultimately, this investment in digital capabilities will improve the councils' ability to provide modern, digital services to residents, maximise productivity and ensure organisational priorities are achieved – a key requirement for all Councils in the partnership.

**Recommendation(s):**

The Cabinet is asked to:

**RECOMMENDED**

- a. note the final report submitted by Triple Value Impact (TVI) (Appendix 1 – confidential item);
- b. agree to the recommended option 1 (redesigned 3C ICT and Digital, Lead Authority remains HDC) and to delegate the responsibility for finalising the scope and detailed nature of the new agreement and associated activities to the Chief Executives and respective Portfolio Holders for each partnership council reporting on progress through the revised member board.

## 1. PURPOSE OF THE REPORT

### 1.1 The purpose of this report is to:

- 1.1.1 Provide an overview of the review of the 3CT ICT Service that was commissioned by all three partner councils (Huntingdonshire District Council, South Cambridgeshire District Council, Cambridge City Council). Following a tender process, an independent third party consultancy, Triple Value Impact (TVI) were selected in April 2024 to undertake the review;
- 1.1.2 Provide the key options to address the concerns and meet the ICT and digital requirements of the three partner councils;
- 1.1.3 Provide sufficient data and analysis to enable the three partner councils to jointly agree a preferred option, which will be further developed in the next phase of work and will support the delivery of the digital transformation ambitions of each partner council.

## 2. BACKGROUND

### 2.1 In April 2024 Cambridge City Council (CCC), Huntingdonshire District Council (HDC) and South Cambridgeshire District Council (SCDC) initiated a review of 3C ICT Shared Service in response to the following key factors:

- 2.1.1 Current 3C ICT Service Agreement forthcoming renewal deadline by **30th September 2024**;
  - i. Recent reports carried out independently by the three councils (not through 3C ICT) to determine the respective councils' own digital target operating model and digital, data and technology related strategies;
- 2.1.2 Findings from these reports that highlighted capacity and capability gaps within ICT and digital and within council teams;
- 2.1.3 A cost apportionment exercise and analysis of 3C ICT activity data undertaken during 2023/24;
- 2.1.4 An acknowledgement of areas where the 3C ICT service provision is working well, but also a consensus by the three councils that the current 3C ICT service is unable to meet all business and strategic requirements across the 3 partner councils.

### 2.2 The three partner councils undertook a competitive procurement process to source an experienced consultancy organisation to undertake this review, and Triple Value Impact (TVI) was appointed. TVI had undertaken significant projects reviewing other ICT shared services across the country and were well placed to undertake this review. The TVI review approach has sourced information and views from a broad and comprehensive range of sources, including the following:

- 2.2.1 ICT user satisfaction survey run in all three partner Councils
- 2.2.2 ICT staff satisfaction survey



- 2.2.3 ICT member satisfaction survey
  - 2.2.4 Interviews/workshops with the 3C ICT service
  - 2.2.5 Interviews/workshops with stakeholders from all three councils
  - 2.2.6 Review of documentation from councils and 3C ICT service
- 2.3 A review across the range of sources listed above facilitated some early conclusions about the existing structure and delivery of the 3C ICT Shared Service, namely:
- 2.3.1 The operational ICT service is delivering a reasonably good service, with 62% of users satisfied with the service;
  - 2.3.2 The ICT architecture estate is generally well maintained and managed, with relatively few major legacy systems that would add cost, risk, and complexity;
  - 2.3.3 The service has generally made good progress in sharing architecture and applications – more than many other shared ICT services;
  - 2.3.4 Overall core operational service delivery and Service Level Agreement (SLA) performance is reasonably good, but with some areas of improvement identified;
  - 2.3.5 The general view is that the governance model for managing 3C ICT is not effective and needs a “reset”, with concern from the two non-host councils that the ICT service has become more of a contract delivery arrangement rather than a truly shared service, an issue which is evident through the governance model that all parties were using;
  - 2.3.6 The delivery of “Digital” leadership and project capabilities is generating frustration with many varying expectations on what this service should deliver and a general view that it is not working; all councils have transformation programmes that rely heavily on digital transformation and therefore ICT digital service is critical to the successful completion of these transformation programmes.
- 2.4 It was noted that no council wished there to be a ‘Do Nothing’ option and a recognition and agreement that changes were required to meet the demand and expectations from all partner councils.
- 2.5 On the basis that the operational delivery of ICT services was accepted as ‘good’ and delivering value for money across the 3 councils, the latter 2 conclusions (2.3.5 governance model and 2.3.6 digital leadership and delivery) formed the basis of the options developed.
- 2.6 A number of Target Operating Model options were presented back to the partner councils (options 1 – 7). All options are set out in the TVI report, attached as Appendix 1. These ranged from building on the existing model but with increased digital capability and capacity through to dissolving the shared service partnership for the 3 councils. A high-level overview of the impacts against risk, operational cost, digital costs, implementation costs, complexity and timescales were set against each option.

### **3. OPTIONS CONSIDERED & ANALYSIS**

- 3.1 Discussions across the officer and Member key stakeholders of the partner councils concluded that option 1 was the preferred option and should be developed further, specifically detailing the cost impacts for implementation and running of the service.
- 3.2 This option would create a common 3C Digital Service, refocusing the service towards supporting the councils' transformation programmes and retaining HDC as the lead authority – aligned to an improved governance approach that resolves the issues felt across all councils.
- 3.3 The recommendation across all partner councils is that option 1 is identified as the most optimum, to mitigate the risk of disruption to current services, to deliver the changes in a timely manner and to deliver the greatest return on investment for supporting the digital ambitions of each partner council.

### **4. COMMENTS OF OVERVIEW & SCRUTINY**

- 4.1 The comments of the relevant Overview and Scrutiny Panel will be forwarded to Cabinet prior to its consideration of this report.

### **5. KEY IMPACTS / RISKS**

- 5.1 Please see **Appendix 1 - 3C ICT review Final report** for full details of risks and impacts for the preferred option.

### **6. WHAT ACTIONS WILL BE TAKEN/TIMETABLE FOR IMPLEMENTATION**

- 6.1 The expected timeframes for delivery of the key elements of the preferred option are set out below:
  - 6.1.1 Approval of the preferred option by each partner council and subsequent update of the 3C ICT Service Agreement forthcoming renewal deadline by 30th September 2024;
  - 6.1.2 Revised and agreed joint governance model by end of January 2025;
  - 6.1.3 An agreed cost apportionment split for recharging and implementation of a methodology for future charging by June 2026;
  - 6.1.4 Recruitment of an appropriately skilled and experienced Chief Digital Information Officer by March 2025;
  - 6.1.5 Implement a revised TOM and organisational structure under the CDIO, with an increased digital focus, by the end of June 2025.

6.2 The details and joint agreement on these timescales and deliverables will be agreed by all councils and progressed using an amended governance process. They are included in this report for guidance and to enable a strategic decision to be made.

## 7. LINK TO THE CORPORATE PLAN, STRATEGIC PRIORITIES AND/OR CORPORATE OBJECTIVES

7.1 The review of the 3C ICT service agreement supports and delivers Priority 3 of the Corporate Plan – Doing our core work well.

7.2 The review is also a core component of the HDC Productivity Plan, submitted to the Department for Levelling Up by the deadline of the 19th July, under the category ‘2) Opportunities to take advantage of advances in technology and make better use of data to inform decision making and service design’.

## 8. CONSULTATION

8.1 A number of internal consultation activities were undertaken to assess the deliverability of the 3C ICT service and the levels of satisfaction from users.

8.2 The consultations took the form of short online surveys for each partner council, allowing for themes to be identified at an individual council level. Results were also consolidated by TVI to identify specific strengths and weaknesses across all partner councils.

8.3 The consultations were made available to the following groups:

TYPE OF SURVEY	LIVE DATES	HDC RESPONDENTS	TOTAL RESPONDENTS OVER 3 COUNCILS
ICT user satisfaction survey	23 <sup>rd</sup> May - 13 <sup>th</sup> June	211 respondents	552 respondents
ICT member satisfaction survey	11 <sup>th</sup> June – 12 <sup>th</sup> July	26 respondents	38 respondents

8.4 A further ICT staff satisfaction survey for 3C ICT staff was issued on 28th June and received 65 ICT staff respondents. The results of these surveys are referenced within the detail of the TVI report.

## 9. LEGAL IMPLICATIONS

9.1 The council’s Monitoring Officer has been consulted on the recommendations and notes the continuation of the agreement and that this raises no legal concerns.

## **10. RESOURCE IMPLICATIONS**

- 10.1 There are a number of resource implications relating to this paper.
- 10.2 Moving to a new arrangement will require investment, this is the cost of change. The transition costs estimated by TVI and discussed with Officers are c£240k. This will be split across the partnership by thirds – so an indicative figure of £80k per council.
- 10.3 The assessment of ongoing costs is contained in the TVI report. The precise detail of this will need to be determined during implementation. Some key elements are:
- 10.3.1 There are some new capabilities proposed in the service, which will see some new roles created.
  - 10.3.2 There are some current capabilities that can be amended or simplified. The nature of this will be delivered during a formal transition process that will be overseen by an improved governance arrangement.
  - 10.3.3 At present the model is forecasting the ongoing service delivery costs will broadly be the same. However, each council is committing £100k in year to progress and enhance our digital capacity (subject to the budget approvals process for each council).
  - 10.3.4 All of these potential changes will fully involve staff and HR and relevant support (e.g. ERG and/or Unison).
- 10.4 All the financial elements within the TVI report have been shared with partners and each has ensured their s151 Officer has reviewed, commented and clarified the estimates. All have provided assurance the estimates are reasonable and can be legitimately used to make a decision on future direction by the partnership.

## **11. ENVIRONMENT AND CLIMATE CHANGE IMPLICATIONS**

- 11.1 None.

## **12. OTHER IMPLICATIONS**

- 12.1 The report recommends no change in employing authority. It should be noted if transfer to another council is pursued there will be significant HR impacts related to a change in lead authority.

## **13. REASONS FOR THE RECOMMENDED DECISIONS**

- 13.1 The report presents a rigorous assessment of the current position of the shared 3C ICT service and, with the aid of independent external support, a range of options for the future have been examined.
- 13.2 Having balanced the feedback from all councils, the assessment of current and future needs, the costs and opportunities of change and evaluated the

risks and time to deliver the outcomes each council seeks, it has concluded to recommend option 1 to each council.

#### **14. LIST OF APPENDICES INCLUDED**

Appendix 1 – 3C ICT review final report

#### **CONTACT OFFICER**

Name/Job Title: John Taylor – Chief Operating Officer and Lead Officer for HDC  
3C ICT Shared Services



By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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**Public**  
**Key Decision - No**

## **HUNTINGDONSHIRE DISTRICT COUNCIL**

**Title/Subject Matter:** Finance Performance Report (Q1)

**Meeting/Date:** Overview & Scrutiny Panel (Performance and Growth) – 4th September 2024

**Executive Portfolio:** Executive Councillor for Finance & Resources

**Report by:** Chief Finance Officer

**Ward(s) affected:** All Wards

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### **Executive Summary**

This report provides detail on the Council's budget and forecast expenditure for 2024/25 based on quarter 1 income and expenditure.

### **RECOMMENDATION**

The Overview and Scrutiny Panel is invited to comment on the Finance Performance Report (Q1) and appendices 1,2 and 3.



## HUNTINGDONSHIRE DISTRICT COUNCIL

**Title/Subject Matter:** 2024/25 Finance Performance Report – Q1 Forecast

**Meeting/Date:** Cabinet – 10<sup>th</sup> September 2024

**Executive Portfolio:** Executive Councillor for Finance and Resources

**Report by:** Chief Finance Officer

**Ward affected:** All

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### Executive Summary:

This report sets out the forecast outturn for the financial year 2024/25 for both revenue and capital.

### REVENUE FORECAST

The current net revenue budget for 2024/25 is £26.310m (Original budget of £26.004m plus brought forward of budget of £0.306m). The forecast for 2024/25 is £26.423m, less contributions from reserves of £0.557m, this results in an underspend of £0.444m.

### This is as a result of (large variations);

**Corporate Resources underspend £1.2m as a result of;** Increased interest receipts, reduced utilities costs at Pathfinder House and Eastfield House. Offset by increased National Insurance costs.

**Chief Planning Officer underspend £0.1m as a result of;** Increased Planning Performance Agreement income.

**Operations underspend £0.9m as a result of;** Green waste subscription income higher than budgeted, also increased CCTV and Street Cleaning income. Offset by increased cost of watercourses.

**Leisure and Health underspend £0.1m as a result of;** Increased membership income and increased Active Lifestyle classes funding. Offset by increases in maintenance and licence costs.

**Chief Operating Officer overspend £0.4m as a result of;** Shortfall in temporary accommodation subsidy and costs of business continuity improvements.

**Corporate Leadership overspend £1.2m as a result of;** A new Community Health and Wealth Delivery Fund set up to implement Huntingdonshire Futures and a new post and new projects budget to further improve the customer experience.

**Strategic Insight and Delivery overspend £0.3m as a result of;** Reduction in market, car parks and parks income, and additional costs at pavilions.



## **CAPITAL FORECAST**

The approved original budget was £26.073m, which included re-phased budget from prior years of £13.288m. At the year end the actual budget rephased was £18.917m, which is £5.629m more rephased than originally budgeted. In addition £198,000 in additional expenditure (funded from reserves and external funding) has been added. The current budget is therefore £31.900m (£26.073m + £5.629m + £0.198m). The forecast expenditure for 2024/25 is £30.682m, an in-year underspend of £1.218m (this may result in rephasing to 2025/26).

**This is as a result of (Large variations only);**

**The most significant variations being, in-year underspends;**

Hinchingbrooke Country Park £2.1m, and ICT projects £0.3m

**Against overspends;**

CIL £1.1m (this is funded from the CIL reserve) and Salix Projects £0.1m which will result in future utilities savings.

### **Recommendation(s):**

It is recommended that:

- Cabinet is invited to consider and comment on the revenue financial performance for the financial year 2024/25 quarter 1, as detailed in Appendix 1 and summarised in paragraph 3.2.
- Cabinet is invited to consider and comment on the capital financial performance for 2024/25 quarter 1, as detailed in Appendix 2 and summarised in paragraph 3.3.
- Cabinet is invited to consider and comment on the prudential and treasury management indicators for 2024/25 quarter 1, as detailed in Appendix 3.

## PURPOSE OF THE REPORT

1.1 To present details of the Council's financial performance for 2024/2025.

- Revenue forecast of an underspend of £0.444m.
- Capital forecast in-year underspend of £1.218m.

## BACKGROUND

2.1 The revenue budget and MTFs for 2024/25 approved in February 2024 assumed a net expenditure budget of £26.004m, since increased by carry forwards of £0.306m giving a total current budget of £26.310m.

A gross capital budget of £26.073m was approved, increased to £31.900m due to additional re-phasing of schemes at the year-end of £5.629m, and additional funding of £0.198m not included in the original budget.

2.2 The detailed analysis of the 2024/25 forecast outturn is attached at Appendix 1 for revenue, and Appendix 2 for capital.

## FINANCIAL PERFORMANCE

3.1 Financial Performance Headlines

The outturn position for the current financial year and the impact of variations will be incorporated within the MTFs.

**Revenue** The current budget is £26.310m (original budget £26.004m + budget carried forward from 2023/24 of £0.306m), the forecast outturn is £26.423m, taking into account contributions from reserves of £0.557m this is a forecast underspend of £0.444m.

**Capital** The approved original budget is £26.073m, which included budgeted rephasings of £13.288m. At the year end the actual budget rephased was £18.917m, which is £5.629m more rephased than budgeted. As a result, the current budget including growth from funded schemes, is £31.900m (£26.073m+£5.629m+£0.198m).

### 3.2 Summary Revenue Variances by Service (Appendix 1 for detail)

The table below shows the total variances for each Service and the main reasons for the variance;

Head of Service	Budget £'000s	Budget c/fwd £'000s	Current Budget £'000s	Forecast Actual £'000s	Reserve Movements £'000s	Forecast Variance £'000s	Comments
Corporate Resources	8,507	12	8,519	7,277	35	(1,207)	<b>Income;</b> Increased interest receipts <b>Expenditure;</b> Additional National Insurance costs, and increased rental costs. Reduced utilities costs at Pathfinder House and Eastfield House.
Chief Operating Officer	5,869	134	6,003	6,598	(179)	416	<b>Income;</b> Shortfall in temporary accommodation subsidy. <b>Expenditure;</b> Increased costs as a result of business continuity improvements.
Economic Development	397	-	397	382	-	(15)	<b>Expenditure;</b> Staff costs savings.
Housing Strategy	213	-	213	232	-	19	<b>Expenditure;</b> Costs for contract for site disposals for affordable housing.
Corporate Leadership	711	45	756	2,009	(59)	1,194	<b>Expenditure;</b> New Community Health and Wealth Delivery Fund of £750k set up, and £400k allocated to enhancing customer experience post and projects.
Chief Planning Officer	770	75	845	776	(44)	(113)	<b>Income;</b> Increased Planning Performance Agreement income.
Strategic Insight and Delivery	643	1	644	1,107	(192)	271	<b>Income;</b> Reduced market income, penalty charge CPE income delayed by lack of parliamentary time, reduced pay and display income income, and reduced grounds rents. <b>Expenditure;</b> Additional pavilions costs.
Operations	5,603	5	5,608	4,790	(84)	(902)	<b>Income;</b> Green waste subscription income higher than budget, CCTV increased income, additional Street Cleansing income. <b>Expenditure;</b> Increased costs of watercourse maintenance and increased use of agency staff for Waste which is partially offset by vacant post saving.
Leisure and Health	346	-	346	267	-	(79)	<b>Income;</b> Increased membership income. Increased number of Active Lifestyle classes delivered, extra funding received to pay for the extra classes. <b>Expenditure;</b> Increased licence and maintenance costs.
ICT	2,945	34	2,979	2,985	(34)	(28)	<b>Expenditure;</b> Salary underspends while vacancies were filled.
<b>Total</b>	<b>26,004</b>	<b>306</b>	<b>26,310</b>	<b>26,423</b>	<b>(557)</b>	<b>(444)</b>	

Further analysis of the revenue variance and service commentary are in Appendix 1. This provides the variances by service and comments have been provided by the budget managers/Head of Service.

### 3.3 Capital Programme (Appendix 2 for detail)

The approved gross capital programme for 2024/25 is £26.073m, this total included budgeted rephasings of £13.288m. At the year end a total of £18.917m was rephased, an additional rephase of £5.629m. The total current budget is £31.900m including growth of £0.198m (£26.073m+£5.629m+£0.198m).

The table below shows the total variances for each Service and the main reasons for the variances.

Head of Service	Existing and New Bids £000	Budget Rephase (1) £000	Original Budget £000	Year End Rephase (2) £000	Net Rephase (3) £000	Growth/ Virement £000	Current Budget £000	Actual £000	Forecast £000	Over/(Under) Spend	Comment on Variance
Finance and Corporate Resources	114	100	214	1,035	935	0	1,149	135	1,271	122	Salix project which will produce energy savings.
Community Services	1,610	138	1,748	0	(138)	0	1,610	370	1,610	0	
Chief Planning Officer	3,228	0	3,228	0	0	0	3,228	0	4,352	1,124	CIL projects to be funded from CIL reserve.
Housing Manager	1,736	0	1,736	(1,085)	(1,085)	0	651	116	651	0	
Customer Services	0	11	11	34	23	0	34	0	34	0	
Leisure and Health	933	0	933	124	124	0	1,057	108	1,057	0	
Operations	2,150	429	2,579	1,039	610	0	3,189	68	3,186	(3)	
Insights and Delivery	73	2,676	2,749	3,453	777	100	3,626	96	1,448	(2,178)	Delays to Hinchingbrooke Country Park improvements.
ICT	321	19	340	471	452	0	792	10	508	(284)	Savings on several projects due to less work required and tender lower than expected. Saving from 2012 server project to be used to begin work on 2016 server project.
Place	2,620	9,915	12,535	13,846	3,931	98	16,564	299	16,564	0	
<b>Total</b>	<b>12,785</b>	<b>13,288</b>	<b>26,073</b>	<b>18,917</b>	<b>5,629</b>	<b>198</b>	<b>31,900</b>	<b>1,202</b>	<b>30,682</b>	<b>(1,218)</b>	
<p>(1) This is the estimated rephase when the budget is set.</p> <p>(2) This is the actual rephase at the year end when all costs are known</p> <p>(3) This is the actual rephase less the budget rephase. Original budget + net rephase + growth = Current budget</p>											

### 3.4 Council Tax and Business Rates Collection

The Council Tax collection rate at the end of quarter 1 (28.51%) is higher than the previous year (27.51%). The Business Rates collection rate at the end of quarter 1 (32.06%) is lower than at the end of quarter 1 in the previous year (33.01%). The movement in collection rates compared to previous years is due to timing and profiling of payments and does not reflect any underlying collection issues.

The number of working age Council Tax Support claimants at the end of quarter 1 was 4,736 which is 750 more than at the end of quarter 1 in 2023/24 (3,986). The number of pensioner Council Tax Support claimants was 2,818 at the end of quarter 1 2024/25, compared to 2,867 for the same period last year.

### 3.5 Miscellaneous Debt Update

The table below shows the debtor analysis as at 30<sup>th</sup> June 2024.

Service	Debtor Aged Days						Total Debt
	Current	<90	91 to 180	181 to 365	>365	Future	
	£000s	£000s	£000s	£000s	£000s	£000s	
3C Shared Services	2	3	14	7	147	0	173
Business Improvement District		1	1	8	4		14
Commercial Rent	97	279	20	54	235	3	688
Community	19	2		1	10		32
Community Infrastructure Levy	294	7			148	3,245	3,694
Corporate		24					24
Environmental				1	3		4
Finance	9	9	1	1	21		41
Hinchingbrooke Country Park	4	2	2	1	1		10
Housing	1	17	18	34	334		404
Housing Benefit Overpayment					22		22
Licensing	8	3	1	4	9		25
Markets	1			1			2
Mobile Home Park	2	3				63	68
Moorings	2	7				2	11
One Leisure	15	56	8	1	6	85	171
Operations	108	27	2	2	23	1	163
Paxton Pits					20		20
Planning	11						11
Section 106		11					11
Trade Waste	1	4				84	89
Prepayments	(291)						(291)
<b>Total</b>	<b>283</b>	<b>455</b>	<b>67</b>	<b>115</b>	<b>983</b>	<b>3,483</b>	<b>5,386</b>



4.0 Update on the Commercial Investment Strategy and Investment Properties

4.1 The Commercial Investment Strategy (CIS) was approved by Cabinet in September 2015 and the CIS Business Plan in December 2015. The implementation of the CIS is seen as a key means by which the Council can generate income to assist it in meeting the forecast gap in the revenue budget. The CIS supplements the income from the legacy estate of investment properties, held for the purpose of generating revenue income.

4.2 For quarter 1 2024/25, the budget and forecast expenditure and income for the CIS and investment properties are:

<b>CIS Investments</b>	<b>Budget £000</b>	<b>Forecast Outturn £000</b>	<b>Variance £000</b>
<b>Cash Investments</b>			
CCLA Property Fund	(162)	(180)	(18)
<b>Total Cash Investments</b>	<b>(162)</b>	<b>(180)</b>	<b>(18)</b>
Property Rental Income	(4,754)	(4,893)	(139)
Loan Interest	581	581	0
<b>Total Property Investments</b>	<b>(4,173)</b>	<b>(4,312)</b>	<b>(139)</b>
<b>TOTAL</b>	<b>(4,335)</b>	<b>(4,492)</b>	<b>(157)</b>
<b>CIS Borrowing (Maturity Loans from PWLB)</b>			
<b>Property</b>	<b>Maturity Date</b>	<b>Amount</b>	<b>% (Fixed)</b>
Wakefield	26/06/2039	£11,963,000	2.18
Fareham	02/10/2037	£5,000,000	2.78
Rowley Centre	11/03/2039	£7,292,000	2.49

### 4.3 Commercial Properties - Market Update and Activity

Market activity in the first quarter of 2024/25 remained limited with investors continuing to remain cautious. The run up to the July General Election caused market uncertainty despite indications that inflation was returning to more controlled levels and a future fall in interest rates was looking increasingly likely.

Offers received for vacant space remain demanding in terms of the levels of incentives required, particularly for larger units where tenants tend to be commercially astute and well advised. Some tenants of smaller units have exited their leases when their fixed terms ended but our assessment is that the level of change is more due to circumstance and timing rather than a significant recent change in market conditions. We continue to receive interest in smaller space and a number of new lettings have been concluded and are in progress.

There has been some activity in the CIS portfolio, the majority of which is positive, although currently vacancies remain at a similar level to previously.

At Little End Road, St Neots, the letting of Unit 23a remains in progress, but has not yet been concluded. Also a rent review on Unit 21b has now been completed, but Unit 21a remains vacant. Action is being taken to more clearly allocate additional parking to the unit which we hope will improve re-letting prospects.

The refurbishment of the two vacant Fareham office properties is complete and the certificate of practical completion has been issued. The lease for the ground floor suite of Office 1500 is being drafted, but disappointingly no further offers for space have been received. Despite the offices now being of a high standard with greatly improved energy efficiency ratings. There remains a notable amount of other vacant space on this business park which is creating something of a 'tenant's market' and increasing the level of incentives that potential tenants demand.

2 Stonehill, Huntingdon remains vacant. Additional security measures have been put in place, and repairs are underway including repairs to the roof.

The two vacant restaurant units, and another unit at Rowley Arts Centre are now under offer.

At Freeway Drive Castleford the index linked rent review has been completed.

Lease renewals are progressing at Shawlands Retail Park Sudbury. Carpetright have undertaken a financial restructure and intend to close their Sudbury Unit, but this had been anticipated, and an offer at an acceptable level has been accepted from another tenant.

The table below shows the activity in relation to leases, rents and vacant properties in the previous quarters and a forecast for the next quarter.

<b>Property Statistics</b>	<b>2023/24 Quarter 3 Actual</b>	<b>2023/24 Quarter 4 Actual</b>	<b>2024/25 Quarter 1 Actual</b>	<b>2024/25 Quarter 2 Forecast</b>
Number of lettable units held by HDC	186	186	190 <sup>1</sup>	190
No. let on typical commercial leases	128	127 <sup>2</sup>	126 <sup>2</sup>	126
No. let on long leases	24	24	24	24
No. let on non commercial leases	17	18 <sup>2</sup>	18 <sup>2</sup>	18
No. vacant	15	15	20	20
Vacant properties by town;				
• Huntingdon	7	6	6	7
• St Neots	6	6	6	6
• St Ives	0	0	2	2
• Fareham	2	2	6 <sup>1</sup>	5
<b>Property Activity</b>	<b>Quarter 3 Actual</b>	<b>Quarter 4 Actual</b>	<b>Quarter 1 Forecast</b>	<b>Quarter 2 Forecast</b>
Number of leases renewed	2	1	3	4
Number of rents reviewed	0	1	1	0
Number of new lettings	1	1	3	8
Number of units under offer	1	0	8	0
Number of leases ended	0	0	2	2
<b>Financial changes</b>	<b>Quarter 3 Actual</b>	<b>Quarter 4 Actual</b>	<b>Quarter 1 Forecast</b>	<b>Quarter 2 Forecast</b>
Increases/(decrease) in annual rents receivable due to lease renewals*	(£270,950)	£4,000	£8,000	0
Increases/(decrease) in annual rents receivable due to rent reviews	£0	£23,000	£177,509	0
Increase in annual rents receivable due to new leases	£4000	£6250	£19,300	£189,429
Decrease in annual rents receivable due to vacations & insolvencies	£0	£47,500	£12,100	£65,520 <sup>3</sup>

NB: Some reviews and renewals may be backdated so effective from previous quarters.

Where stepped rents are agreed the figures quoted relate to the average rent.

Figures above ignore letting incentives

<sup>1</sup> Fareham is now recorded as 6 lettable office suites instead of 2 buildings.

<sup>2</sup> CAB's occupation of Eastfield House has moved from commercial to non commercial terms and will remain non commercial when they relocate to Pathfinder House.

<sup>3</sup> Carpentryright, Sudbury have announced a financial restructure and closure of our store however we already have alternative interest in the unit.

## 5 COMMENTS OF OVERVIEW & SCRUTINY

The comments from the Overview and Scrutiny Panel will be forwarded to Cabinet prior to its consideration of this report.

## **6. RECOMMENDATIONS**

- Cabinet is invited to consider and comment on the revenue financial performance for the financial year 2024/25 quarter 1, as detailed in Appendix 1 and summarised in paragraph 3.2.
- Cabinet is invited to consider and comment on the capital financial performance for 2024/25 quarter 1, as detailed in Appendix 2 and summarised in paragraph 3.3.
- Cabinet is invited to consider and comment on the prudential and treasury management indicators for 2024/25 quarter 1, as detailed in Appendix 3.

## **7. LIST OF APPENDICES INCLUDED**


Appendix 1 – Financial Performance for revenue quarter 1 2024/25.

Appendix 2 – Financial Performance for capital quarter 1 2024/25.

Appendix 3 – Treasury and Prudential Indicators quarter 1 2024/25.

## **CONTACT OFFICER**

Sharon Russell-Surtees, Chief Finance Officer

 01480 388524

## Appendix 1

## 2024/25 Q1 Forecast - Revenue

## Head of Service Summary

Head of Service	Year to Date			Full Year						Comments
	Actual £000	Current Budget £000	Over/ (Under) Spend £000	Forecast £000	Original Budget £000	Budget c/fwd £000	Current Budget £000	Contribution To /(From) Reserves £000	Over/ (Under) Spend £000	
<b>Corporate Resources</b>										
Income	(2,995)	(1,776)	(1,219)	(9,464)	(7,111)	-	(7,111)	124	(2,229)	<b>Income;</b> Additional interest receipts due to higher for longer interest rates. Increased Land Charges income from higher volumes. Claim for general election costs.
Expenses	3,374	2,936	438	16,741	15,618	12	15,630	(89)	1,022	<b>Expenditure;</b> Increased NI costs, additional financial system costs due to enhancements, increased Risk Management and HR staff (Workforce Strategy) costs. Increased rental costs at Phoenix Court. Also general election operational costs. Underspend on Pathfinder House and Eastfield House utilities
<b>Net</b>	<b>379</b>	<b>1,160</b>	<b>(781)</b>	<b>7,277</b>	<b>8,507</b>	<b>12</b>	<b>8,519</b>	<b>35</b>	<b>(1,207)</b>	
<b>Chief Operating Officer</b>										
Income	(7,209)	(6,566)	(643)	(27,405)	(25,785)	-	(25,785)	9	(1,611)	<b>Income;</b> Pest control income lower. Housing Benefit extra government grant for IT. Shortfall in subsidy for temporary accomodation.
Expenses	8,305	7,761	544	34,003	31,654	134	31,788	(188)	2,027	<b>Expenditure;</b> Lower contribution to Building Control, Mobile Home Park utilities and management fees underspent. Salary saving from Licencing manager post being covered within a shared service. Increased focus and expenditure on business continuity. Housing Benefits increased agency staff costs offset by vacant posts savings. IT costs mainly covered by government grant. Environmental Health saving due to budget carry forward.
<b>Net</b>	<b>1,096</b>	<b>1,195</b>	<b>(99)</b>	<b>6,598</b>	<b>5,869</b>	<b>134</b>	<b>6,003</b>	<b>(179)</b>	<b>416</b>	
<b>Economic Development</b>										
Income	-	(2)	2	(7)	(7)	-	(7)	-	-	
Expenses	59	77	(18)	389	404	-	404	-	(15)	<b>Expenditure;</b> Salary savings from lower scale point appointments, a vacant post, and maternity cover.
<b>Net</b>	<b>59</b>	<b>75</b>	<b>(16)</b>	<b>382</b>	<b>397</b>	<b>-</b>	<b>397</b>	<b>-</b>	<b>(15)</b>	
<b>Housing Strategy</b>										
Income	(83)	(82)	(1)	(861)	(861)	-	(861)	-	-	
Expenses	245	243	2	1,093	1,074	-	1,074	-	19	<b>Expenditure;</b> Additional expenditure on contract for site disposals for affordable housing.
<b>Net</b>	<b>162</b>	<b>161</b>	<b>1</b>	<b>232</b>	<b>213</b>	<b>-</b>	<b>213</b>	<b>-</b>	<b>19</b>	
<b>Corporate Leadership</b>										
Income	-	-	-	-	-	-	-	-	-	
Expenses	241	193	48	2,009	711	45	756	(59)	1,194	<b>Expenditure;</b> A new Communtiy Health and Wealth Delivery Fund of £750k to implement Huntingdonshire Futures, a new customer experience post and projects £400k. Also increases in subscription and membership fees.
<b>Net</b>	<b>241</b>	<b>193</b>	<b>48</b>	<b>2,009</b>	<b>711</b>	<b>45</b>	<b>756</b>	<b>(59)</b>	<b>1,194</b>	
<b>Chief Planning Officer</b>										
Income	(1,155)	(1,011)	(144)	(2,444)	(2,337)	-	(2,337)	-	(107)	<b>Income;</b> Additional grant funding and Planning Performance Applications income.
Expenses	650	736	(86)	3,220	3,107	75	3,182	(44)	(6)	
<b>Net</b>	<b>(505)</b>	<b>(275)</b>	<b>(230)</b>	<b>776</b>	<b>770</b>	<b>75</b>	<b>845</b>	<b>(44)</b>	<b>(113)</b>	



Head of Service	Year to Date			Full Year						Comments
	Actual £000	Current Budget £000	Over/ (Under) Spend £000	Forecast £000	Original Budget £000	Budget c/fwd £000	Current Budget £000	Contribution To /(From) Reserves £000	Over/ (Under) Spend £000	
<b>Strategic Insight and Delivery</b>										
Income	(808)	(864)	56	(3,431)	(3,791)	-	(3,791)	(1)	359	<b>Income;</b> Market fees reduced, Car Park income has not recovered to pre-covid levels, penalty charge income has been impacted by delay to CPE due to lack of parliamentary time. Open Spaces rent income reduced. Increased income from Hinchingbrooke Country Park Café.
Expenses	1,157	1,231	(74)	4,538	4,434	1	4,435	(191)	(88)	<b>Expenditure;</b> Unanticipated cleaning and utilities costs at pavilions. Savings from Countryside vacant posts.
<b>Net</b>	<b>349</b>	<b>367</b>	<b>(18)</b>	<b>1,107</b>	<b>643</b>	<b>1</b>	<b>644</b>	<b>(192)</b>	<b>271</b>	
<b>Operations</b>										
Income	(3,212)	(2,032)	(1,180)	(4,834)	(3,622)	-	(3,622)	(84)	(1,296)	<b>Income;</b> CCTV SLA charges increased, and additional income from CCTV projects. Additional Street Cleaning works for Cambridgeshire County Council. Green bin collection service income has exceeded income expectations. Grounds maintenance works for Places for People has ended.
Expenses	2,348	2,268	80	9,624	9,225	5	9,230	-	394	<b>Expenditure;</b> 4 vacant posts in CCTV, extra expenditure on CCTV projects. Overspend on Warescourses due to backlog of works, although savings on Sewer drains/ditches. Increased agency costs for Waste, offset by staff savings.
<b>Net</b>	<b>(864)</b>	<b>236</b>	<b>(1,100)</b>	<b>4,790</b>	<b>5,603</b>	<b>5</b>	<b>5,608</b>	<b>(84)</b>	<b>(902)</b>	
<b>Leisure and Health</b>										
Income	(1,726)	(1,604)	(122)	(7,496)	(6,966)	-	(6,966)	-	(530)	<b>Income;</b> increased membership fees. Increased Active Lifestyle funding.
Expenses	2,292	2,253	39	7,763	7,312	-	7,312	-	451	<b>Expenditure;</b> Increased maintenance costs, licence fees and redundancy costs. Offset by saving on electricity and gas. Active Lifestyles class costs increased to an increased number of classes funded from extra grant.
<b>Net</b>	<b>566</b>	<b>649</b>	<b>(83)</b>	<b>267</b>	<b>346</b>	<b>-</b>	<b>346</b>	<b>-</b>	<b>(79)</b>	
<b>ICT</b>										
Income	(1,332)	(1,464)	132	(5,729)	(5,858)	-	(5,858)	-	129	
Expenses	2,477	2,201	276	8,714	8,803	34	8,837	(34)	(157)	<b>Expenditure;</b> Salary savings due to vacancies in the Digital Team while recruitment took place, and a Cybersecurity vacancy will the post was being approved to be filled.
<b>Net</b>	<b>1,145</b>	<b>737</b>	<b>408</b>	<b>2,985</b>	<b>2,945</b>	<b>34</b>	<b>2,979</b>	<b>(34)</b>	<b>(28)</b>	
<b>Total</b>	<b>2,628</b>	<b>4,498</b>	<b>(1,870)</b>	<b>26,423</b>	<b>26,004</b>	<b>306</b>	<b>26,310</b>	<b>(557)</b>	<b>(444)</b>	

## 2024/25 Q1 Forecast - Revenue

## Head of Service Detail

Head of Service	Service Grouping	Year To Date			Full Year					Commentary On Underspend/Overspend	
		Actuals £000	Current Budget £000	Over/ (Under) Spend £000	Forecast £000	Original Budget £000	Budget Carry Forwards/ Virements £000	Current Budget £000	Contribution To/(From) Reserves £000		Over/ (Under) Spend £000
Corporate Resources	<b>Head of Resources</b>										
	Expenses	41	29	12	119	116	-	116	-	3	
	<b>Net Impact</b>	<b>41</b>	<b>29</b>	<b>12</b>	<b>119</b>	<b>116</b>	<b>-</b>	<b>116</b>	<b>-</b>	<b>3</b>	
	<b>Corporate Finance</b>										
	Income	(872)	(408)	(464)	(3,347)	(1,633)	-	(1,633)	(20)	(1,734)	Higher interest rates have resulted in increased income from short term investments. Increased costs due to correction of NI calculation.
	Expenses	1,073	1,060	13	8,239	7,868	-	7,868	-	371	
	<b>Net Impact</b>	<b>201</b>	<b>652</b>	<b>(451)</b>	<b>4,892</b>	<b>6,235</b>	<b>-</b>	<b>6,235</b>	<b>(20)</b>	<b>(1,363)</b>	
	<b>Finance</b>										
	Expenses	208	208	-	857	834	-	834	-	23	Increased TechOne costs, relating to enhancement in modules used, plus asset valuation costs.
	<b>Net Impact</b>	<b>208</b>	<b>208</b>	<b>-</b>	<b>857</b>	<b>834</b>	<b>-</b>	<b>834</b>	<b>-</b>	<b>23</b>	
	<b>Risk Management</b>										
	Expenses	70	45	25	218	181	12	193	-	25	Increased staffing costs.
	<b>Net Impact</b>	<b>70</b>	<b>45</b>	<b>25</b>	<b>218</b>	<b>181</b>	<b>12</b>	<b>193</b>	<b>-</b>	<b>25</b>	
	<b>Legal</b>										
	Expenses	1	1	-	278	281	-	281	-	(3)	
	<b>Net Impact</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>278</b>	<b>281</b>	<b>-</b>	<b>281</b>	<b>-</b>	<b>(3)</b>	
	<b>Energy &amp; Sustainability Management</b>										
	Expenses	11	11	-	47	44	-	44	-	3	
	<b>Net Impact</b>	<b>11</b>	<b>11</b>	<b>-</b>	<b>47</b>	<b>44</b>	<b>-</b>	<b>44</b>	<b>-</b>	<b>3</b>	
	<b>Public Conveniences</b>										
Expenses	-	-	-	1	-	-	-	-	1		
<b>Net Impact</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>		
<b>Facilities Management</b>											
Income	(160)	(131)	(29)	(514)	(525)	-	(525)	-	11	Underspend expected from savings on utilities primarily at PFH and EFH (£273K), this will be marginally offset due to decoration and carpets and both PFH and EFH.	
Expenses	454	456	(2)	1,538	1,822	-	1,822	-	(284)		
<b>Net Impact</b>	<b>294</b>	<b>325</b>	<b>(31)</b>	<b>1,024</b>	<b>1,297</b>	<b>-</b>	<b>1,297</b>	<b>-</b>	<b>(273)</b>		
<b>Democratic &amp; Elections</b>											
Income	(661)	(49)	(612)	(710)	(198)	-	(198)	-	(512)	Reduced resourcing in democratic services with maternity leave cover and additional income from land charges due to increased volumes, offset by increased costs of member training. Also general election costs and income claimed back	
Expenses	607	292	315	1,662	1,170	-	1,170	-	492		
<b>Net Impact</b>	<b>(54)</b>	<b>243</b>	<b>(297)</b>	<b>952</b>	<b>972</b>	<b>-</b>	<b>972</b>	<b>-</b>	<b>(20)</b>		

Head of Service	Service Grouping	Year To Date			Full Year					Commentary On Underspend/Overspend	
		Actuals £000	Current Budget £000	Over/ (Under) Spend £000	Forecast £000	Original Budget £000	Budget Carry Forwards/ Virements £000	Current Budget £000	Contribution To/(From) Reserves £000		Over/ (Under) Spend £000
Corporate Resources	<b>Human Resources</b>										<p>2 fully funded roles for the workforce strategy have been created with one member of staff seconded into one of those roles. That existing role is to be backfilled at 1 FTE. Agency staff has been used to cover peak absence. Planned maternity costs at the end of the year has lead to an overspend with HR. Planned increase in training forecast.</p> <p>Negotiations ongoing regarding the Phoenix Court rent review. The expectation is that the rent will increase for this financial year and that backrent will need to be paid. A percentage of the CIS income will be transferred to the CIS Landlord Reserve</p>
	Expenses	240	224	16	1,018	859	-	859	(89)	70	
	<b>Net Impact</b>	<b>240</b>	<b>224</b>	<b>16</b>	<b>1,018</b>	<b>859</b>	<b>-</b>	<b>859</b>	<b>(89)</b>	<b>70</b>	
	<b>Risks &amp; Control</b>										
	Expenses	196	213	(17)	851	854	-	854	-	(3)	
	<b>Net Impact</b>	<b>196</b>	<b>213</b>	<b>(17)</b>	<b>851</b>	<b>854</b>	<b>-</b>	<b>854</b>	<b>-</b>	<b>(3)</b>	
	<b>Commercial Estates</b>										
	Income	(1,302)	(1,188)	(114)	(4,893)	(4,755)	-	(4,755)	144	6	
	Expenses	473	397	76	1,913	1,589	-	1,589	-	324	
	<b>Net Impact</b>	<b>(829)</b>	<b>(791)</b>	<b>(38)</b>	<b>(2,980)</b>	<b>(3,166)</b>	<b>-</b>	<b>(3,166)</b>	<b>144</b>	<b>330</b>	
<b>HoS Total</b>	<b>379</b>	<b>1,160</b>	<b>(781)</b>	<b>7,277</b>	<b>8,507</b>	<b>12</b>	<b>8,519</b>	<b>35</b>	<b>(1,207)</b>		

Head of Service	Service Grouping	Year To Date			Full Year						Commentary On Underspend/Overspend
		Actuals £000	Current Budget £000	Over/ (Under) Spend £000	Forecast £000	Original Budget £000	Budget Carry Forwards/ Virements £000	Current Budget £000	Contribution To/(From) Reserves £000	Over/ (Under) Spend £000	
Chief Operating Officer	<b>Building Control</b>										
	Income	4	-	4	4	-	-	-	-	4	
	Expenses	-	-	-	175	250	-	250	-	(75)	
	<b>Net Impact</b>	<b>4</b>	<b>-</b>	<b>4</b>	<b>179</b>	<b>250</b>	<b>-</b>	<b>250</b>	<b>-</b>	<b>(71)</b>	
	<b>Community Resilience</b>										
	Income	(52)	(51)	(1)	(206)	(203)	-	(203)	9	6	
	Expenses	102	134	(32)	514	536	-	536	-	(22)	
	<b>Net Impact</b>	<b>50</b>	<b>83</b>	<b>(33)</b>	<b>308</b>	<b>333</b>	<b>-</b>	<b>333</b>	<b>9</b>	<b>(16)</b>	
	<b>Communities</b>										
	Income	(8)	-	(8)	(41)	(82)	-	(82)	-	41	
	Expenses	210	129	81	847	465	43	508	(188)	151	
	<b>Net Impact</b>	<b>202</b>	<b>129</b>	<b>73</b>	<b>806</b>	<b>383</b>	<b>43</b>	<b>426</b>	<b>(188)</b>	<b>192</b>	
	<b>Environmental Health Services</b>										
	Income	(22)	(15)	(7)	(65)	(61)	-	(61)	-	(4)	
	Expenses	181	203	(22)	814	819	56	875	-	(61)	
	<b>Net Impact</b>	<b>159</b>	<b>188</b>	<b>(29)</b>	<b>749</b>	<b>758</b>	<b>56</b>	<b>814</b>	<b>-</b>	<b>(65)</b>	
	<b>Environmental Health Administration</b>										
	Expenses	11	12	(1)	47	47	-	47	-	-	
	<b>Net Impact</b>	<b>11</b>	<b>12</b>	<b>(1)</b>	<b>47</b>	<b>47</b>	<b>-</b>	<b>47</b>	<b>-</b>	<b>-</b>	
	<b>Licencing</b>										
Income	(130)	(130)	-	(361)	(384)	-	(384)	-	23		
Expenses	51	78	(27)	277	313	-	313	-	(36)		
<b>Net Impact</b>	<b>(79)</b>	<b>(52)</b>	<b>(27)</b>	<b>(84)</b>	<b>(71)</b>	<b>-</b>	<b>(71)</b>	<b>-</b>	<b>(13)</b>		
<b>Council Tax Support</b>											
Income	-	-	-	(114)	(114)	-	(114)	-	-		
<b>Net Impact</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(114)</b>	<b>(114)</b>	<b>-</b>	<b>(114)</b>	<b>-</b>	<b>-</b>		

Contribution to 3CBC is lower due to forecast external income higher than budgeted which means it funds a higher proportion of our costs

Pest control is seeing a reduction in income due to seasonal issues. Mobile Home Park continues to have an underspend on the electricity linked to the inflated budget allocation to offset the national utilities inflation. Management cost of the Mobile Home Park will continue to see an underspend as we continue the hand over process from Places For People back to HDC .

Investment in improving business continuity measures.

Variance due to carry forward of budget from 2023/24 to undertake outstanding work from 2023/24.

Underspend within staff due to the licensing manager role being partly covered with a shared service

Head of Service	Service Grouping	Year To Date			Full Year						Commentary On Underspend/Overspend
		Actuals £000	Current Budget £000	Over/ (Under) Spend £000	Forecast £000	Original Budget £000	Budget Carry Forwards/ Virements £000	Current Budget £000	Contribution To/(From) Reserves £000	Over/ (Under) Spend £000	
Chief Operating Officer	<b>Local Tax Collection</b>										
	Income	-	-	-	(229)	(230)	-	(230)	-	1	
	Expenses	2	-	2	2	-	-	-	-	2	
	<b>Net Impact</b>	<b>2</b>	<b>-</b>	<b>2</b>	<b>(227)</b>	<b>(230)</b>	<b>-</b>	<b>(230)</b>	<b>-</b>	<b>3</b>	
	<b>Housing Benefits</b>										
	Income	(6,239)	(5,913)	(326)	(24,932)	(23,651)	-	(23,651)	-	(1,281)	
	Expenses	6,892	6,456	436	27,494	25,825	-	25,825	-	1,669	
	<b>Net Impact</b>	<b>653</b>	<b>543</b>	<b>110</b>	<b>2,562</b>	<b>2,174</b>	<b>-</b>	<b>2,174</b>	<b>-</b>	<b>388</b>	
	<b>Housing Needs</b>										
	Income	(762)	(457)	(305)	(1,461)	(1,060)	-	(1,060)	-	(401)	
	Expenses	529	429	100	2,511	2,120	-	2,120	-	391	
	<b>Net Impact</b>	<b>(233)</b>	<b>(28)</b>	<b>(205)</b>	<b>1,050</b>	<b>1,060</b>	<b>-</b>	<b>1,060</b>	<b>-</b>	<b>(10)</b>	
	<b>Customer Services</b>										
	Expenses	248	249	(1)	1,030	994	35	1,029	-	1	
	<b>Net Impact</b>	<b>248</b>	<b>249</b>	<b>(1)</b>	<b>1,030</b>	<b>994</b>	<b>35</b>	<b>1,029</b>	<b>-</b>	<b>1</b>	
	<b>Document Centre</b>										
	Expenses	51	44	7	181	176	-	176	-	5	
<b>Net Impact</b>	<b>51</b>	<b>44</b>	<b>7</b>	<b>181</b>	<b>176</b>	<b>-</b>	<b>176</b>	<b>-</b>	<b>5</b>		
<b>Chief Operating Officer</b>											
Expenses	28	27	1	111	109	-	109	-	2		
<b>Net Impact</b>	<b>28</b>	<b>27</b>	<b>1</b>	<b>111</b>	<b>109</b>	<b>-</b>	<b>109</b>	<b>-</b>	<b>2</b>		
<b>HoS Total</b>	<b>1,096</b>	<b>1,195</b>	<b>(99)</b>	<b>6,598</b>	<b>5,869</b>	<b>134</b>	<b>6,003</b>	<b>(179)</b>	<b>416</b>		

Temporary agency costs offset against vacancies in other roles due to staff movement, IT costs largely covered by Government grants. Ongoing subsidy shortfall on temporary accommodation.



Head of Service	Service Grouping	Year To Date			Full Year						Commentary On Underspend/Overspend
		Actuals £000	Current Budget £000	Over/ (Under) Spend £000	Forecast £000	Original Budget £000	Budget Carry Forwards/ Virements £000	Current Budget £000	Contribution To/(From) Reserves £000	Over/ (Under) Spend £000	
Economic Development	<b>Economic Development</b>										
	Income	-	(2)	2	(7)	(7)	-	(7)	-	-	
	Expenses	59	77	(18)	389	404	-	404	-	(15)	
	<b>Net Impact</b>	<b>59</b>	<b>75</b>	<b>(16)</b>	<b>382</b>	<b>397</b>	<b>-</b>	<b>397</b>	<b>-</b>	<b>(15)</b>	
	<b>HoS Total</b>	<b>59</b>	<b>75</b>	<b>(16)</b>	<b>382</b>	<b>397</b>	<b>-</b>	<b>397</b>	<b>-</b>	<b>(15)</b>	
Housing Strategy	<b>Housing Strategy</b>										
	Expenses	49	51	(2)	225	205	-	205	-	20	
	<b>Net Impact</b>	<b>49</b>	<b>51</b>	<b>(2)</b>	<b>225</b>	<b>205</b>	<b>-</b>	<b>205</b>	<b>-</b>	<b>20</b>	
	<b>Market Towns</b>										
	Income	(83)	(82)	(1)	(861)	(861)	-	(861)	-	-	
	Expenses	196	192	4	868	869	-	869	-	(1)	
	<b>Net Impact</b>	<b>113</b>	<b>110</b>	<b>3</b>	<b>7</b>	<b>8</b>	<b>-</b>	<b>8</b>	<b>-</b>	<b>(1)</b>	
<b>HoS Total</b>	<b>162</b>	<b>161</b>	<b>1</b>	<b>232</b>	<b>213</b>	<b>-</b>	<b>213</b>	<b>-</b>	<b>19</b>		
Corporate Leadership	<b>Community Health And Wealth Delivery Fund</b>										
	Expenses	-	-	-	750	-	-	-	-	750	
	<b>Net Impact</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>750</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>750</b>	
	<b>Directors</b>										
	Expenses	191	148	43	609	530	45	575	-	34	
	<b>Net Impact</b>	<b>191</b>	<b>148</b>	<b>43</b>	<b>609</b>	<b>530</b>	<b>45</b>	<b>575</b>	<b>-</b>	<b>34</b>	
	<b>Executive Support &amp; Business Planning</b>										
	Expenses	50	45	5	250	181	-	181	(59)	10	
	<b>Net Impact</b>	<b>50</b>	<b>45</b>	<b>5</b>	<b>250</b>	<b>181</b>	<b>-</b>	<b>181</b>	<b>(59)</b>	<b>10</b>	
	<b>Customer Change</b>										
	Expenses	-	-	-	400	-	-	-	-	400	
	<b>Net Impact</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>400</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>400</b>	
	<b>HoS Total</b>	<b>241</b>	<b>193</b>	<b>48</b>	<b>2,009</b>	<b>711</b>	<b>45</b>	<b>756</b>	<b>(59)</b>	<b>1,194</b>	

New Business Development Officer role was forecast at highest spinal point within grade. This did not pull through into the forecast pack from last year and accounts for £12,284. In addition Economic Development Officer role left mid month with less salary paid; Maternity Cover started mid month with less salary paid.

Revised contract site disposal for affordable housing no budget.

A new Community Health and Wealth Delivery Fund set up to support the creation and implementation of Huntingdonshire Futures.

Unavoidable pressure on subscription and membership fees. Unexpected recruitment costs not budgeted. Agency staff cost are being reviewed.

Creation of new post and funding provided for schemes to improve the customer experience.

Head of Service	Service Grouping	Year To Date			Full Year						Commentary On Underspend/Overspend
		Actuals £000	Current Budget £000	Over/ (Under) Spend £000	Forecast £000	Original Budget £000	Budget Carry Forwards/ Virements £000	Current Budget £000	Contribution To/(From) Reserves £000	Over/ (Under) Spend £000	
Chief Planning Officer	<b>Planning Policy</b>										Funding for Biodiversity Net Gain committed but not yet spent, and extra Planning Performance Agreements.
	Income	(64)	(37)	(27)	(513)	(439)	-	(439)	-	(74)	
	Expenses	257	282	(25)	1,376	1,333	75	1,408	-	(32)	
	<b>Net Impact</b>	<b>193</b>	<b>245</b>	<b>(52)</b>	<b>863</b>	<b>894</b>	<b>75</b>	<b>969</b>	-	<b>(106)</b>	
	<b>Development Management</b>										
	Income	(1,091)	(974)	(117)	(1,931)	(1,898)	-	(1,898)	-	(33)	
	Expenses	393	454	(61)	1,844	1,774	-	1,774	(44)	26	
	<b>Net Impact</b>	<b>(698)</b>	<b>(520)</b>	<b>(178)</b>	<b>(87)</b>	<b>(124)</b>	-	<b>(124)</b>	<b>(44)</b>	<b>(7)</b>	
<b>HoS Total</b>	<b>(505)</b>	<b>(275)</b>	<b>(230)</b>	<b>776</b>	<b>770</b>	<b>75</b>	<b>845</b>	<b>(44)</b>	<b>(113)</b>		

Head of Service	Service Grouping	Year To Date			Full Year						Commentary On Underspend/Overspend
		Actuals £000	Current Budget £000	Over/ (Under) Spend £000	Forecast £000	Original Budget £000	Budget Carry Forwards/ Virements £000	Current Budget £000	Contribution To/(From) Reserves £000	Over/ (Under) Spend £000	
Strategic Insight & Delivery	<b>Markets</b>										
	Income	(25)	(41)	16	(93)	(163)	-	(163)	-	70	Forecast income in line with current occupancy. Service is currently undertaking a review of fees and charges through other local authority benchmarking to see if headroom to increase is available.  Pay and Display income has not continued to recover to pre-covid levels. Penalty Charge income has been impacted by the lack of availability of Parliamentary time to progress CPE until 2025.  Unanticipated in year increases to cleaning and utilities costs, and a fall in commercial income from use of sites.  2 vacant posts expected to be filled during the second half of the calendar year. Sales from the café is expected to be strong throughout the year, increasing the income from HCP.
	Expenses	50	49	1	186	200	-	200	-	(14)	
	<b>Net Impact</b>	<b>25</b>	<b>8</b>	<b>17</b>	<b>93</b>	<b>37</b>	<b>-</b>	<b>37</b>	<b>-</b>	<b>56</b>	
	<b>Car Parks - Off Street</b>										
	Income	(622)	(720)	98	(2,484)	(2,866)	-	(2,866)	-	382	
	Expenses	436	504	(68)	1,509	1,637	-	1,637	(79)	(207)	
	<b>Net Impact</b>	<b>(186)</b>	<b>(216)</b>	<b>30</b>	<b>(975)</b>	<b>(1,229)</b>	<b>-</b>	<b>(1,229)</b>	<b>(79)</b>	<b>175</b>	
	<b>Transformation</b>										
	Income	-	-	-	(170)	(170)	-	(170)	-	-	
	Expenses	97	95	2	352	355	-	355	-	(3)	
	<b>Net Impact</b>	<b>97</b>	<b>95</b>	<b>2</b>	<b>182</b>	<b>185</b>	<b>-</b>	<b>185</b>	<b>-</b>	<b>(3)</b>	
	<b>Car Park - On Street</b>										
	Income	(1)	-	(1)	(1)	-	-	-	-	(1)	
	Expenses	-	-	-	2	-	-	-	-	2	
	<b>Net Impact</b>	<b>(1)</b>	<b>-</b>	<b>(1)</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	
	<b>Projects and Programmes</b>										
	Expenses	54	51	3	175	62	-	62	(105)	8	
	<b>Net Impact</b>	<b>54</b>	<b>51</b>	<b>3</b>	<b>175</b>	<b>62</b>	<b>-</b>	<b>62</b>	<b>(105)</b>	<b>8</b>	
	<b>Parks and Open Spaces</b>										
	Income	(13)	(11)	(2)	(266)	(220)	-	(220)	-	(46)	
Expenses	226	209	17	935	829	-	829	(7)	99		
<b>Net Impact</b>	<b>213</b>	<b>198</b>	<b>15</b>	<b>669</b>	<b>609</b>	<b>-</b>	<b>609</b>	<b>(7)</b>	<b>53</b>		
<b>Countryside</b>											
Income	(111)	(81)	(30)	(336)	(327)	-	(327)	(1)	(10)		
Expenses	209	217	(8)	855	869	-	869	-	(14)		
<b>Net Impact</b>	<b>98</b>	<b>136</b>	<b>(38)</b>	<b>519</b>	<b>542</b>	<b>-</b>	<b>542</b>	<b>(1)</b>	<b>(24)</b>		
<b>Strategic Insight &amp; Delivery</b>											
Income	(30)	-	(30)	(30)	-	-	-	-	(30)		
Expenses	55	73	(18)	376	348	-	348	-	28		
<b>Net Impact</b>	<b>25</b>	<b>73</b>	<b>(48)</b>	<b>346</b>	<b>348</b>	<b>-</b>	<b>348</b>	<b>-</b>	<b>(2)</b>		

Head of Service	Service Grouping	Year To Date			Full Year						Commentary On Underspend/Overspend
		Actuals £000	Current Budget £000	Over/ (Under) Spend £000	Forecast £000	Original Budget £000	Budget Carry Forwards/ Virements £000	Current Budget £000	Contribution To/(From) Reserves £000	Over/ (Under) Spend £000	
	<b>Sports Development</b>										
	Income	(6)	(11)	5	(51)	(45)	-	(45)	-	(6)	
	Expenses	30	33	(3)	148	134	1	135	-	13	
	<b>Net Impact</b>	<b>24</b>	<b>22</b>	<b>2</b>	<b>97</b>	<b>89</b>	<b>1</b>	<b>90</b>	<b>-</b>	<b>7</b>	
	<b>HoS Total</b>	<b>349</b>	<b>367</b>	<b>(18)</b>	<b>1,107</b>	<b>643</b>	<b>1</b>	<b>644</b>	<b>(192)</b>	<b>271</b>	

Head of Service	Service Grouping	Year To Date			Full Year						Commentary On Underspend/Overspend
		Actuals £000	Current Budget £000	Over/ (Under) Spend £000	Forecast £000	Original Budget £000	Budget Carry Forwards/ Virements £000	Current Budget £000	Contribution To/(From) Reserves £000	Over/ (Under) Spend £000	
Operations	<b>CCTV</b>										
	Income	(119)	(120)	1	(119)	(116)	-	(116)	-	(3)	
	Expenses	(1)	-	(1)	-	-	-	-	-	-	
	<b>Net Impact</b>	<b>(120)</b>	<b>(120)</b>	<b>-</b>	<b>(119)</b>	<b>(116)</b>	<b>-</b>	<b>(116)</b>	<b>-</b>	<b>(3)</b>	
	<b>CCTV Shared Service</b>										
	Income	(103)	(27)	(76)	(531)	(366)	-	(366)	-	(165)	
	Expenses	176	184	(8)	782	737	-	737	-	45	
	<b>Net Impact</b>	<b>73</b>	<b>157</b>	<b>(84)</b>	<b>251</b>	<b>371</b>	<b>-</b>	<b>371</b>	<b>-</b>	<b>(120)</b>	
	<b>Head of Operations</b>										
	Expenses	15	38	(23)	150	151	40	191	-	(41)	
	<b>Net Impact</b>	<b>15</b>	<b>38</b>	<b>(23)</b>	<b>150</b>	<b>151</b>	<b>40</b>	<b>191</b>	<b>-</b>	<b>(41)</b>	
	<b>Green Spaces</b>										
	Income	(38)	(47)	9	(48)	(186)	-	(186)	(84)	54	
	Expenses	282	267	15	1,244	1,223	-	1,223	-	21	
	<b>Net Impact</b>	<b>244</b>	<b>220</b>	<b>24</b>	<b>1,196</b>	<b>1,037</b>	<b>-</b>	<b>1,037</b>	<b>(84)</b>	<b>75</b>	
	<b>Street Cleansing</b>										
	Income	(57)	(3)	(54)	(116)	(10)	-	(10)	-	(106)	
	Expenses	303	262	41	1,102	1,046	-	1,046	-	56	
	<b>Net Impact</b>	<b>246</b>	<b>259</b>	<b>(13)</b>	<b>986</b>	<b>1,036</b>	<b>-</b>	<b>1,036</b>	<b>-</b>	<b>(50)</b>	
	<b>Waste Management</b>										
Income	(526)	(359)	(167)	(1,585)	(1,439)	-	(1,439)	-	(146)		
Expenses	1,292	1,195	97	5,132	4,780	-	4,780	-	352		
<b>Net Impact</b>	<b>766</b>	<b>836</b>	<b>(70)</b>	<b>3,547</b>	<b>3,341</b>	<b>-</b>	<b>3,341</b>	<b>-</b>	<b>206</b>		
<b>Fleet Management</b>											
Income	-	(10)	10	(32)	(39)	-	(39)	-	7		
Expenses	75	88	(13)	342	352	-	352	-	(10)		
<b>Net Impact</b>	<b>75</b>	<b>78</b>	<b>(3)</b>	<b>310</b>	<b>313</b>	<b>-</b>	<b>313</b>	<b>-</b>	<b>(3)</b>		

Currently have 4 vacancies within the service which we are forecasting will be filled part way through the year. Increases in the SLA charges based on CPI increase. Keyholding scheme will run for the entire financial year with call out fees included. Expenditure increased due to project costs, this is recovered as increased income.

Underspend relates to the budget carry forward, will look to spend this within 24/25.

Watercourse overspend is due to lack of maintenance in the past which has meant that we have to complete works to reduce the risk of localised flooding. A growth bid will be submitted to increase the budget. Underspend on the sewer ditches/drains is due to only a few drains and ditches being HDC's legal responsibility. Currently going through the process of identifying what is and is not HDC's responsibility and will adjust the budget accordingly once that is completed. The grounds maintenance contract with Places for people was taken back in house at the start of the financial year and so we will not receive the income from that contract in 24/25.

Additional income from County council that was unexpected

Increased agency staff costs partially offset by vacant posts within the establishment



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		Actuals £000	Current Budget £000	Over/ (Under) Spend £000	Forecast £000	Original Budget £000	Budget Carry Forwards/ Virements £000	Current Budget £000	Contribution To/(From) Reserves £000	Over/ (Under) Spend £000	
	<b>Garden Waste Subscription Service</b>										
	Income	(2,369)	(1,466)	(903)	(2,403)	(1,466)	-	(1,466)	-	(937)	Green bin subscription service has seen a significant uptake in 24/25. A 30% uptake was budgeted but in actuality it has been over 50%.
	Expenses	206	234	(28)	872	936	(35)	901	-	(29)	
	<b>Net Impact</b>	<b>(2,163)</b>	<b>(1,232)</b>	<b>(931)</b>	<b>(1,531)</b>	<b>(530)</b>	<b>(35)</b>	<b>(565)</b>	-	<b>(966)</b>	
	<b>HoS Total</b>	<b>(864)</b>	<b>236</b>	<b>(1,100)</b>	<b>4,790</b>	<b>5,603</b>	<b>5</b>	<b>5,608</b>	<b>(84)</b>	<b>(902)</b>	

Head of Service	Service Grouping	Year To Date			Full Year						Commentary On Underspend/Overspend
		Actuals £000	Current Budget £000	Over/ (Under) Spend £000	Forecast £000	Original Budget £000	Budget Carry Forwards/ Virements £000	Current Budget £000	Contribution To/(From) Reserves £000	Over/ (Under) Spend £000	
Leisure & Health	<b>Leisure &amp; Health Facilities</b>										Memberships are increasing faster than expected and are now estimated to increase by £200K by year end on their own. Costs increasing in a number of areas such as increased licence fees and unforeseen maintenance costs . Most redundancy costs will be offset later in the year by expected savings on gas and electricity.
	Income	(1,642)	(1,532)	(110)	(7,057)	(6,678)	-	(6,678)	-	(379)	
	Expenses	2,183	2,147	36	7,287	6,940	-	6,940	-	347	
	<b>Net Impact</b>	<b>541</b>	<b>615</b>	<b>(74)</b>	<b>230</b>	<b>262</b>	<b>-</b>	<b>262</b>	<b>-</b>	<b>(32)</b>	
	<b>One Leisure Active Lifestyles</b>										increased grant funding and increased costs to delivery more classes due to the increased funds.
	Income	(84)	(72)	(12)	(439)	(288)	-	(288)	-	(151)	
	Expenses	109	106	3	476	372	-	372	-	104	
	<b>Net Impact</b>	<b>25</b>	<b>34</b>	<b>(9)</b>	<b>37</b>	<b>84</b>	<b>-</b>	<b>84</b>	<b>-</b>	<b>(47)</b>	
	<b>HoS Total</b>	<b>566</b>	<b>649</b>	<b>(83)</b>	<b>267</b>	<b>346</b>	<b>-</b>	<b>346</b>	<b>-</b>	<b>(79)</b>	
	3C ICT Shared Service	<b>ICT Shared Service</b>									
Income		(1,332)	(1,464)	132	(5,729)	(5,858)	-	(5,858)	-	129	
Expenses		2,477	2,201	276	8,714	8,803	34	8,837	(34)	(157)	
<b>Net Impact</b>		<b>1,145</b>	<b>737</b>	<b>408</b>	<b>2,985</b>	<b>2,945</b>	<b>34</b>	<b>2,979</b>	<b>(34)</b>	<b>(28)</b>	
<b>HoS Total</b>	<b>1,145</b>	<b>737</b>	<b>408</b>	<b>2,985</b>	<b>2,945</b>	<b>34</b>	<b>2,979</b>	<b>(34)</b>	<b>(28)</b>		
<b>Total</b>	<b>2,628</b>	<b>4,498</b>	<b>(1,870)</b>	<b>26,423</b>	<b>26,004</b>	<b>306</b>	<b>26,310</b>	<b>(557)</b>	<b>(444)</b>		

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		Actuals £000	Current Budget £000	Over/ (Under) Spend £000	Forecast £000	Original Budget £000	Budget Carry Forwards/ Virements £000	Current Budget £000	Contribution To/(From) Reserves £000	Over/ (Under) Spend £000	

2024/25 Q1 Forecast - Capital Programme

Head of Service	Project Name	Existing/New	Budget	Original	Year End	Net	Growth/	Current	Actual	Forecast	Over/(Under)	Comment on Variance
		Bids	Rephase	Budget	Rephase	Rephase	Virement	Budget	£000	£000	Spend	
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
Financial and Corporate Resources	Bridge Place Car Park	0	0	0	0	0	0	0	0	0	0	
	Loves Farm Community Centre	0	0	0	0	0	0	0	1	1	1	
	Loves Farm Lighting	0	0	0	0	0	0	0	0	0	0	
	Retro-Fit Buildings	0	0	0	0	0	0	0	0	0	0	
	Building Efficiency	0	0	0	0	0	0	0	0	0	0	
	Health and Safety Works on Commercial Properties	0	0	0	51	51	0	51	0	51	(1)	
	Energy Efficiency Works at Commercial Properties	0	0	0	62	62	0	62	0	62	0	
	Estates Roof Replacement	0	0	0	130	130	0	130	0	130	0	
	Re-Letting Enhancement Works	0	0	0	500	500	0	500	0	500	0	
	Re-Letting Incentives	0	0	0	150	150	0	150	0	150	0	
	Upgrade/Replacement of Public Toilets	0	0	0	10	10	0	10	5	13	3	
	Fareham Offices Capital Works	0	0	0	0	0	0	0	9	9	9	
	VAT Exempt Capital	50	0	50	21	21	0	71	0	71	0	
	Company Share Investment	0	100	100	100	0	0	100	0	100	0	
	Capita & Payment Portal Upgrade	0	0	0	11	11	0	11	0	11	(1)	
Huntingdon Bus Station - CCTV and Drainage	17	0	17	0	0	0	17	0	13	(4)		
T1 Fixed Asset Module and Invoice Scanning	23	0	23	0	0	0	23	0	23	0		
Salix Projects	24	0	24	0	0	0	24	120	138	114	PFH LED lighting in 24/25. This should be the conclusion of the Salix Fund	
<b>Total</b>		<b>114</b>	<b>100</b>	<b>214</b>	<b>1,035</b>	<b>935</b>	<b>0</b>	<b>1,149</b>	<b>135</b>	<b>1,271</b>	<b>122</b>	
Community Services	Disabled Facilities Grants	1,600	138	1,738	0	(138)	0	1,600	370	1,600	0	
	Mobile Devices	10	0	10	0	0	0	10	0	10	0	
	<b>Total</b>	<b>1,610</b>	<b>138</b>	<b>1,748</b>	<b>0</b>	<b>(138)</b>	<b>0</b>	<b>1,610</b>	<b>370</b>	<b>1,610</b>	<b>0</b>	
Planning Officer	Community Infrastructure	3,228	0	3,228	0	0	0	3,228	0	4,352	1,124	This will be funded from the CIL reserve.
	<b>Total</b>	<b>3,228</b>	<b>0</b>	<b>3,228</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,228</b>	<b>0</b>	<b>4,352</b>	<b>1,124</b>	
Housing Manager	Housing Fund	1,736	0	1,736	(1,085)	(1,085)	0	651	116	651	0	
	<b>Total</b>	<b>1,736</b>	<b>0</b>	<b>1,736</b>	<b>(1,085)</b>	<b>(1,085)</b>	<b>0</b>	<b>651</b>	<b>116</b>	<b>651</b>	<b>0</b>	
Customer Services	Voice Bots	0	11	11	34	23	0	34	0	34	0	
	<b>Total</b>	<b>0</b>	<b>11</b>	<b>11</b>	<b>34</b>	<b>23</b>	<b>0</b>	<b>34</b>	<b>0</b>	<b>34</b>	<b>0</b>	

2024/25 Q1 Forecast - Capital Programme

Head of Service	Project Name	Existing/New Bids	Budget Rephase	Original Budget	Year End Rephase	Net Rephase	Growth/ Virement	Current Budget	Actual	Forecast	Over/(Under) Spend	Comment on Variance
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
Leisure and Health	Leisure Cents - Future Improve	300	0	300	61	61	0	361	108	361	0	Drainage issues not yet started but planned for completion in 2024/25
	OL St Neots and OL St Ives Fitness Equipment and Refresh	513	0	513	0	0	0	513	0	513	0	
	Ol Ramsey Solar Panels	120	0	120	0	0	0	120	0	120	0	
	One Leisure Ramsey 3G	0	0	0	0	0	0	0	0	0	0	
	OL St Ives Changing Rooms	0	0	0	0	0	0	0	0	0	0	
	OLSI Pitch Replacement	0	0	0	0	0	0	0	0	0	0	
	Ramsey Car Park	0	0	0	63	63	0	63	0	63	0	
<b>Total</b>		<b>933</b>	<b>0</b>	<b>933</b>	<b>124</b>	<b>124</b>	<b>0</b>	<b>1,057</b>	<b>108</b>	<b>1,057</b>	<b>0</b>	
Operations	Lone Worker Software	0	0	0	20	20	0	20	0	20	0	
	Wheeled Bins	254	0	254	0	0	0	254	68	251	(3)	
	Vehicles & Plant	1,896	429	2,325	1,019	590	0	2,915	0	2,915	0	
	<b>Total</b>	<b>2,150</b>	<b>429</b>	<b>2,579</b>	<b>1,039</b>	<b>610</b>	<b>0</b>	<b>3,189</b>	<b>68</b>	<b>3,186</b>	<b>(3)</b>	
Play Equipment	Play Equipment	30	0	30	0	0	0	30	0	30	0	Planning application to be resubmitted in 24/25 with works not expected to start until 25/26. Various ecology works and surveys are needed for the submission of the planning application  Moved to CPE
	Park Fencing	13	0	13	0	0	0	13	5	13	0	
	St.Ives Park	0	0	0	80	80	0	80	0	80	0	
	Hinchingbrooke Country Park	0	2,676	2,676	2,581	(95)	0	2,581	1	404	(2,177)	
	St Neots Riverside Park Path/Cycle Imps	0	0	0	414	414	0	414	4	414	(0)	
	Parking Strategy	0	0	0	161	161	(161)	0	0	0	0	
	Civil Parking Enforcement	0	0	0	217	217	161	378	0	378	(0)	
	Districtwide Signage	0	0	0	0	0	0	0	0	0	0	
	Priory Park Power	0	0	0	0	0	0	0	0	0	0	
	Godmanchester Recreation Ground Works Grant	30	0	30	0	0	0	30	0	30	0	
	Changing Places	0	0	0	0	0	100	100	86	100	0	
	<b>Total</b>	<b>73</b>	<b>2,676</b>	<b>2,749</b>	<b>3,453</b>	<b>777</b>	<b>100</b>	<b>3,626</b>	<b>96</b>	<b>1,448</b>	<b>(2,178)</b>	



2024/25 Q1 Forecast - Capital Programme

Head of Service	Project Name	Existing/New	Budget	Original	Year End	Net	Growth/	Current	Actual	Forecast	Over/(Under)	Comment on Variance
		Bids	Rephase	Budget	Rephase	Rephase	Virement	Budget	£000	£000	Spend	
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
ICT	Hardware Replacement	100	0	100	0	0	0	100	7	100	0	<p>Health report works to be done before March. New business case/bid will be submitted for updates necessary.</p> <p>Early investigative work indicates that there are not as many lines to be replaced as first imagined.</p> <p>4 more migrations have been completed and 68 servers have now been successfully migrated into Nutanix. For the couple of appliances that can not be migrated into Nutanix the HyperV build has commenced and is well under way. It is currently planned to complete the remaining server migrations in July. Services have been engaged by Applications Support and the team are ready to continue migration activities after the election. Tender Price was under budget.</p> <p>Project Closed</p> <p>Project Closed, but funding to be repurposed for 2016 Server Project to begin project early.</p> <p>One more AP expected at OL site</p>
	AV Equipment	0	0	0	60	60	0	60	0	10	(50)	
	Telephony Replacement	8	0	8	0	0	0	8	0	2	(6)	
	Public Switched Telephone Network	30	0	30	60	60	0	90	0	20	(70)	
	Shared Data Centre Capacity	0	0	0	6	6	0	6	0	0	(6)	
	Information@Work Consolidation	0	0	0	0	0	0	0	0	0	0	
	Replacement Income Management System	55	0	55	0	0	0	55	0	55	0	
	Data Warehouse & GIS	0	5	5	16	11	0	16	0	16	0	
	Datcentre Racks	40	0	40	289	289	0	329	4	259	(70)	
	Server & SQL Server 2012 Migration	10	0	10	10	10	0	20	0	0	(20)	
	Windows 2012 Server Replacement	28	0	28	30	30	0	58	0	45	(13)	
	Wifi Access Points	50	0	50	0	0	0	50	0	1	(49)	
	Democratic Services Software	0	14	14	0	(14)	0	0	0	0	0	
<b>Total</b>		<b>321</b>	<b>19</b>	<b>340</b>	<b>471</b>	<b>452</b>	<b>0</b>	<b>792</b>	<b>10</b>	<b>508</b>	<b>(284)</b>	
Place	Market Towns Programme	0	200	200	1,091	891	0	1,091	12	1,091	0	
	Future High Streets	1,640	8,316	9,956	9,798	1,482	98	11,536	247	11,536	(0)	
	Market Square	0	0	0	0	0	0	0	0	0	0	
	Market Town St Ives	0	0	0	0	0	0	0	0	0	0	
	Sites for SMEs	0	140	140	0	(140)	0	0	0	0	0	
	Wayfinding & Info - Digital Screens	0	0	0	146	146	0	146	30	146	0	
	Smarter Towns	0	0	0	0	0	0	0	0	0	0	
	Moores Walk	0	17	17	20	3	0	20	0	20	0	
	Accelerated Projects	0	0	0	0	0	0	0	0	0	0	
	UK Shared Prosperity Fund	201	(137)	64	55	192	0	256	11	256	0	
	Rural Prosperity	479	240	719	476	236	0	955	0	955	(0)	
	St Neots Masterplan Phase 1	0	60	60	235	175	0	235	0	235	0	
	Ramsey Market Hub/Public Realm/Food Hall	300	1,079	1,379	1,422	343	0	1,722	0	1,722	0	
Market Towns Huntingdon and St Ives (Future Schemes)	0	0	0	603	603	0	603	0	603	0		
<b>Total</b>		<b>2,620</b>	<b>9,915</b>	<b>12,535</b>	<b>13,846</b>	<b>3,931</b>	<b>98</b>	<b>16,564</b>	<b>299</b>	<b>16,564</b>	<b>0</b>	
<b>Grand Total</b>		<b>12,785</b>	<b>13,288</b>	<b>26,073</b>	<b>18,917</b>	<b>5,629</b>	<b>198</b>	<b>31,900</b>	<b>1,202</b>	<b>30,682</b>	<b>(1,218)</b>	

2024/25 Q1 Forecast - Capital Programme

Head of Service	Project Name	Existing/New	Budget	Original	Year End	Net	Growth/	Current	Actual	Forecast	Over/(Under)	Comment on Variance
		Bids	Rephase	Budget	Rephase	Rephase	Virement	Budget	£000	£000	Spend	
		£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
Page 3368 of 3488	<b>Funding</b>											
	<b>Grants and Contributions</b>											
	Disabled Facilities Grants	(1,400)	(138)	(1,538)	0	138	0	(1,400)	0	(1,400)	0	
	Wheeled Bins	(101)	0	(101)	0	0	0	(101)	0	(101)	0	
	Market Town Funding (Including future schemes)	0	(200)	(200)	(1,091)	(891)	0	(1,091)	0	(1,091)	(0)	
	Future High Streets	(1,640)	(1,460)	(3,100)	(2,942)	(1,482)	0	(4,582)	0	(4,582)	0	
	Future High Streets	0	(4,830)	(4,830)	(4,830)	0	0	(4,830)	0	(4,830)	0	
	Future High Streets	0	(2,026)	(2,026)	(2,026)	0	0	(2,026)	0	(2,026)	0	
	Future High Streets	0	0	0	0	0	(98)	(98)	0	(98)	0	
	St Neots Riverside Park Path/Cycle Imps (Rephase)	0	0	0	(414)	(414)	0	(414)	0	(414)	0	
	St Ives Park	0	0	0	(80)	(80)	0	(80)	0	(80)	0	
	Hinchingbrooke Country Park	0	(1,500)	(1,500)	(1,500)	0	0	(1,500)	0	(202)	1,298	
	UK Shared Prosperity Fund	0	(64)	(64)	(256)	(192)	0	(256)	0	(256)	(0)	
	Rural England Prosperity Fund	0	(719)	(719)	(955)	(236)	0	(955)	0	(955)	0	
	Ramsey Market Hub/Public Realm/Food Hall	0	(1,379)	(1,379)	(1,722)	(343)	0	(1,722)	0	(1,722)	0	
	St Neots Masterplan Phase 1	0	(60)	(60)	(235)	(175)	0	(235)	0	(235)	0	
	Upgrade works at Fareham	0	0	0	0	0	0	0	0	0	0	
	Wayfinding	0	(140)	(140)	(146)	(6)	0	(146)	0	(146)	(0)	
	Smarter Towns	0	0	0	0	0	0	0	0	0	0	
	Moores Walk	0	(17)	(17)	(20)	(3)	0	(20)	0	(20)	0	
	Small Accelerated Projects	0	0	0	0	0	0	0	0	0	0	
Housing Fund	(1,736)	0	(1,736)	1,085	1,085	0	(651)	0	(651)	0		
Market Towns	0	0	0	(603)	(603)	0	(603)	0	(603)	(0)		
Changing Places	0	0	0	0	0	(100)	(100)	0	(100)	0		
		<b>(4,877)</b>	<b>(12,533)</b>	<b>(17,410)</b>	<b>(15,735)</b>	<b>(3,202)</b>	<b>(198)</b>	<b>(20,810)</b>	<b>0</b>	<b>(19,512)</b>	<b>1,298</b>	
	<b>Use of Capital Reserves</b>											
	Community Infrastructure Levy Reserve	(3,228)	0	(3,228)	0	0	0	(3,228)	0	(4,352)	(1,124)	
		<b>(3,228)</b>	<b>0</b>	<b>(3,228)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(3,228)</b>	<b>0</b>	<b>(4,352)</b>	<b>(1,124)</b>	
	<b>Capital Receipts</b>											
	Housing Clawback Receipts	(300)	0	(300)	0	0	0	(300)	0	(300)	0	
	Asset Sales	0	0	0	0	0	0	0	0	0	0	
		<b>(300)</b>	<b>0</b>	<b>(300)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(300)</b>	<b>0</b>	<b>(300)</b>	<b>0</b>	
	<b>Net</b>	<b>4,380</b>	<b>755</b>	<b>5,135</b>	<b>3,182</b>	<b>2,427</b>	<b>0</b>	<b>7,562</b>	<b>1,202</b>	<b>6,518</b>	<b>(1,044)</b>	

# Treasury Management Update – Quarter 1

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# Treasury Management Update – Quarter 1

The CIPFA (Chartered Institute of Public Finance and Accountancy) Code of Practice for Treasury Management 2021 recommends that members be updated on treasury management activities at least quarterly. This report, therefore, ensures this Council is implementing best practice in accordance with the Code.

## 1. Economic update

- The first quarter of 2024/25 saw:
  - GDP growth flatlining in April following positive Q4 2023/24 growth figures of 0.7% quarter to quarter.
  - A stalling in the downward trend in wage growth, with the headline 3 month year on year rate staying at 5.9% in April.
  - CPI inflation falling from 2.3% in April to 2.0% in May.
  - Core CPI inflation decreasing from 3.9% in April to 3.5% in May.
  - The Bank of England holding rates at 5.25% in May and June.
  - 10-year gilt yields climbing to 4.35% in April, before closing out at 4.32% in May.
- The news that the economy grew by 0.7% quarter on quarter in Q4 2023/24 confirmed that it moved out of its very mild technical recession that prevailed at the end of 2023. However, data released for April and May so far shows a slight stalling in the recovery, with GDP data for April coming out at 0.0% month on month, as inclement weather weighed on activity. Moreover, the fall in the composite Purchasing Manager Index output balance from 53.0 in May to 51.7 in June confirms tepid growth.
- On a more positive note, the 2.9% month on month increase in retail sales volumes in May more than reversed the 1.8% month on month drop in April as rainfall returned to seasonal norms. The strength was broad-based across the retail sector, including online, (+5.9% month on month) suggesting an underlying strengthening in sales beyond weather effects. With inflation falling back to target, the Bank Rate likely to be reduced soon and with consumer confidence improving, retail sales may well continue to strengthen.
- Stronger consumer spending, as low inflation allows households' real incomes to strengthen and the drag from higher interest costs fades, suggests that real consumption will strengthen substantially over the next two years. However, investment will only make a modest contribution to GDP growth. With the industrial sector still 12% smaller than in 2019, excess capacity will continue to cap the need for industrial firms to invest. But improving business sentiment should raise investment by services' firms. Further, a fall in mortgage rates should trigger a recovery in residential investment. Overall, strong consumer spending is likely to be the backbone of GDP growth, along with government consumption. Link's advisors, Capital Economics, forecast that following GDP growth of 1.0% in 2024, activity will continue to the upside with GDP growth of 1.5% for both 2025 and 2026 (consensus forecasts are 1.2% and 1.4% respectively).
- Nonetheless, the on-going stickiness of wage growth in April will be a lingering concern for the Bank of England. The 3 month year on year rate of average earnings growth stayed at 5.9% in April (consensus 5.7%), whilst the more timely 3 month annualised rate rebounded from 5.9% to 9.3%. This stickiness partly reflected April's 9.8% increase in the

minimum wage. This leaves the Bank of England's forecast for a fall back in regular private sector pay growth from 5.8% in April to 5.1% in June looking a challenge.

- Despite the stickiness of wage growth in April, sharp falls in employment and a move up in unemployment suggests that wage growth will soon be back on a downward path. The 139,000 fall in employment in the three months to April was accompanied by a rise in the unemployment rate from 4.3% to 4.4%. This was the fourth increase in a row and took it to its highest level since September 2021. The rise would have been larger were it not for the 132,000 increase in inactivity in the three months to April as the UK's disappointing labour market participation performance since the pandemic continued. The vacancies data also paint a picture of a slowly cooling labour market. The number of job vacancies fell from an upwardly revised 908,000 to 904,000, leaving vacancies 31% below the peak in May 2022, but 11% above the pre-pandemic level.
- The fall in CPI inflation in May back to the Bank's 2% target for the first time since July 2021 will have come as welcome news to the Bank. Furthermore, with CPI inflation of 3.3% in the US and 2.6% in the Euro-zone in May, the UK appears to have won the race to get CPI inflation back to 2.0%. A further easing in food inflation from 2.8% in April to 1.6% in May played a part in the fall in overall CPI inflation and with food producer price inflation at just 0.2% in May, food price inflation will probably soon fall to zero.
- The core rate also fell back from 3.9% to 3.5%. Within that, core goods CPI inflation slipped below zero for the first time since October 2016. As expected, clothing/footwear, recreation/culture and restaurants/hotels categories inflation declined, reflecting base effects from big increases last May. While services inflation fell from 5.9% to 5.7%, this decline was smaller than the Bank of England expected (forecast 5.3%). And the timelier three-month annualised rate of services prices has rebounded from 8.5% to 9.2%. This suggests that the persistence in domestic inflation that the Bank is worried about is fading more slowly than it thought. Even so, there is scope for inflation to fall further.
- There was little chance that the Bank would cut rates at its June meeting, given upside surprises on services CPI inflation and wage growth. But several developments implied a rate cut is getting closer. First, two members of the MPC, Ramsden and Dhingra voted again to reduce rates immediately to 5.00%. Second, despite the recent run of stronger inflation and activity, the minutes noted "indicators of inflation persistence had continued to moderate" and that a range of indicators suggest pay growth had continued to ease. And there was new wording that members of the MPC will consider all the information available and how this affects the assessment that the risks from inflation persistence are receding "as part of the August forecast round".
- Throughout the quarter there was a degree of volatility in the gilt market and, by way of example, the 10-year gilt yield rose from 4.05% on 2<sup>nd</sup> April to finish at 4.15% on 28<sup>th</sup> June but it has exceeded 4.30% on several occasions. Overall, investors judged that interest rates will need to remain high for longer to keep inflation around the 2.0% target.
- Meanwhile, the FTSE 100 broke through the 8,000 mark in April for the first time since a brief three-day period in February last year and reached a record closing high of 8,446 on 15<sup>th</sup> May. However, by the end of the quarter, despite AI-fuelled rises in the US S&P500, it finished rather tamely and had fallen back to 8,164. Arguably, significant interest rate cuts and an on-going UK economic recovery will be required for a further resurgence to take hold.



## **MPC meetings 9<sup>th</sup> May and 20<sup>th</sup> June 2024**

- On 9<sup>th</sup> May, the Bank of England's Monetary Policy Committee (MPC) voted 7-2 to keep Bank Rate at 5.25%. This outcome was repeated on 20<sup>th</sup> June.
- Nonetheless, with UK CPI inflation now back at 2% and set to fall further over the coming months, Ramsden and Dhingra – who voted again to reduce rates immediately to 5.00% in June – may shortly be joined by some members in the no-change camp, for whom the June decision was “finely balanced” as the upside news on services price inflation was more likely to be a reflection of one-off effects and volatile components rather than factors that would push up “medium-term inflation”.

## **2. Interest rate forecasts**

The Council has appointed Link Group as its treasury advisors and part of their service is to assist the Council to formulate a view on interest rates. The PWLB rate forecasts below are based on the Certainty Rate (the standard rate minus 20 bps) which has been accessible to most authorities since 1<sup>st</sup> November 2012.

The latest forecast, updated on 28<sup>th</sup> May, sets out a view that both short and long-dated interest rates will start to fall once it is evident that the Bank of England has been successful in squeezing excess inflation out of the economy, despite a backdrop of a stubbornly robust economy and a tight labour market.

Moreover, whatever the shape of domestic data, recent gilt market movements have been heavily influenced by the sentiment pertaining to US monetary policy. Again, inflation and labour data has proven sticky and the market's expectation for rate cuts has gradually reduced throughout the course of the year, so that possibly rates may not be cut more than once, or possibly twice, before the end of 2024. In any event, even if the Bank of England starts to cut rates first, it may mean that the medium and longer parts of the curve take longer to fully reflect any such action until the US yield curve shifts lower too. Given the potential inflationary upside risk to US treasuries if Trump wins the presidential election in November (increased tariffs on imports from China for example), therein lies a further risk to yields remaining elevated for longer.

The General Election is not expected to have a significant impact on UK monetary policy. There is minimal leeway for further tax cuts or added spending without negatively impacting market sentiment. It may even be the case that the Bank of England will steer clear of an August rate cut – should that be supported by the inflation data – in favour of weighing up fiscal policy implications and market sentiment in the aftermath of the election.

Accordingly, Link's central case is still for a rate cut before the end of September, but they are not committed to whether it will be in August or September. Thereafter, the path and speed of rate cuts is similar to that which we previously forecast, with Bank Rate eventually falling to a low of 3% by H2 2026.

However, given the increased uncertainty surrounding Link's central gilt market forecasts, and the significant issuance that will be on-going from several of the major central banks, it has marginally increased its PWLB forecasts by c20 to 30 basis points across the whole curve since the previous quarter.

In summary, regarding PWLB rates, movement in the short-end of the curve is expected to reflect Link’s Bank Rate expectations to a large degree, whilst medium to longer-dated PWLB rates will remain influenced not only by the outlook for inflation, domestically and globally, but also by the market’s appetite for significant gilt issuance (£200bn+ for each of the next few years). As noted at the Link March Strategic Issues webinars, there is upside risk to that part of our forecast despite the Debt Management Office skewing its issuance to the shorter part of the curve.

Link Group Interest Rate View		28.05.24										
	Jun-24	Sep-24	Dec-24	Mar-25	Jun-25	Sep-25	Dec-25	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27
<b>BANK RATE</b>	5.25	5.00	4.50	4.00	3.50	3.25	3.25	3.25	3.25	3.00	3.00	3.00
3 month ave earnings	5.30	5.00	4.50	4.00	3.50	3.30	3.30	3.30	3.30	3.00	3.00	3.00
6 month ave earnings	5.30	4.90	4.40	3.90	3.50	3.30	3.30	3.30	3.30	3.10	3.10	3.20
12 month ave earnings	5.10	4.80	4.30	3.80	3.50	3.40	3.40	3.40	3.40	3.20	3.30	3.40
5 yr PWLB	4.90	4.70	4.50	4.30	4.10	4.00	3.90	3.90	3.90	3.90	3.90	3.80
10 yr PWLB	5.00	4.80	4.60	4.40	4.30	4.10	4.10	4.10	4.00	4.00	4.00	3.90
25 yr PWLB	5.30	5.20	5.00	4.80	4.70	4.50	4.50	4.40	4.40	4.40	4.30	4.30
50 yr PWLB	5.10	5.00	4.80	4.60	4.50	4.30	4.30	4.20	4.20	4.20	4.10	4.10

**Notes**

Money market yield forecasts are based on expected average earnings by local authorities for 3 to 12 months. The Link forecast for average earnings are averages i.e., rates offered by individual banks may differ significantly from these averages, reflecting their different needs for borrowing short-term cash at any one point in time.

### 3. Annual Investment Strategy

The Treasury Management Strategy Statement (TMSS) for 2024/25, which includes the Annual Investment Strategy, was approved by the Council on 21st February 2024. In accordance with the CIPFA Treasury Management Code of Practice, it sets out the Council’s investment priorities as being:

- Security of capital
- Liquidity
- Yield

The Council will aim to achieve the optimum return (yield) on its investments commensurate with proper levels of security and liquidity, aligned with the Council’s risk appetite. In the current economic climate, over and above keeping investments short-term to cover cash flow needs, there may be benefit to seeking out value available in periods up to 12 months with high credit rated financial institutions, using the Link suggested creditworthiness approach, including a minimum sovereign credit rating and Credit Default Swap (CDS) overlay information.

As shown by the charts below and the interest rate forecasts in section 2, investment rates have remained elevated during the first quarter of 2024/25 but are expected to fall back through the second half of 2024 as inflation reduces and the MPC starts to loosen monetary policy.

### Creditworthiness

There have been very few changes to credit ratings over the quarter under review. However, officers continue to closely monitor these, and other measures of creditworthiness to ensure that only appropriate counterparties are considered for investment purposes.

### Investment counterparty criteria

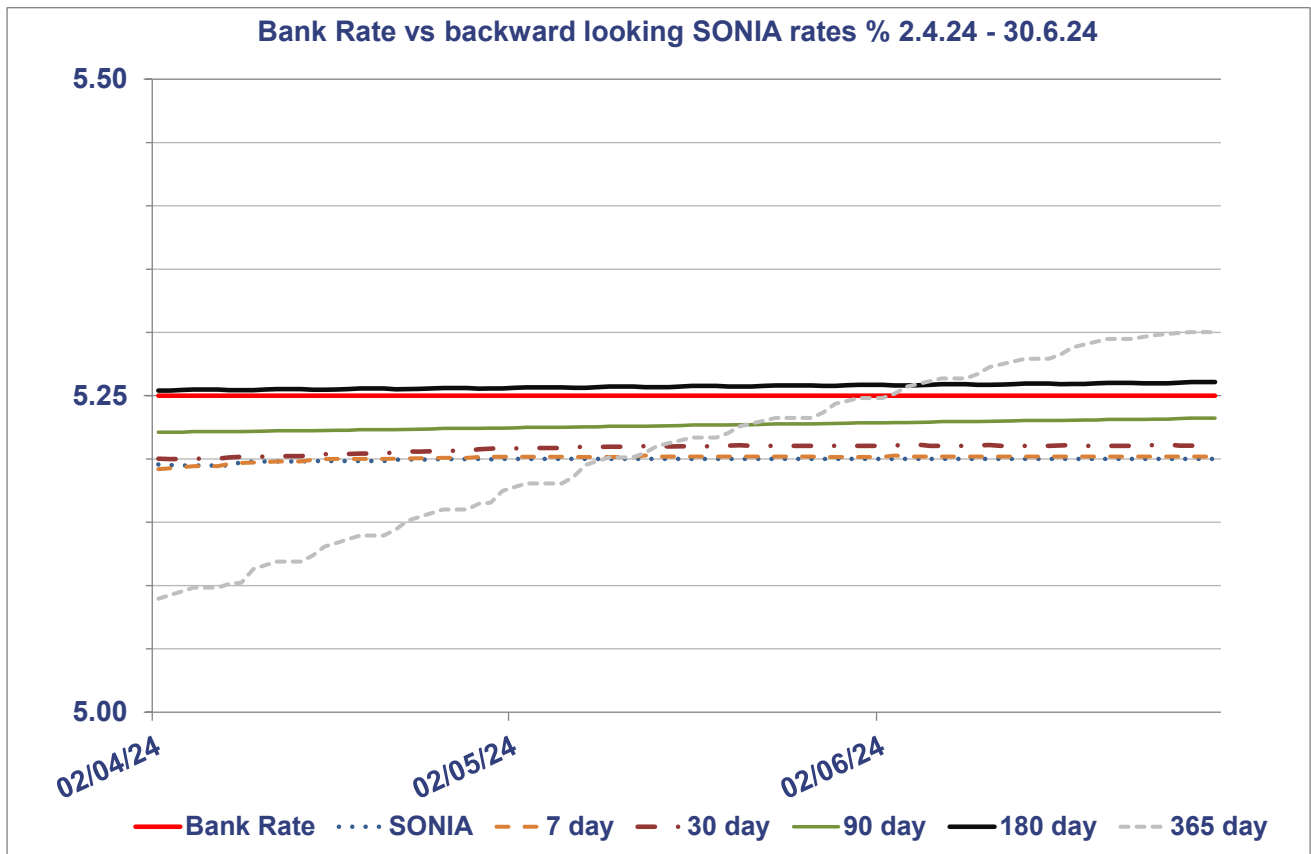
The current investment counterparty criteria selection approved in the TMSS is meeting the requirement of the treasury management function

### Credit Default Swap prices

For UK banks, these have remained low, and prices are not misaligned with other creditworthiness indicators, such as credit ratings. Nevertheless, it remains important to undertake continual monitoring of all aspects of risk and return in the current circumstances.

### Investment balances

The council's average level of funds available for investment purposes during the quarter was £65m. The level of funds available was mainly dependent on the timing of precept payments, receipt of grants, progress on the capital programme and reserves held.



FINANCIAL YEAR TO QUARTER ENDED 30/06/2024							
	Bank Rate	SONIA	7 day	30 day	90 day	180 day	365 day
<b>High</b>	5.25	5.20	5.20	5.21	5.23	5.26	5.30
<b>High Date</b>	02/04/2024	03/05/2024	13/05/2024	26/06/2024	28/06/2024	28/06/2024	28/06/2024
<b>Low</b>	5.25	5.19	5.19	5.20	5.22	5.25	5.09
<b>Low Date</b>	02/04/2024	04/04/2024	02/04/2024	03/04/2024	02/04/2024	02/04/2024	02/04/2024
<b>Average</b>	5.25	5.20	5.20	5.21	5.23	5.26	5.21
<b>Spread</b>	0.00	0.01	0.01	0.01	0.01	0.01	0.21

The Council's budgeted short-term investment interest income for 2024/25 is £1.4m, and the current forecast for the year is £2.9m. The average investment rate (not including service loans and property fund) was 5.19%.

### **IFRS 9 Fair Value of Assets Statutory Override**

Following the consultation undertaken by the Department of Levelling Up, Housing and Communities (DLUHC) on IFRS 9, the Government has extended the mandatory statutory override for local authorities to reverse out all unrealised fair value movements resulting from pooled investment funds to 31st March 2025. Local authorities are required to disclose the net impact of the unrealised fair value movements in a separate unusable reserve throughout the duration of the override in order for the Government to keep the override under review and to maintain a form of transparency. This mechanism applies to the CCLA Property Fund in which the council has £4m invested.

### **Approved limits**

Officers can confirm that the approved limits within the Annual Investment Strategy were not breached during the quarter ended 30<sup>th</sup> June 2024.

A full list of investments held as of 30th June 2024 and quarterly investment movements is in Appendix 2.

## 4. Borrowing

Due to the overall investment position no new external borrowing (short or long term) was undertaken in the quarter to 30<sup>th</sup> June 2024. It is anticipated that further borrowing will not be undertaken during this financial year, based on current knowledge.

<b>Borrowing</b>	<b>Balance 01/04/2024 £m</b>	<b>Movement £m</b>	<b>Balance 30/06/2024 £m</b>	<b>Weighted Average Rate %</b>	<b>Weighted Average Maturity (Years)</b>
Public Works Loans Board	34.254	0	34.254	2.84	20.2
Salix Loan	0.018	0	0.018	0	1.7
<b>Total</b>	<b>34.273</b>	<b>0</b>	<b>34.273</b>	<b>2.84</b>	<b>20.2</b>

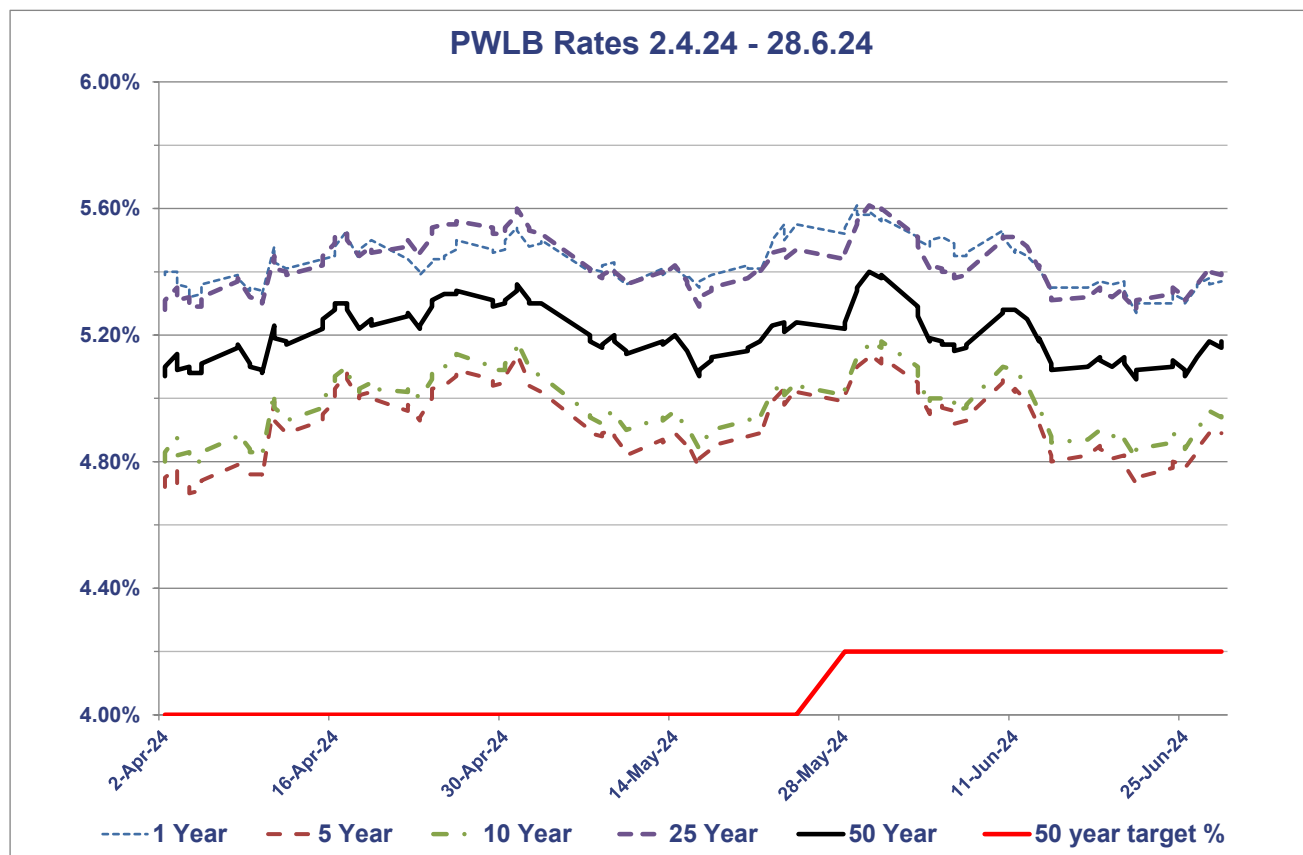
### **PWLB maturity Certainty Rates 1<sup>st</sup> April to 30<sup>th</sup> June 2024**

Gilt yields and PWLB rates remained relatively stable between 1<sup>st</sup> April and 30<sup>th</sup> June. Having said that, the spread between the low and high points during the quarter was between 0.3% and 0.45% across the curve.

The 50-year PWLB Certainty Rate target for new long-term borrowing (the low point of our forecast on a two-year timeline) started 2024/25 at 4.00% and increased to 4.20% on 28<sup>th</sup> May. As can be seen, with rates remaining elevated across the whole of the curve, it is advised to not borrow long-term unless the Authority wants certainty of rate and judges the cost to be affordable.



**PWLB RATES 02.04.24 - 28.06.24 (note: the 1<sup>st</sup> April & 29<sup>th</sup> and 30<sup>th</sup> June were bank holidays/weekends)**



**HIGH/LOW/AVERAGE PWLB RATES FOR 02.04.24 – 28.06.24**

	1 Year	5 Year	10 Year	25 Year	50 Year
<b>Low</b>	5.27%	4.70%	4.80%	5.28%	5.06%
<b>Date</b>	21/06/2024	04/04/2024	02/04/2024	02/04/2024	21/06/2024
<b>High</b>	5.61%	5.14%	5.18%	5.61%	5.40%
<b>Date</b>	29/05/2024	01/05/2024	01/05/2024	30/05/2024	30/05/2024
<b>Average</b>	5.43%	4.92%	4.98%	5.42%	5.20%
<b>Spread</b>	0.34%	0.44%	0.38%	0.33%	0.34%

**5. Debt rescheduling**

Debt rescheduling opportunities have remained a possibility in the current quarter for those authorities with significant surplus cash and a flat or falling Capital Financing Requirement in future years. Members will be advised if there is value to be had by rescheduling or repaying a part of the debt portfolio.

## **6. Compliance with Treasury and Prudential Limits**

The prudential and treasury Indicators are shown in Appendix 1.

It is a statutory duty for the Council to determine and keep under review the affordable borrowing limits. During the quarter ended 30<sup>th</sup> June 2024, the Council has operated within the treasury and prudential indicators set out in the Council's Treasury Management Strategy Statement for 2024/25. The Chief Finance Officer reports that no difficulties are envisaged for the current or future years in complying with these indicators.

All treasury management operations have also been conducted in full compliance with the Council's Treasury Management Practices

## **7. Other**

### **Training**

Treasury training is being arranged for members of the Overview and Scrutiny Panel (Performance and Growth) and the Corporate Governance Committee, this is likely to be around the time of the half year report and will be provided by Link.

**APPENDIX 1: Prudential and Treasury Indicators for 2024-25 as of 30<sup>th</sup> June 2024**

<b>Treasury Indicators</b>	<b>2024/25 Limit £'000</b>	<b>30.06.24 Actual £'000</b>
<b>Authorised limit for external debt</b>	135,000	34,272
<b>Operational boundary for external debt</b>	115,000	34,272
<b>Gross external debt</b>		34,272
<b>Investments</b>		69,988
<b>Net investment</b>		35,716
<b>Maturity structure of fixed rate borrowing - upper and lower limits</b>		
Under 12 months	0%/80%	0.0%
12 months to 2 years	0%/80%	0.1%
2 years to 5 years	0%/80%	0.0%
5 years to 10 years	0%/100%	0.0%
10 years to 20 years	0%/100%	70.7%
20 years to 30 years	0%/100%	0.0%
30 years to 40 years	0%/100%	29.2%
40 years to 50 years	0%/100%	0.0%
<b>Upper limit for principal sums invested over 365 days</b>		
Year 1	10,000	4,000
Year 2	9,000	4,000
Year 3	8,000	4,000
<b>Total Cash Available (3 month rolling)</b>	15,000	65,900

<b>Interest Rate Risk (Impact of 1% rise/fall)</b>	630	474
<b>Average Credit Rating<sup>(1)</sup> of investments<sup>(2)</sup></b>	A-	AA-
<b>Portfolio Average Risk<sup>(3)</sup></b>		1.01

<sup>(1)</sup>Credit ratings (Fitch, investment grade) are in descending order AAA, AA+, AA, AA-,A+,A,A-,BBB+,BBB,BBB-.

<sup>(2)</sup> Includes MMFs, DMO and Banks

<sup>(3)</sup>Score is on scale 1 to 7, with 7 the highest risk, this is calculated by Link from a return made monthly

<sup>(4)</sup>31/03/2023 = 1.04, 30/09/2023 = 1.03, 31/03/2024 = 1.02

<b>Prudential Indicators</b>	<b>2024/25 Budget £'000</b>	<b>30.06.24 Actual £'000</b>
<b>Capital expenditure</b>		
Capital Financing Requirement (CFR)	77,783	75,852
Annual change in CFR	2,129	3,512 <sup>a</sup>
In year borrowing requirement	0	0
<b>Ratio of financing costs to net revenue stream</b>	9%	3%

Note

<sup>a</sup> This includes rephase from 2023/24

## APPENDIX 2: Investment Portfolio

Investments held as of 30<sup>th</sup> June 2024 compared to the counterparty limit:

Counterparty	30/06/2024 Actual £m	2024/25 Limit £m
<b>Deposit Accounts</b>		
Natwest Business Reserve Account	0.19	4.00
Barclays Interest Bearing Account	.0001	4.00
Debt Management Office (DMO)	48.80	Unlimited
<b>Money Market Funds</b>		
Aberdeen Liquidity Fund	2.20	5.00
BlackRock Institutional sterling liquidity Fund	2.50	5.00
CCLA Public Sector Deposit Fund	2.45	5.00
Federated Short Term Prime Fund	2.50	5.00
HSBC Global Liquidity Funds ESG	2.50	5.00
Insight Liquidity Fund	1.20	5.00
Invesco Liquidity Fund	2.45	5.00
Legal & General Sterling Liquidity Fund	1.20	5.00
<b>Property Fund</b>		
CCLA Property Fund	4.00	5.00
<b>Total Investments</b>	<b>69.99</b>	



Counterparty	Balance 01/04/2024 £m	Movement £m	Balance 30/06/2024 £m	Weighted Average Rate <sup>(1)</sup> %	Weighted Average Maturity (Days) <sup>(1)</sup>
Banks	0.553	(0.365)	0.188	3.23	1
Debt Mgt Office	45.600	3.200	48.800	5.19	11
Money Market Funds	16.200	0.800	17.000	5.25	1
Property Fund	4.00	0	4.00	5.33 <sup>(3)</sup>	>365
<b>Total Investments</b>	<b>66.353</b>	<b>3.635<sup>(2)</sup></b>	<b>69.988</b>	<b>5.17</b>	
Loans	1.988	0	1.988	8.1	1,565
<b>Total</b>	<b>68.341</b>	<b>3.635</b>	<b>71.976</b>		

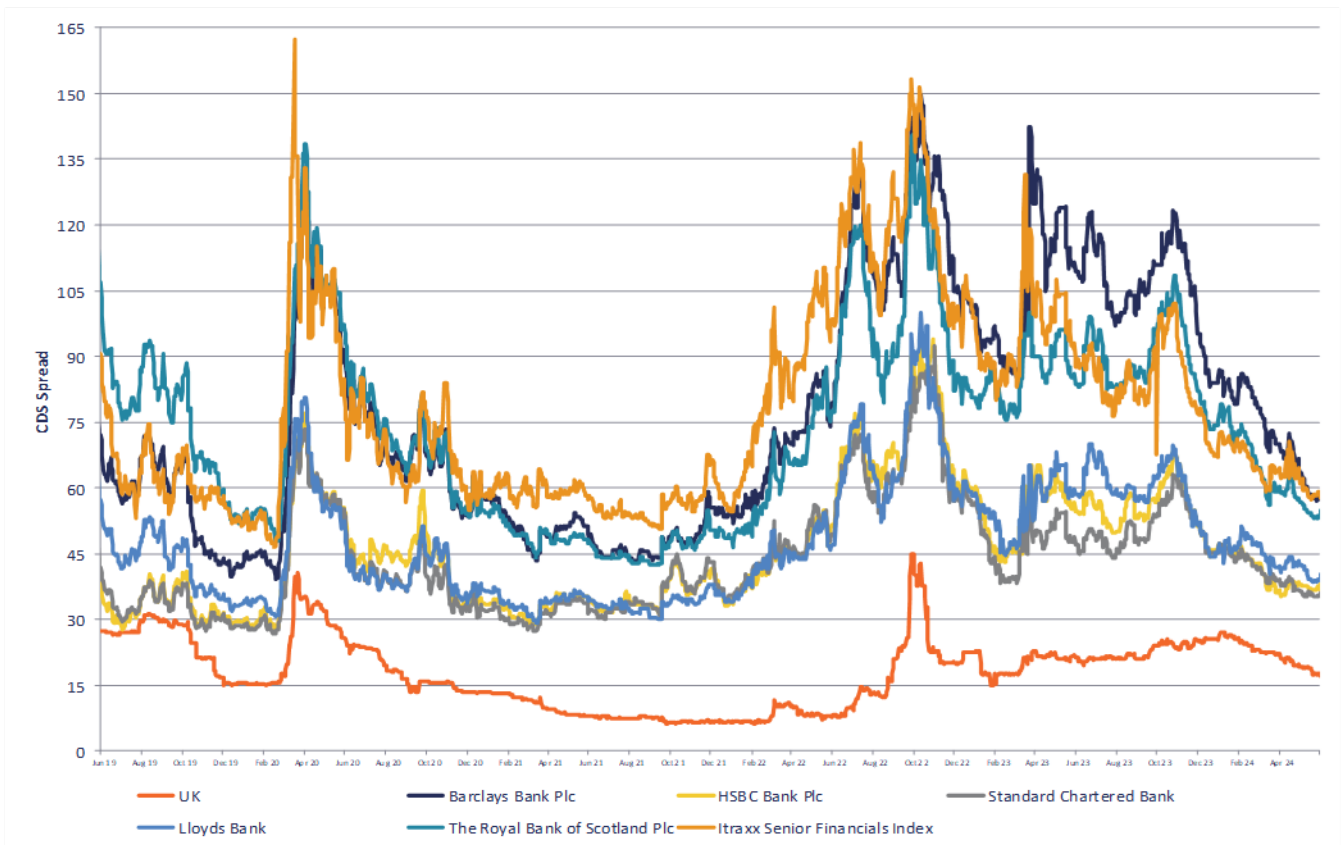
<sup>(1)</sup>At month end

<sup>(2)</sup>This is a net movement, invested was £202.325m and repaid £198.690m.

<sup>(3)</sup>Dividend yield on net asset value.

## UK Banks 5 Year Senior Debt Credit Default Swap Spreads as of 30<sup>th</sup> June 2024

This graph shows the assessment of creditworthiness risk of key banks over time. The cost of insuring against default is shown in basis points down the left- hand axis. Credit risk has reduced markedly in recent weeks. The cost of insuring against the prospect of default is still low in historic terms. (The chart below shows the cost in basis points of ensuring against the prospect of default on 5 year “paper” issued by major UK banks v the ITRAXX Senior Financials Index.)



## **APPENDIX 3: Approved countries for investments as of 30<sup>th</sup> June 2024**

### **Based on lowest available rating**

#### **AAA**

- Australia
- Denmark
- Germany
- Netherlands
- Norway
- Singapore
- Sweden
- Switzerland

#### **AA+**

- Canada
- Finland
- U.S.A.

#### **AA**

- Abu Dhabi (UAE)
- Qatar (upgraded from AA- 20/3/24)

#### **AA-**

- Belgium
- France
- **U.K.** (UK will be used even if rating falls below AA-, see TMS paragraph 4.3)

## **GLOSSARY**

### **Bail in Risk**

Bail in risk arises from the failure of a bank. Bondholders or investors in the bank would be expected to suffer losses on their investments, as opposed to the bank being bailed out by government.

### **Bank Equity Buffer**

The mandatory capital that financial institutions are required to hold, in order to provide a cushion against financial downturns, to ensure the institution can continue to meet its liquidity requirements.

### **Bank Rate**

The official interest rate of the Bank of England, this rate is charged by the bank on loans to commercial banks.

### **Bank Stress Tests**

Tests carried out by the European Central Bank on 51 banks across the EU. The tests put banks under a number of scenarios and analyse how the bank's capital holds up under each of the scenarios. The scenarios include a sharp rise in bond yields, a low growth environment, rising debt, and adverse action in the unregulated financial sector.

### **Basis Point**

1/100<sup>th</sup> of 1% i.e., 0.01%. 10 basis points is 0.1%.

### **Bonds**

A bond is a form of loan, the holder of the bond is entitled to a fixed rate of interest (coupon) at fixed intervals. The bond has a fixed life and can be traded.

### **Call Account**

A bank account that offers a rate of return and the funds are available to withdraw on a daily basis.

### **Capital Financing Requirement (CFR)**

The CFR is a measure of the capital expenditure incurred historically but has yet to be financed; by for example capital receipts or grants funding. The current CFR balance is therefore financed by external borrowing, and internal borrowing (i.e., use of working capital on the balance sheet – creditors, cash etc).

### **Certificate of Deposit**

Evidence of a deposit with a financial institution repayable on a fixed date. They are negotiable instruments, and have a secondary market, and can be sold before maturity.

### **Collar (Money Market Fund)**

The fund "collar" forms part of the valuation mechanism for the fund. LVNAV funds allow investors to purchase and redeem shares at a constant NAV calculated to 2 decimal places, i.e., £1.00. This is achieved by the fund using amortised cost for valuation purposes, subject to the variation against the marked-to-market NAV being no greater than 20 basis points

(0.2%). (This compares to current Prime CNAV funds which round to 50 basis points, or 0.5%, of the NAV.)

### **Constant Net Asset Value (CNAV)**

Constant Net Asset Value refers to funds which use amortised cost accounting to value all of their assets. They aim to maintain a Net Asset Value (NAV), or value of a share of the fund at £1 and calculate their price to 2 decimal places.

### **Counterparty**

Another organisation with which the Council has entered into a financial transaction with, for example, invested with or borrowed from.

### **Credit Default Swaps (CDS)**

A financial agreement that the seller of the CDS will compensate the buyer in the event of a loan default. The seller insures the buyer against a loan defaulting.

### **Credit Ratings**

A credit rating is the evaluation of a credit risk of a debtor and predicting their ability to pay back the debt. The rating represents an evaluation of a credit rating agency of the qualitative and quantitative information, this result in a score, denoted usually by the letters A to D and including +/-.

### **DMO DMADF**

The Debt Management Account Deposit Facility. This is run by the UK's Debt Management Office and provides investors with the ability to invest with UK central government.

### **ECB**

The European Central Bank, one of the institutions that makes up the EU. Its main function is to maintain price stability across the Eurozone.

### **ESG**

Environmental, society, and governance investing, makes reference to a set of standards for an organisation's behaviour, which can be used by a socially aware investor to make investment decisions. Environmental factors include how an organisation safeguards the environment, social criteria look at how the organisation manages its relationships with the community, employees, suppliers, and customers, and governance deals with leadership, internal controls and audits.

### **Federal Reserve (Fed)**

The central bank of the United States.

### **Forward Deal**

The act of agreeing today to deposit/loan funds for an agreed time limit at an agreed date and rate.

### **Gilts**

least 30% of assets maturing on a weekly basis. Bonds issued by the Government.



**Link Group**

The Council's treasury advisors, who took over from Arlingclose in March 2023.

**Liquidity**

The degree to which an asset can be bought or sold quickly.

**LVNAV Money Market Fund**

Low volatility net asset value. The fund will have at least 10% of its assets maturing on a daily basis and at

**MiFID**

Markets in Financial Instruments Directive, is a regulation that increases the transparency across the EU's financial markets and standardises the regulatory disclosures required. In force since 2008.

**Minimum Revenue Provision (MRP)**

An amount set aside from revenue to repay debt.

**Money Market Funds**

An open-ended mutual fund that invests in short-term debt securities. A deposit will earn a rate of interest, whilst maintaining the net asset value of the investment. Deposits are generally available for withdrawal on the day.

**Public Works Loans Board (PWLB)**

The PWLB is an agency of the Treasury, it lends to public bodies at fixed rates for periods up to 50 years. Interest rates are determined by gilt yields.

**REFCUS**

Revenue Expenditure Funded from Capital Under Statute. Expenditure which would normally be considered revenue expenditure, but has been statutorily defined as capital expenditure, including the giving of a loan, grant or other financial assistance to any person, whether for use by that person or by a third party, towards expenditure which would, if incurred by the council, be capital expenditure. Or expenditure incurred on the acquisition, production or construction of assets for use by, or disposal to, a person other than the council which would be capital expenditure if those assets were acquired, produced or constructed for use by the council.

**SONIA**

Sterling overnight index average interest rate. On each London business day, SONIA is measured as the trimmed mean, rounded to four decimal places, of interest rates paid on eligible sterling denominated deposit transactions.

**Transactional Banking**

Use of a bank for day-to-day banking requirement, e.g., provision of current accounts, deposit accounts and on-line banking.

## UN Principles for Responsible Banking

Are a unique framework for ensuring that signatory banks' strategy and practice align with the vision society has set out for its future in the Sustainable Development Goals and the Paris Climate Agreement.

The framework consists of 6 Principles designed to bring purpose, vision and ambition to sustainable finance. They were created in 2019 through a partnership between founding banks and the United Nations. Signatory banks commit to embedding these 6 principles across all business areas, at the strategic, portfolio and transactional levels.

- **Principle 1:** Alignment, align business strategy with individual's goals as expressed in the sustainable development goals, the Paris Climate Agreement and national and regional frameworks.
- **Principle 2:** Impact and Target Setting, increase positive impacts and reduce negative impacts on, and managing the risks to people and environment.
- **Principle 3:** Clients and Customers, work with clients and customers to encourage sustainable practices and enable economic activities that create shared prosperity.
- **Principle 4:** Stakeholders, engage with stakeholders to achieve society's goals.
- **Principle 5:** Governance and Culture, implement the commitment to these principles through effective governance.
- **Principle 6:** Transparency and Accountability, periodic review of the implementation of these principles, and be transparent about and accountable for the positive and negative impacts, and the contribution to society's goals.

•

A 3-step process guides signatories through implementing their commitment:

1. Impact Analysis: identifying the most significant impacts of products and services on the societies, economies and environments that the bank operates in.
2. Target Setting: setting and achieving measurable targets in a banks' areas of most significant impact.
3. Reporting: publicly report on progress on implementing the Principles, being transparent about impacts and contributions.

## UN Principles for Responsible Investments

The 6 principles for responsible investments offer possible actions for incorporating ESG issues into investment practice.

The principles that the signatories sign up to are;

- **Principle 1:** We will incorporate ESG issues into investment analysis and decision-making processes.
- **Principle 2:** We will be active owners and incorporate ESG issues into our ownership policies and practices.
- **Principle 3:** We will seek appropriate disclosure on ESG issues by the entities in which we invest.
- **Principle 4:** We will promote acceptance and implementation of the Principles within the investment industry.
- **Principle 5:** We will work together to enhance our effectiveness in implementing the Principles.

- **Principle 6:** We will each report on our activities and progress towards implementing the Principles.

The Principles for Responsible Investment were developed by an international group of institutional investors reflecting the increasing relevance of environmental, social and corporate governance issues to investment practices. The process was convened by the United Nations Secretary-General.

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**Public**  
**Key Decision - No**

## HUNTINGDONSHIRE DISTRICT COUNCIL

**Title/Subject Matter:** Corporate Performance Report, 2024/25 Quarter 1

**Meeting/Date:** Overview and Scrutiny (Performance and Growth) Panel, 4 September 2024

**Executive Portfolio:** Councillor Stephen Ferguson, Executive Councillor for Resident Services and Corporate Performance and Councillor Lara Davenport-Ray, Executive Councillor for Climate Transformation & Workforce

**Report by:** Neil Sloper, Assistant Director (Strategic Insights and Delivery)

**Ward(s) affected:** All

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### RECOMMENDATION

The Overview and Scrutiny Panel is invited to comment on details of delivery of Corporate Plan actions/projects and operational performance measures from the Cabinet report attached.





**HUNTINGDONSHIRE DISTRICT COUNCIL**

<b>Title/Subject Matter:</b>	Corporate Performance Report, Quarter 1 2024/25
<b>Meeting/Date:</b>	Cabinet, 10 September 2024
<b>Executive Portfolio:</b>	Councillor Stephen Ferguson, Executive Councillor for Resident Services and Corporate Performance and Councillor Lara Davenport-Ray, Executive Councillor for Climate Transformation & Workforce
<b>Report by:</b>	Neil Sloper, Assistant Director (Strategic Insights and Delivery)
<b>Ward(s) affected:</b>	All

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**Executive Summary:**

The purpose of this report is to brief Members on progress with Corporate Plan actions/projects and the results and forecasts for operational performance measure as at the end of Quarter 1 (April to June 2024).

**Recommendations:**

The Cabinet is invited to consider and comment on progress and performance during Quarter 1, as summarised in the Corporate Performance Report attached and detailed in Appendices A and B.

## 1. PURPOSE

- 1.1 The purpose of this report is to present an update on delivery of the Corporate Plan during Quarter 1 (April to June 2024).

## 2. BACKGROUND

- 2.1 The annual refresh for 2024/25 of the Council's Corporate Plan 2023-2028 was approved at the Council meeting in March 2024. The performance data in the attached Corporate Performance Report and its appendices relates to the performance measures and actions/projects selected for 2024/25.
- 2.3 Performance data has been collected in accordance with standardised procedures.

## 3. PERFORMANCE MANAGEMENT

- 3.1 Members of Cabinet and the Overview and Scrutiny (Performance and Growth) Panel have an important role in the Council's Performance Management Framework and a process of regular review of performance data has been established. The focus is on delivery against our strategic outcomes and regular reporting should enable Scrutiny to maintain a strategic overview. Their comments will be shared with Cabinet following the Overview and Scrutiny Panel's meeting on 4 September 2024.
- 3.2 Progress on Corporate Plan actions/projects and operational performance measures is reported quarterly. The **Corporate Performance Report** attached summarises progress and performance by outcome. The report is focused on outcomes, with a single page summary followed by tables and pie charts summarising the status of actions/projects and performance measures linked to the outcome. A full list is also provided for each outcome which shows the status reported for each action/project and performance measure linked to that outcome as at Q1.
- 3.3 Further detail is also available in appendices to the Corporate Performance Report. At the request of the Overview and Scrutiny Members, the report format has been amended and **Appendix A** now provides integrated updates on Corporate Plan actions and projects from responsible officers, covering both progress against planned delivery and the impact that has had on the outcome.
- 3.4 **Appendix B** provides updates on operational performance measures, showing performance this year broken down by month and how this compares to targets, intervention levels and last year's performance, where possible. This is provided via graphs to make such comparisons simpler and provide a direction of travel. For those who may need to use screen readers to access the information, an accessible table version link will be available on [Corporate Plan and Performance - Huntingdonshire.gov.uk](https://www.huntingdonshire.gov.uk).
- 3.4 The following table summarises overall progress in delivering Corporate Plan actions for 2024/25:

Status of Corporate Plan Actions	Number	Percentage
Green (on track)	37	76%
Amber (within acceptable variance)	12	24%
Red (behind schedule)	0	0%
Missing	0	0%

Note: actions being delivered as/through projects/programmes are not included in this table as their status is being reported via project reporting mechanisms instead and this avoids any double counting. Percentages may not sum to 100% due to rounding.

3.5 The statuses of Corporate Plan projects at the end of June are shown in the following table.

Status of Corporate Plan Projects/Programmes	Number	Percentage
Green (on track)	9	60%
Amber (within acceptable variance)	6	40%
Red (behind schedule)	0	0%
Missing	0	0%

Note: This no longer includes corporate projects which are not linked to actions in the current Corporate Plan, progress for these projects are reported on a project by project basis, through Overview and Scrutiny panel meeting e.g. the One Leisure programme

3.6 The latest statuses for operational performance measures at the end of June are summarised here:

Latest Operational Performance Indicator Results	Number	Percentage
Green (on track)	21	66%
Amber (within acceptable variance)	8	25%
Red (behind schedule)	3	9%
Missing	0	0%

Forecast outturn statuses for operational performance measures are summarised here:

Forecast Year-End Operational Performance Indicator Results	Number	Percentage
Green (on track)	26	81%
Amber (within acceptable variance)	5	16%
Red (behind schedule)	1	3%
Missing	0	0%

#### 4. COMMENTS OF OVERVIEW & SCRUTINY PANELS

4.1 The Overview and Scrutiny (Performance & Growth) Panel is due to receive this report at its meeting on 4 September 2024. Comments from the Panel will be shared with Cabinet following the Overview and Scrutiny Panel's meeting.

#### 5. RECOMMENDATIONS

5.1 The Cabinet is invited to consider and comment on progress and performance during Quarter 1, as summarised in the **Corporate Performance Report** and detailed in **Appendices A and B**.

#### 6. LIST OF APPENDICES INCLUDED

**Corporate Performance Report, Quarter 1, 2024/25**

**Appendix A** – Progress on Corporate Plan Actions/Projects, Quarter 1, 2024/25

**Appendix B** – Operational Performance Measure Graphs, Quarter 1, 2024/25

## **CONTACT OFFICERS**

### **Corporate Performance Report**

Neil Sloper, Assistant Director (Strategic Insights and Delivery), email

[neil.sloper@huntingdonshire.gov.uk](mailto:neil.sloper@huntingdonshire.gov.uk)

### **Project Performance (projects/programmes linked to Corporate Plan actions)**

Liz Smith, Chief Delivery Officer, email [liz.smith@huntingdonshire.gov.uk](mailto:liz.smith@huntingdonshire.gov.uk)

Linda Omezi, Project Management Office Manager, email [linda.omezi@huntingdonshire.gov.uk](mailto:linda.omezi@huntingdonshire.gov.uk)





# Performance Report Quarter 1 - 2024/25

Do - Enable - Influence



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# Outcome 1: Improving the happiness and wellbeing of residents

**We want the highest possible quality of life for the people of Huntingdonshire. It will be a place which attracts employers and visitors and somewhere residents are proud to call home. We will be evidence based, responsive and support the foundations of a good life. This includes personal independence, prosperity, social connection, community and good health.**



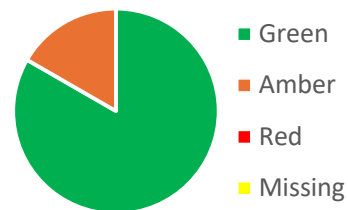
*Most actions for this outcome are on track at the end of this quarter. The action to maximise physical activity in the district and our work to promote this with local partners has benefitted from the recent successful delivery of the Community Health Prevention Project. Our new action to deliver a Community Health and Wealth Building Strategy is progressing well, following co-development with key partners. The main principles of the strategy are being reviewed and member input requested in July by from the Overview and Scrutiny (Environment, Communities and Partnerships) Panel. The action to refresh our Social Value Policy and explore larger opportunities to maximise local benefit through a Community Wealth Building approach to procurement and the roles of anchor institutions has improved from Red to Amber status due to a plan being developed to deliver this work and the transfer of this action to the Corporate Director (People).*

*There have been eight Huntingdonshire Futures grants awarded in Q1, contributing to a Green status for our corporate project to formally engage with relevant stakeholders, residents and business to explore how our place strategy priorities are transformed into delivery. Other work contributing to this project in Q1 includes priority areas being agreed and next steps outlined for data analysis and a launch event for stakeholders to form initial priorities. Continuing from 2023/24, the corporate project to deliver the skills and employment workstream of the UK Shared Prosperity Fund programme remains at an Amber status in Q1. However, delivery is underway, with referrals received, sessions being delivered and further targeted activity scheduled over the summer with school leavers.*

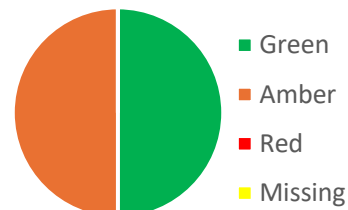
*The number of residents attending our One Leisure Active Lifestyles sessions are up by over two thirds (68.6%) compared to Quarter 1 in 2023/24. Although attendances at our Sports Development activities and programmes are lower this quarter compared to the same period last year (-5%) the service is performing above target and is forecasting this to also be the case at year-end. The only performance measure that is not on track at Q1 for this outcome relates to One Leisure facilities admissions, which is reported with an Amber status. This is due to lower admissions than the Q1 target (14.6k admissions lower than 381,546 target for end of June) although the service do expect to over-perform and reduce this gap later in the year during the months of peak attendance. Currently the service are forecasting an Amber status for March 2025 but state it is possible the target will be achieved by the year end.*

## Performance Summary:

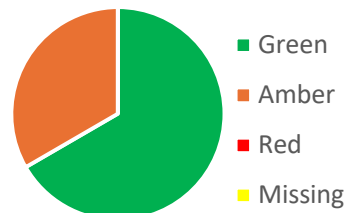
Status of Corporate Plan actions	Number	%
<b>Green (on track)</b>	5	83%
<b>Amber (within acceptable variance)</b>	1	17%
<b>Red (behind schedule)</b>	0	0%
<b>Missing</b>	0	0%



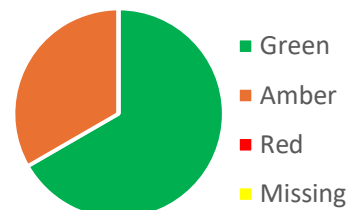
Status of Corporate Plan projects/programmes	Number	%
<b>Green (progress on track)</b>	1	50%
<b>Amber (behind schedule, project may be recoverable)</b>	1	50%
<b>Red (significantly behind schedule, serious risk/issues)</b>	0	0%
<b>Missing</b>	0	0%



Operational PI latest status	Number	%
<b>Green (achieved)</b>	2	67%
<b>Amber (within acceptable variance)</b>	1	33%
<b>Red (below acceptable variance)</b>	0	0%
<b>Missing</b>	0	0%



Operational PI year-end forecast status	Number	%
<b>Green (achieved)</b>	2	67%
<b>Amber (within acceptable variance)</b>	1	33%
<b>Red (below acceptable variance)</b>	0	0%
<b>Missing</b>	0	0%



Corporate Plan Action	Direction of Travel	Latest Status
1. Deliver a Community Health and Wealth Strategy, to link broader social determinants of health with a Community Wealth Building approach.	N/a	G
2. Undertake a 'deliberative democracy' approach to the development of our Community Health and Wealth Strategy.	N/a	G
4. Refresh our Social Value Policy and explore larger opportunities to maximise local benefit through a Community Wealth Building approach to procurement and the roles of anchor institutions.	↑	A
5. Focus on maximising physical activity in the district, and work to promote this across local partners.	N/a	G
6. Maximise, and report on, the benefits of a targeted approach to support residents to improve their quality of life through the promotion and delivery of relevant services (e.g. run campaigns based on a customer segmentation approach, track progress and regularly report on take-up and impact).	N/a	G
7. Continue to work with statutory partners to secure improvements to transport options for Huntingdonshire, including active travel.	↔	G

Corporate Plan Project/Programme	Direction of Travel	Latest Status
3. Deliver the skills and employment workstream of the UK shared prosperity programme (PROJECT).	↔	A
8. Formally engage with relevant stakeholders, residents and businesses to explore how place strategy priorities are transformed into practical delivery (PROJECT).	↑	G

Operational Performance Indicator	Latest Status	Forecast Status
1. Number of attendances at One Leisure Active Lifestyles programmes (cumulative year to date)	G	G
2. Number of attendances at Sports Development activities and programmes (cumulative year to date)	G	G
3. Number of One Leisure Facilities admissions – swimming, Impressions, fitness classes, sports hall and pitches (excluding Burgess Hall and school admissions) (cumulative year to date)	A	A



## Outcome 2: Keeping people out of crisis



**We will identify the root causes that lead people into crises and find ways to prevent them. We will do this through our own actions. We will also work in partnership with residents, businesses, community groups, charities and our public sector partners.**

*Good progress on delivering actions and projects linked to this outcome has continued in Quarter 1, with all reported as having a Green status. The corporate project to report regularly on the delivery of an integrated financial vulnerability model between HDC and our partners is progressing well, despite a slight delay to the relocation of Citizens Advice, with the move into Pathfinder House expected to be completed during July. Joint working sessions are also taking place with the NHS social prescribing team who are also now co-located within Pathfinder House.*

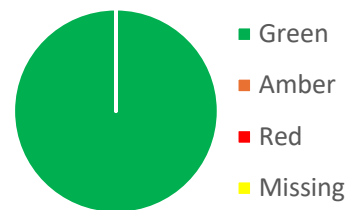
*As part of regular quarterly reporting for our two new actions in this outcome, data will be presented to members of the Overview and Scrutiny (Environment, Communities and Partnerships) Panel in July. This will provide an update on how the Council Tax project and other work is helping us to identify and act on opportunities to adopt early intervention and how we are maximising the benefits of a targeted approach to support residents at risk of experiencing crisis through the promotion and delivery of relevant services, such as our joint data project with the Police.*

*The number of Disabled Facilities Grant (DFG) adaptations remains at an Amber status in Quarter 1 (also Amber in Q4 2023/24) and the average time taken to complete DFGs has been rated Red at the end of Q1, from Amber at the end of Q4 2023/24. The service expect to achieve their target by the year end for the number of DFG adaptations while an Amber status is currently forecast at year end for the average time taken to complete DFGs. A new action to “Work with partners to review the provision of Disabled Facilities Grants and ensure we maximise our ability to prevent crisis and support those who need help” is included in our Corporate Plan this year and the Overview and Scrutiny (Environment, Communities and Partnerships) Panel has agreed to form a Task and Finish Group to support this.*

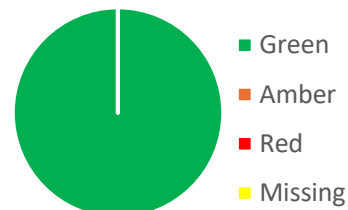
*The remaining performance measures related to this outcome all have a Green status for Q1. Highlights include our Benefits team’s performance who reduced the average time to process new claims and changes of circumstance and our Housing Needs and Resource team who achieved 131 homelessness preventions from April to June (a 19% increase on the same period last year).*

## Performance Summary:

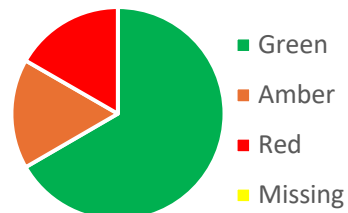
Status of Corporate Plan actions	Number	%
Green (on track)	2	100%
Amber (within acceptable variance)	0	0%
Red (behind schedule)	0	0%
Missing	0	0%



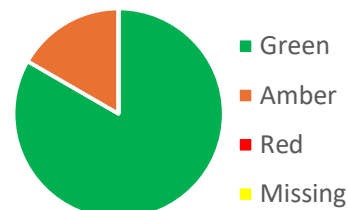
Status of Corporate Plan projects/programmes	Number	%
Green (progress on track)	1	100%
Amber (behind schedule, project may be recoverable)	0	0%
Red (significantly behind schedule, serious risk/issues)	0	0%
Missing	0	0%



Operational PI latest status	Number	%
Green (achieved)	4	67%
Amber (within acceptable variance)	1	17%
Red (below acceptable variance)	1	17%
Missing	0	0%



Operational PI year-end forecast status	Number	%
Green (achieved)	5	83%
Amber (within acceptable variance)	1	17%
Red (below acceptable variance)	0	0%
Missing	0	0%



Corporate Plan Action	Direction of Travel	Latest Status
10. Act on opportunities for early intervention and regularly report on learning and impact.	N/a	G
11. Maximise, and report on, the benefits of a targeted approach to support residents at risk of experiencing crisis through the promotion and delivery of relevant services (e.g. improve data sharing with the police to inform a targeted on-the-ground door-knocking campaign to help prevent crime).	N/a	G

Corporate Plan Project/Programme	Direction of Travel	Latest Status
9. Report regularly on progress on the delivery of an integrated financial vulnerability model between HDC and partners (PROJECT).	↔	G

Operational Performance Indicator	Latest Status	Forecast Status
4. The number of residents enabled to live safely at home and prevented from requiring care or a prolonged stay at hospital due to a Disabled Facilities Grant (DFG) (cumulative year to date)	A	G
5. Average time (in weeks) between date of referral and practical completion of jobs funded through Disabled Facilities Grants (cumulative year to date)	R	A
6. Average number of days to process new claims for Housing Benefit and Council Tax Support (cumulative year to date)	G	G
7. Average number of days to process changes of circumstances for Housing Benefit and Council Tax Support (cumulative year to date)	G	G
8. Number of homelessness preventions achieved (cumulative year to date)	G	G
9. Number of households housed through the housing register and Home-Link scheme (cumulative year to date)	G	G

# Outcome 3: Helping people in crisis

**Where a crisis has already happened, we will work holistically to understand the issues, the cause of these issues and what opportunities exist to address them. We will seek to prevent multiple personal crises becoming entrenched and unmanageable by addressing root causes**



*The Corporate Plan for 2024/25 commits us to reporting on the benefits of targeted approaches to support residents to improve their quality of life, support residents at risk of crisis and support residents who are already experiencing crisis. Groups who are in need of help as the result of crisis include those who are homeless, those impacted by the cost-of-living crisis and refugees and other guests in need of support while living in local communities.*

*Most actions aligned to this outcome are on track as at the end of June 2024. For example, our Community team continue to support refugees and other guests by fostering good community relations and providing advice and assistance to both hosts and guests under the Homes for Ukraine scheme. More recently, support has been extended to include further housing support for refugees through the Local Authority Housing Fund.*

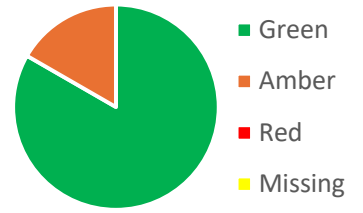
*The action to promote WeAreHuntingdonshire as a tool for partners to provide directed and tailored support, based on our 'wider determinants of health' approach has also been given a Green status at Q1. Promotion of the tool has begun this quarter, using a range of methods including leaflets delivered to specific areas within the district, households that have moved into or within the district and also directly within our communities.*

*One action reported with an Amber status relates to our work with partners to review the provision of Disabled Facilities Grants. As noted in Outcome 2, the Overview and Scrutiny (Environment, Communities and Partnerships) Panel Task and Finish Group will help to support our work in this area and is currently being scoped and finalised. It is hoped that Member input will help us to review and improve this process.*

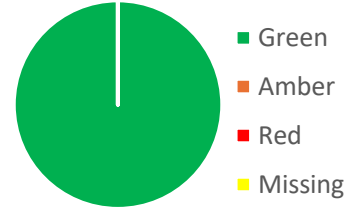
*In line with the performance reported for Outcome 2, the number of homelessness preventions achieved and the number of households housed through the housing register and Home-Link scheme, the Housing Needs and Resources team successfully kept the numbers of households in Temporary Accommodation (TA) consistently below our target at the end of every month this quarter.*

## Performance Summary:

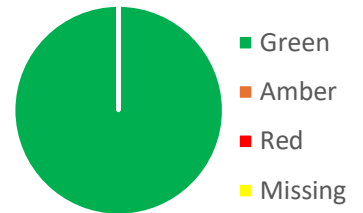
Status of Corporate Plan actions	Number	%
<b>Green (on track)</b>	5	83%
<b>Amber (within acceptable variance)</b>	1	17%
<b>Red (behind schedule)</b>	0	0%
<b>Missing</b>	0	0%



Operational PI latest status	Number	%
<b>Green (achieved)</b>	1	100%
<b>Amber (within acceptable variance)</b>	0	0%
<b>Red (below acceptable variance)</b>	0	0%
<b>Missing</b>	0	0%



Operational PI year-end forecast status	Number	%
<b>Green (achieved)</b>	1	100%
<b>Amber (within acceptable variance)</b>	0	0%
<b>Red (below acceptable variance)</b>	0	0%
<b>Missing</b>	0	0%





Corporate Plan Action	Direction of Travel	Latest Status
12. Continue to support refugees and other guests, seeking to support good community relations and smooth transition into long-term residency or return home.	↔	G
13. Work with partners to review the provision of Disabled Facilities Grants and ensure we maximise our ability to prevent crisis and support those who need help.	N/a	A
14. Focus on maximising the economic success of residents via a Community Wealth building approach.	N/a	G
15. Maximise, and report on, the benefits of a targeted approach to support residents experiencing crisis through the promotion and delivery of relevant services (e.g. identifying individuals who could benefit from support offered by the Resident Advice and Information team and reporting on outcomes).	N/a	G
16. Continue to promote WeAreHuntingdonshire as a tool for partners to provide directed and tailored support based on our wider determinants approach.	↔	G
17. Lobby, and support campaigns, for improvements to the living conditions of local residents.	N/a	G

Operational Performance Indicator	Latest Status	Forecast Status
10. Number of households in Temporary Accommodation (snapshot at end of each period)	G	G

# Outcome 4: Improving housing



**We want everyone to live in a safe, high quality home regardless of health, stage of life, family structure, income and tenure type. Homes should be energy efficient and allow people to live healthy and prosperous lives. New homes should be zero carbon ready and encourage sustainable travel.**

*The action relating to our work with Health and Social Care Providers to explore future models of housing, support and care to live independently for longer was previously an Amber status (in Q4 2023/24), however work has progressed since April 2024 and the status has improved to Green. This is due to demand profiles for specialist housing groups being received and further discussions taking place with partners to help inform the delivery of new housing and our 2025 Housing Strategy.*

*A new action to complete an Affordable Housing Advice note to support the delivery of new affordable housing is on track, with a draft due to be shared with housing and planning teams in Q2.*

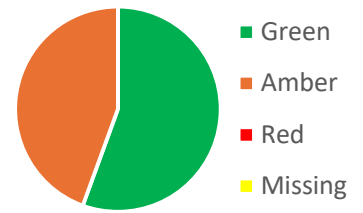
*There are four actions reported as Amber, with most delayed due to external factors. Actions relating to the Supported Housing (Regulatory Oversight Act) cannot proceed until associated regulations are set out by Government and these will be delayed by the General Election. Work with Registered Providers on regeneration opportunities continues to be discussed with our partners but Places for People activity has been more focused on new developments recently. Our own work on a policy to support the use of civil penalties in private sector housing enforcement has started and includes a review of civil penalty schemes being applied across our neighbouring authority areas.*

*While the latest operational performance indicator results show the increase in homes with a Council Tax banding during Q1 was slightly below target (+223 compared to a target of +227), the number of new affordable homes delivered was slightly above target (62 compared to a target of 58). Forecasts are unlikely to be precise after just one quarter so the predicted year-end statuses (Green for net increase in total homes and Amber for new affordable homes) are likely to be subject to change as further data becomes available.*

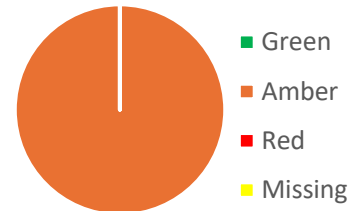
*Delivery of new homes, and other types of development within the district, can be aided by faster decision making on planning applications received. Results for all three planning application performance indicators show above target performance at the end of Q1. Two of the indicators show improvement compared to the position at the end of Q1 in 2023/24, while the percentage of major applications decided on target now sits at 100% based on decisions reached in April, May and June. The number of outstanding backlog cases which are older than 16 weeks and have no current extension of time in place has been reduced during the quarter. This has had an impact on performance for Minor applications in particular.*

## Performance Summary:

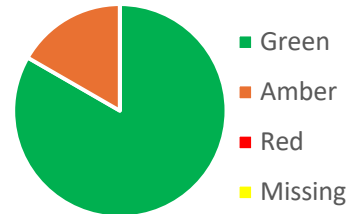
Status of Corporate Plan actions	Number	%
Green (on track)	5	56%
Amber (within acceptable variance)	4	44%
Red (behind schedule)	0	0%
Missing	0	0%



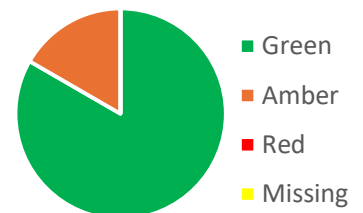
Status of Corporate Plan projects/programmes	Number	%
Green (progress on track)	0	0%
Amber (behind schedule, project may be recoverable)	1	100%
Red (significantly behind schedule, serious risk/issues)	0	0%
Missing	0	0%



Operational PI latest status	Number	%
Green (achieved)	5	83%
Amber (within acceptable variance)	1	17%
Red (below acceptable variance)	0	0%
Missing	0	0%



Operational PI year-end forecast status	Number	%
Green (achieved)	5	83%
Amber (within acceptable variance)	1	17%
Red (below acceptable variance)	0	0%
Missing	0	0%



Corporate Plan Action	Direction of Travel	Latest Status
18. Commence work on a new Housing Strategy for 2025-2030.	N/a	G
20. Complete an Affordable Housing Advice note that will support the delivery of new affordable housing by providing clear guidelines to developers.	N/a	G
21. Commence work on a policy to support the use of civil penalties with regard to private sector housing enforcement.	N/a	A
22. Carry out a review of supported exempt accommodation in the area, linked to the Supported Housing (Regulatory Oversight) Act, which will lead to the development of a Supported Housing Strategy.	N/a	A
23. Implement the government's new National Supported Housing Standards and introduce licensing regulations.	N/a	A
24. Maintain the level of new housing delivery, which meets the needs of Huntingdonshire residents, including the type of home and tenure (open market and social housing).	↔	G
25. Work in partnership to look at best practice and funding to improve housing conditions, including retrofit programmes in social and private housing.	↔	G
26. Continue to work with Registered Providers to improve conditions in existing accommodation through regeneration schemes.	↔	A
27. Work with Health and Social Care Providers to explore future models of housing, support and care, enabling people to live independently for longer.	↑	G

Corporate Plan Project/Programme	Direction of Travel	Latest Status
19. Continue to use surplus Council owned sites to deliver affordable housing, for example working with the Longhurst Group (PROJECT).	↔	A

Operational Performance Indicator	Latest Status	Forecast Status
11. Net change in number of homes with a Council Tax banding (cumulative year to date)	A	G
12. Number of new affordable homes delivered (cumulative year to date)	G	A
13. Percentage of planning applications processed on target – major (within 13 weeks or agreed extended period) (cumulative year to date)	G	G
14. Percentage of planning applications processed on target – minor or other (within 8 weeks or agreed extended period) (cumulative year to date)	G	G
15. Percentage of planning applications processed on target – household extensions (within 8 weeks or agreed extended period) (cumulative year to date)	G	G
16. Number of planning applications over 16 weeks old where there is no current extension of time in place (total at end of each month)	G	G

## Outcome 5: Forward-thinking economic growth

**We want our local economy to attract businesses that prioritise reducing their carbon footprint. A place where businesses choose to start up, grow and invest in high value jobs so they and our residents and high streets, can flourish and thrive. Local people should be able to develop their skills to take advantage of these opportunities, with businesses and education providers working more closely together to deliver an inclusive economy.**



*Recent work to help attract businesses to the area includes an Invest in Huntingdonshire exhibition at a regional conference, where our Economic Development services were promoted, and networking meetings updating on the current economic outlook and progress with the Made in Huntingdonshire campaign. Business support programmes being funded through the UK Shared Prosperity Fund (UKSPF) are all on track, with the first round of grant awards also made through the Rural England Prosperity Fund (RPF) despite a slight delay in starting this new grant scheme.*

*Partnership working has continued, with a business roundtable meeting held to gather feedback on recruitment and talent needs as part of a review of demand for future provision of Further Education (FE) provision. A presentation on the Cambridgeshire and Peterborough Combined Authority (CPCA)'s initial report on FE provision and skills needs is due in July. The Economic Development team continues to participate in workshops and meetings on the CPCA's State of the Nation work and our Planning team remain involved in activities linked to A428, A141 and East-West Rail developments.*

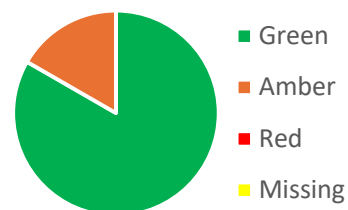
*Two of the three projects/programmes under this outcome are being reported as Amber, while the delivery of business support projects within the UK Shared Prosperity Fund and Rural England Prosperity Fund is on track overall and has now been reassessed as Green from Amber last quarter. The Market Towns Programme continues to be rated as Amber, with a detailed summer update on this project scheduled for discussion at the Overview and Scrutiny (Performance & Growth) Panel in July. The Local Plan status has moved from Green to Amber due to the impact of the General Election, which has delayed the planned consultation period for Further Issues and Options, and there is also now a vacancy in the team which has reduced capacity. However, progress has been made with draft documents which are being considered by the Local Plan Advisory Group.*

*The refresh of the Huntingdonshire Economic Growth Strategy continues to be reported with an Amber status, with resourcing issues delaying progress further. However, scoping and planning are underway and the team is aiming to complete procurement over the summer.*

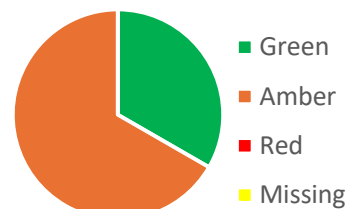


## Performance Summary:

Status of Corporate Plan actions	Number	%
Green (on track)	5	83%
Amber (within acceptable variance)	1	17%
Red (behind schedule)	0	0%
Missing	0	0%



Status of Corporate Plan projects/programmes	Number	%
Green (progress on track)	1	33%
Amber (behind schedule, project may be recoverable)	2	67%
Red (significantly behind schedule, serious risk/issues)	0	0%
Missing	0	0%



Corporate Plan Action	Direction of Travel	Latest Status
28. Promote Huntingdonshire as a destination for high value inward investment, prioritising businesses that are proactively reducing their carbon emissions, and produce an annual report on activity.	↔	G
30. Refresh the Huntingdonshire Economic Growth Strategy.	↔	A
33. Work with intermediaries, professional service networks, investors and developers to understand the health of the economy, develop responses and attract investment.	↔	G
34. Work with the CPCA and partners to complete a review of the future demand for Further Education (FE) provision in the St Neots area and development of the Local Skills Implementation Plan, prioritising connections between FE provision and local employers aligned to core growth sectors.	↑	G
35. Influence and contribute to the creation of a Devolution2 deal for Cambridgeshire & Peterborough; the State of the Region and Place Strategy Vision work and the commissioning of all future business support and grant funding provision.	↔	G
36. Influence delivery of infrastructure including East West Rail (EWR), A428, A141 Strategic Outline Business Case and future Transport Strategies.	↔	G

Corporate Plan Project/Programme	Direction of Travel	Latest Status
29. Deliver the business support projects within the UK Shared Prosperity Fund (UKSPF) and Rural England Prosperity Fund (REPF) programme, including Manufacturing Digitalisation, Green Business Initiative, Jumpstart business competition and a new Start-up programme (PROJECT).	↑	G
31. Continue the delivery of the Market Town Programme, including the ongoing delivery of Future High Street projects in St Neots, development of new Retail Hub in Ramsey, and various other funded projects within the four market towns. Commence feasibility work on new projects to enable them to be brought forward when funding is available (PROJECT).	↔	A
32. Continue the update to the Local Plan, including updating evidence bases in line with National Planning Policy, particularly where it relates to Economy, Environment and Housing (PROJECT).	↓	A

# Outcome 6: Lowering carbon emissions



**We will take positive action to reduce carbon emissions and become a net zero carbon Council by 2040. We will enable and encourage local people and businesses to reduce carbon emissions and increase biodiversity across Huntingdonshire.**

*10 out of 12 actions under this outcome were reported as being on track at the end of June, with the remaining two reported with an Amber status indicating that they are within an acceptable variance and slight delays may be recoverable. Further work is required to identify carbon emissions from the Council's data centres, although the ICT service is able to demonstrate that equipment disposal is already compliant with the Waste Electrical and Electronic Equipment (WEEE) disposal certificate standards. Work to support community projects/plans to reduce carbon emissions is also underway, with the Council supporting efforts to reduce food waste across the district.*

*A number of schemes to reduce the Council's own emissions are progressing well, including the completion of the Hydrotreated Vegetable Oil (HVO) Fuel Trial. The trial has now been completed and lessons learned will be presented to Overview & Scrutiny in the autumn and inform a business case for continued use of HVO, as part of the overall Fleet Decarbonisation Plan being developed. Technical support and consultancy are being procured for this Plan and the Energy Strategy. Proposals for investment in further solar power to generate electricity on Council buildings are being progressed for approval based on an expected payback period of 7½ years.*

*While previous progress with developing the Council's procurement rules to further embed social and environmental value was reported as Red at the end of 2023/24, the Procurement Manager is now reporting that this action had a Green status in Q1. This is due to plans to recruit a new post focused on data analysis to work with them on social and environmental value elements of procurement.*

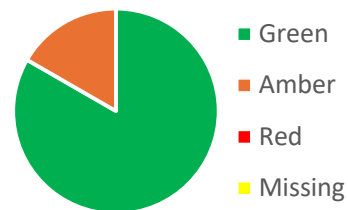
*One of the projects previously assessed as Amber is now being reported as Green, with the Biodiversity for All project grant awards progressing. The commissioning of Active Travel Studies, part of the UK Shared Prosperity Fund programme, is Amber due to a delayed start but is now underway and this project may still be completed in this municipal year if contracts can be agreed soon.*

*Following the adoption of an Electric Vehicle (EV) Strategy in March 2024, a pilot to install public EV chargers in rural areas is being progressed. Research into land ownership is currently underway to help identify suitable sites for investment. Other work to help reduce the district's overall emissions includes the launch of a Local Business section on our Climate Hub website:*

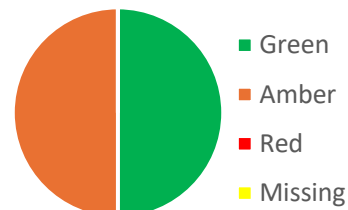
*<https://letstalkhuntingdonshire.net/resources-for-local-businesses>*

## Performance Summary:

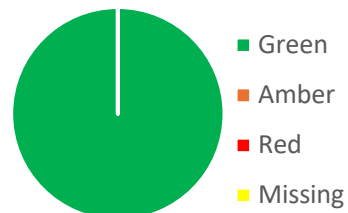
Status of Corporate Plan actions	Number	%
Green (on track)	10	83%
Amber (within acceptable variance)	2	17%
Red (behind schedule)	0	0%
Missing	0	0%



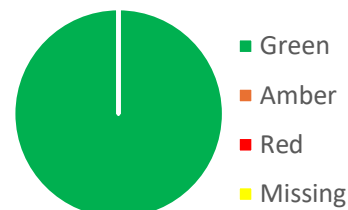
Status of Corporate Plan projects/programmes	Number	%
Green (progress on track)	1	50%
Amber (behind schedule, project may be recoverable)	1	50%
Red (significantly behind schedule, serious risk/issues)	0	0%
Missing	0	0%



Operational PI latest status	Number	%
Green (achieved)	1	100%
Amber (within acceptable variance)	0	0%
Red (below acceptable variance)	0	0%
Missing	0	0%



Operational PI year-end forecast status	Number	%
Green (achieved)	1	100%
Amber (within acceptable variance)	0	0%
Red (below acceptable variance)	0	0%
Missing	0	0%



Corporate Plan Action	Direction of Travel	Latest Status
37. Complete Hydrotreated Vegetable Oil (HVO) Fuel Trial and present a business case for decision.	N/a	G
38. Deliver a Fleet Decarbonisation Plan.	N/a	G
39. Deliver our Energy Strategy.	↔	G
40. Deliver the Climate Conversation in 2024, showcasing community action and listening to local people in their communities.	↔	G
41. Identify emissions from HDC IT data centres to include in reporting and establish disposal methods for IT equipment to reduce environmental impact.	N/a	A
42. Establish climate and carbon emissions learning and development plan for Council employees.	N/a	G
43. Accelerate Solar Power Adoption on Council Buildings.	N/a	G
44. Support community projects and plans that reduce carbon emissions.	N/a	A
47. Deliver the Phase 1 Rural Pilot HDC Electric Vehicle (EV) Charging Strategy Actions.	N/a	G
48. Develop the Council's procurement rules to further embed social and environmental value.	↑	G
49. Expand positive climate action support for local businesses, celebrating best practice and sharing knowledge.	N/a	G
50. Adopt the Huntingdonshire Plan for Nature and influence the Cambridgeshire & Peterborough Local Nature Recovery Strategy (LNRS) with our priorities.	↔	G

Corporate Plan Project/Programme	Direction of Travel	Latest Status
45. Deliver Biodiversity for All (2023-2025) to enable community action and support green skills development (PROJECT).	↑	G
46. Commission Active Travel Studies (UKSPF) to influence/inform future investment priorities (PROJECT).	↔	A

Operational Performance Indicator	Latest Status	Forecast Status
17. Efficiency of vehicle fleet driving – Energy Efficient Driving Index score for the Waste service (cumulative year to date)	G	G



## Outcome 7: Delivering good quality, high value-for-money services

**Around 80% of our resources are aligned to business as usual (BAU) service delivery and this priority focuses on delivering good quality, high value for money services with good control and compliance with statutory functions. We will continue to provide a wide range of existing statutory and important services and seek to improve their efficiency and effectiveness.**



*Good progress has been made on a range of actions and projects focused on improving service delivery, including hosting the Local Government Association (LGA) team for the Corporate Peer Challenge from 15th to 17th May. The LGA's findings will be included in a final report, with an Action Plan to be developed as our response to the assessment and challenge received.*

*We have approved an Artificial Intelligence (AI) policy, with controls in place to enable fair and safe use of AI products while piloting activities and the automation of tasks that are expected to help deliver improved productivity.*

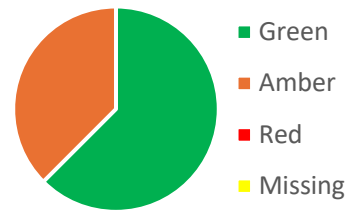
*Five out of the six projects/programmes that relate to this outcome were listed as being on track by the end of Quarter 1. The Planning Improvement Programme remains at Amber following the project manager leaving the authority in December 2023. Work is ongoing on individual projects within this programme while balanced against maintaining performance.*

*Progress on some other activities has been delayed by staffing changes and by the General Election being called for 4th July, with the pre-election periods for both the May and July elections limiting our ability to consult and engage with residents. The Commercial Investment Strategy (CIS) refresh is now due to take place alongside 2025/26 budget setting but for now CIS reserves continue to achieve comparable returns with lower risk through investment with the Debt Management Office.*

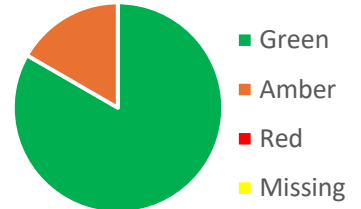
*11 operational performance indicators had not meet targets at the end of June, with three having a Red status. While the number of missed bins is higher than expected, this is linked to changes in collection practices linked to the introduction of the Garden Waste Subscription Service. In June there were 999 missed collections from over 415,000 collections (a missed bin rate of 0.06%). The service is already reporting lower numbers being missed and is confident that the annual target will still be met. Long-term and short-term sickness absence are now reported separately, with long-term sickness above the intervention level but falling as cases are actively managed and staff provided with appropriate support. As noted in outcome 2, time taken to complete jobs funded through Disabled Facilities Grants is higher than our intervention level, making planned work with partners and Councillors to improve processes an even higher priority.*

## Performance Summary:

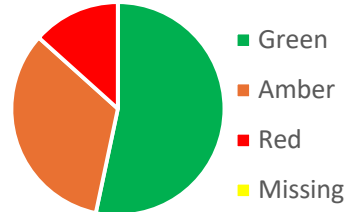
Status of Corporate Plan actions	Number	%
Green (on track)	5	63%
Amber (within acceptable variance)	3	38%
Red (behind schedule)	0	0%
Missing	0	0%



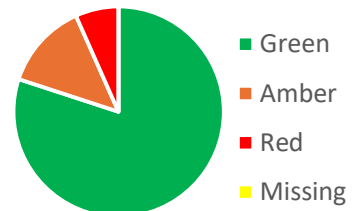
Status of Corporate Plan projects/programmes	Number	%
Green (progress on track)	5	83%
Amber (behind schedule, project may be recoverable)	1	17%
Red (significantly behind schedule, serious risk/issues)	0	0%
Missing	0	0%



Operational PI latest status	Number	%
Green (achieved)	8	53%
Amber (within acceptable variance)	5	33%
Red (below acceptable variance)	2	13%
Missing	0	0%



Operational PI year-end forecast status	Number	%
Green (achieved)	12	80%
Amber (within acceptable variance)	2	13%
Red (below acceptable variance)	1	7%
Missing	0	0%




Corporate Plan Action	Direction of Travel	Latest Status
51. Refresh our Commercial Investment Strategy to develop proposals for future strategic investments.	↔	A
58. Deliver an independent Corporate Peer Challenge of the Council that will assess, challenge and improve what we do.	N/a	G
59. Assess, and where prudent, use the emerging national benchmarking data from the Office of Local Government (Oflog) to improve our performance.	N/a	G
60. Bring forward and expand our use of unit costs to demonstrate productivity within priority service areas.	N/a	A
61. Pilot the use of Artificial Intelligence within the Council, seeking to create efficiencies and service improvement whilst ensuring we comply with all relevant legislation.	N/a	G
62. Listen to local residents and respond to their input on service delivery.	↓	A
63. Enable our outstanding volunteers in our parks, nature reserves and elsewhere to continue to improve the quality of those spaces.	↔	G
64. Our well-run council will act as a model for our peers.	↔	G

Corporate Plan Project/Programme	Direction of Travel	Latest Status
52. Complete the remaining elements of the Workforce Strategy to prepare the Council for the changing skills needed in our future workforce and ensure we can continue to attract, retain and nurture talent (PROJECT).	↔	G
53. Continue our Customer Services improvement programme to ensure that our customers are always at the heart of what we do (PROJECT).	↑	G
54. Continue the Development Management Improvement programme to improve the performance of the planning service (PROJECT).	↔	A
55. Progress delivery of Civil Parking Enforcement (CPE) across the District to enforce on-street parking activity (PROJECT).	↔	G
56. Deliver the enhancement of visitor facilities at Hinchingsbrooke Country Park (PROJECT).	↔	G
57. Upgrade path and cycleways at Riverside Park St Neots (PROJECT).	↔	G

Operational Performance Indicator	Latest Status	Forecast Status
18. Percentage of household waste reused/recycled/composted (cumulative year to date)	A	G
19. Collected household waste per person (kilograms) (cumulative year to date)	G	R
20. Residual waste collected per household (kilograms) (cumulative year to date)	A	G
21. Number of missed bins (cumulative year to date)	R	G

Operational Performance Indicator	Latest Status	Forecast Status
22. Percentage of sampled areas which are clean or predominantly clean of litter, detritus, graffiti, flyposting, or weed accumulations (cumulative year to date)	G	G
23. Number of fly tips recorded (cumulative year to date)	G	A
24. Number of enforcement actions taken on fly tips (fines/court summons) (cumulative year to date)	G	G
25. The number of programmed food safety inspections undertaken (cumulative year to date)	G	G
26. Percentage of calls to Call Centre answered (cumulative year to date)	G	G
27. Average wait time for customers calling the Call Centre (cumulative year to date)	G	G
28. Council Tax collection rate (cumulative year to date)	A	G
29. Business Rates collection rate (cumulative year to date)	A	G
30. Staff short-term sickness days lost per full time equivalent (FTE) (Rolling 12 month total)	G	G
31. Staff long-term sickness days lost per full time equivalent (FTE) (Rolling 12 month total)	R	A
32. Staff turnover (per individual month)	A	G

## Appendix A: Progress on Corporate Plan Actions

	<p><b>Outcome: Improving the happiness and wellbeing of residents</b></p> <p><b>Activity type: Do</b></p>
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2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
1. Deliver a Community Health and Wealth Strategy, to link broader social determinants of health with a Community Wealth Building approach.	Cllr Pitt	Community Health and Wealth Building Strategy principles are at Scrutiny in July for member input, following co-development with key partners.	N/a	<b>G</b>	The work to date has informed the development of the Hinchingsbrooke Hospital rebuild programme and informed procurement activity at the Council.
2. Undertake a 'deliberative democracy' approach to the development of our Community Health and Wealth Strategy.	Cllr Pitt	Being discussed and consulted on as part of the Health and Wealth Building Strategy.	N/a	<b>G</b>	Discussions with partners on the community co-production being joint activity that also supports the delivery of the Huntingdonshire Futures place strategy work.





**Outcome: Improving the happiness and wellbeing of residents**

**Activity type: Enable**

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
3. Deliver the skills and employment workstream of the UK shared prosperity programme (PROJECT).	Cllr Wakeford	Delivery is underway, with dedicated skills advisors taking referrals and delivering sessions across the district. Targeted activity is scheduled with school leavers over the summer, and additional projects are under development.	↔	A	More skills support for HDC residents, particularly high need residents signposted through Residents Advice and Information Team.
4. Refresh our Social Value Policy and explore larger opportunities to maximise local benefit through a Community Wealth Building approach to procurement and the roles of anchor institutions.	Cllr Davenport-Ray	Plan has been developed to deliver this work, and baseline all procurement spend. Work has been picked up by Oliver Morley following departure of Karen Sutton.	↑	A	Work will focus on key priorities identified as part of the Health and Wealth Strategy.
5. Focus on maximising physical activity in the district, and work to promote this across local partners.	Cllr Pitt	Successful delivery of the Community Health Prevention Project - reaching residents with underlying health vulnerabilities, and delivering activity in community setting, and delivering year on year growth in one leisure attendances.	N/a	G	Increase of 100,000 attendances across One Leisure in the past year, demonstrable improvements to mobility and fitness measures delivered to residents with health vulnerabilities.

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
6. Maximise, and report on, the benefits of a targeted approach to support residents to improve their quality of life through the promotion and delivery of relevant services (e.g. run campaigns based on a customer segmentation approach, track progress and regularly report on take-up and impact).	Cllr Pitt	Targeted support provided through a range of channels to ensure economic, social and physical activity needs are supported. Currently delivered to movers within the area via council tax, leaflets being delivered across the Oxmoor as part of a joint project with health, and targeted activity via community groups.	N/a	G	All data will be presented to members as part of regular quarterly reporting in July.


**Outcome: Improving the happiness and wellbeing of residents**



**Activity type: Influence**

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
7. Continue to work with statutory partners to secure improvements to transport options for Huntingdonshire, including active travel.	Cllr Wakeford	Ongoing engagement with the Cambridgeshire Peterborough Combined Authority (CPCA) and Cambridgeshire County Council across a range of topics including East-West Rail, A141 and A428. It is anticipated that further discussions regarding Alconbury Station and mobility hubs will progress in Q2. Active travel is being promoted to be incorporated within other infrastructure where possible, including the Lincs and Fens Reservoirs.	↔	G	Feedback on reservoir proposals will be provided to Anglian Water. Commitment from CPCA to undertake a review of the case for Alconbury Station, linked to growth opportunities.

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
8. Formally engage with relevant stakeholders, residents and businesses to explore how place strategy priorities are transformed into practical delivery (PROJECT).	Cllr Conboy	Huntingdonshire Futures grant programme has been launched and we have begun to award to the first applicants - eight awarded so far. Inclusive Economy - three priority areas agreed as well as next steps for data analysis. Health Embedded - Refocus to support Community Health and Wealth Building informed by deliberative democracy. Environmental Innovation - Launch event held with 45+ stakeholders, forming initial priorities.	↑	G	Grants are bringing Futures to life, positively impacting residents linked to Pride in Place and Health Embedded. Inclusive Economy are focused on opportunities for those who are disabled and long-term sick, women going back into the workplace, and young people. Health Embedded focused on partnership working for the future benefit of Huntingdonshire.


**Outcome: Keeping people out of crisis**
**Activity type: Do**

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
9. Report regularly on progress on the delivery of an integrated financial vulnerability model between HDC and partners (PROJECT).	Cllr Pitt	Slight delay to Citizens Advice (CA) relocation to Pathfinder House due to CA staff absences, but move will be completed in mid-July. NHS social prescribing team now also operating out of Pathfinder House, with regular joint working sessions.	↔	G	Joint working supporting improved resident outcomes.
10. Act on opportunities for early intervention and regularly report on learning and impact.	Cllr Pitt	Council Tax project and others identifying ways for us to intervene ahead of an issue materialising.	N/a	G	All data will be presented to members as part of regular quarterly reporting in July.



### Outcome: Keeping people out of crisis

#### Activity type: Enable

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
11. Maximise, and report on, the benefits of a targeted approach to support residents at risk of experiencing crisis through the promotion and delivery of relevant services (e.g. improve data sharing with the police to inform a targeted on-the-ground door-knocking campaign to help prevent crime).	Cllr Pitt	Joint data project with the police underway, to create targeted data insight.	N/a	G	All data will be presented to members as part of regular quarterly reporting in July.



### Outcome: Helping people in crisis

#### Activity type: Do

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
12. Continue to support refugees and other guests, seeking to support good community relations and smooth transition into long-term residency or return home.	Cllr Pitt	Work continues and has been extended to include further support for housing through the Local Authority Housing Fund.	↔	G	No refugees or guests have yet to end up in temporary accommodation due to failed placements, showing in part the positive outcomes delivered by the preventative approach.

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
13. Work with partners to review the provision of Disabled Facilities Grants and ensure we maximise our ability to prevent crisis and support those who need help.	Cllr Ferguson	Scrutiny review currently being scoped and finalised, and review and improvement of the processes is currently underway.	N/a	A	Improvements will deliver faster and more efficient service.



**Outcome: Helping people in crisis**

**Activity type: Enable**

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
14. Focus on maximising the economic success of residents via a Community Wealth building approach.	Cllr Pitt	Community Health and Wealth Building Strategy principles are at Scrutiny in July for Member input, following co-development with key partners.	N/a	G	Improved local employment and wider benefit expected.
15. Maximise, and report on, the benefits of a targeted approach to support residents experiencing crisis through the promotion and delivery of relevant services (e.g. identifying individuals who could benefit from support offered by the Resident Advice and Information team and reporting on outcomes).	Cllr Pitt	Targeted support provided through a range of channels to ensure economic, social and physical activity needs are supported. Currently delivered to movers within the area via Council Tax leaflets being delivered across the Oxmoor as part of a joint project with health, and targeted activity via community groups.	N/a	G	All data will be presented to members as part of regular quarterly reporting in July.



2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
16. Continue to promote WeAreHuntingdonshire as a tool for partners to provide directed and tailored support based on our wider determinants approach.	Cllr Pitt	Being promoted via leaflets across Oxmoor, on Council Tax leaflets for movers, and via community all pointing to different instances of the WeAreHuntingdonshire website to enable us to count impacts.	↔	G	Impacts are expected to include more residents gaining employment support and skills training, taking advantage of physical activity opportunities including free trials at One Leisure. There will also be improvements in social connection and volunteering opportunities. All of these are proven to improve quality of life outcomes.

**Outcome: Helping people in crisis**

**Activity type: Influence**

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
17. Lobby, and support campaigns, for improvements to the living conditions of local residents.	Cllr Conboy	Taking an active part in the County Council's Poverty Commission.	N/a	G	More effective targeting of resources.

**Outcome: Improving housing**

**Activity type: Do**

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
18. Commence work on a new Housing Strategy for 2025-2030.	Cllr Wakeford	This work is scheduled for the last quarter of 2024/25	N/a	G	The completion of a new Housing Strategy will inform the delivery of new housing in the district.

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
19. Continue to use surplus Council owned sites to deliver affordable housing, for example working with the Longhurst Group (PROJECT).	Cllr Wakeford	New draft contracts have been issued by Longhurst to reflect revised Heads of Terms, work continues on the legal amendments necessary. In parallel, Longhurst continue to work on a revised planning application that they aim to submit in September 2024.	↔	A	The revision of the contract enables the Council and Longhurst to continue to work towards the use of Council owned sites to deliver affordable housing.
20. Complete an Affordable Housing Advice note that will support the delivery of new affordable housing by providing clear guidelines to developers.	Cllr Wakeford	Work has commenced on this document and an early stage "skeleton" document is being put together to share with housing and planning colleagues in Q2.	N/a	G	When completed, this document will give clarity to developers of affordable housing on the Council's expectations in relation to tenure, size and specialist housing. This will set clear expectations on the delivery of new affordable homes, including the objectives in our Climate Strategy and Corporate Plan.
21. Commence work on a policy to support the use of civil penalties with regard to private sector housing enforcement.	Cllr Ferguson	Work has started to draft a policy and review civil penalty schemes across neighbouring authorities to ensure consistency.	N/a	A	This will allow civil penalties to be issued where breaches of legislation are found and allow the enforcement of housing legislation in the private housing sector.
22. Carry out a review of supported exempt accommodation in the area, linked to the Supported Housing (Regulatory Oversight) Act, which will lead to the development of a Supported Housing Strategy.	Cllr Ferguson	No further information released from the Government on when we can expect the regulations to be released that are associated with the Act. No work can commence until this information is available.	N/a	A	No immediate impact as we have been unable to commence this work so far.

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
23. Implement the government's new National Supported Housing Standards and introduce licensing regulations.	Cllr Ferguson	As with action 22, no further information released from the Government on when we can expect the regulations to be released that are associated with the Act. No work can commence until this information is available.	N/a	A	No immediate impact as we have been unable to commence this work so far.


**Outcome: Improving housing**
**Activity type: Enable**

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
24. Maintain the level of new housing delivery, which meets the needs of Huntingdonshire residents, including the type of home and tenure (open market and social housing).	Cllr Wakeford	The delivery of new housing is broadly in line with the Council's expectations for this year at the end of the first quarter.	↔	G	The delivery of new housing increases the number of homes each year to help people in housing need. New homes are also more thermally efficient.
25. Work in partnership to look at best practice and funding to improve housing conditions, including retrofit programmes in social and private housing.	Cllr Wakeford	Work continues in this area as opportunities arise, and information is shared amongst our Registered Providers (RP) partners. We recently had an RP Forum which focused on Place Making and work on the review of the Local Plan.	↔	G	Improving housing conditions supports Priority 2 of the Corporate Plan.



**Outcome: Improving housing**

**Activity type: Influence**

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
26. Continue to work with Registered Providers to improve conditions in existing accommodation through regeneration schemes.	Cllr Wakeford	Discussions continue with Places for People on a regeneration opportunity in Huntingdon, but they have been concentrating their activity on new developments in recent months. Engagement with partners continues as we seek to maximise the benefits of shared working.	↔	A	Improving housing conditions supports Priority 2 of the Corporate Plan.
27. Work with Health and Social Care Providers to explore future models of housing, support and care, enabling people to live independently for longer.	Cllr Wakeford	The County Council has now shared demand profiles for specialist housing groups and discussions have commenced with commissioning teams and also Head of Brokerage at the County Council to help inform the delivery of new housing and the Housing Strategy for 2025.	↑	G	Improving housing conditions supports Priority 2 of the Corporate Plan.



**Outcome: Forward-thinking economic growth**

**Activity type: Do**

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
28. Promote Huntingdonshire as a destination for high value inward investment, prioritising businesses that are proactively reducing their carbon emissions, and produce an annual report on activity.	Cllr Wakeford	Invest in Huntingdonshire has exhibited at a regional conference to promote our services to businesses. The Made in Huntingdonshire campaign has four new case studies of investors in the district.	↔	G	We are continuing to raise the profile of the district, its innovative companies and key selling attributes.
29. Deliver the business support projects within the UK Shared Prosperity Fund (UKSPF) and Rural England Prosperity Fund (REPF) programme, including Manufacturing Digitalisation, Green Business Initiative, Jumpstart business competition and a new Start-up programme (PROJECT).	Cllr Wakeford	UKSPF business support programmes are on track. The REPF business grant scheme was slightly delayed in starting and now has a pipeline of projects with the first round of grant awards made.	↑	G	Outcomes and outputs are recorded within the UK Shared Prosperity Fund programme separately.
30. Refresh the Huntingdonshire Economic Growth Strategy.	Cllr Wakeford	Delayed progress owing to resourcing. Scoping and planning underway, with the aim of completing procurement over the summer.	↔	A	No immediate impact as this work is being scoped and planned.



2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
<p>31. Continue the delivery of the Market Town Programme, including the ongoing delivery of Future High Street projects in St Neots, development of new Retail Hub in Ramsey, and various other funded projects within the four market towns. Commence feasibility work on new projects to enable them to be brought forward when funding is available (PROJECT).</p>	<p>Cllr Wakeford</p>	<p>Town centre improvements works on schedule for completion in March 2025. Priory Centre refurbishment is due to commence in October, which is a month later than originally scheduled due to objections raised to the scheme planning application. Work is currently underway to resolve these objections and secure consent. Other elements of the programme include Ramsey Great Whyte, Digital Screens and the Shop Front grant scheme, which are all proceeding as planned.</p>	<p>↔</p>	<p>A</p>	<p>Improvement to the local economy of the four market towns in the district, creating more high-quality jobs and skills prospects for local residents. Additional benefits to the Council include increased Business Rates income potential.</p>

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
32. Continue the update to the Local Plan, including updating evidence bases in line with National Planning Policy, particularly where it relates to Economy, Environment and Housing (PROJECT).	Cllr Sanderson	The public engagement material on Further Issues and Options scheduled for consideration by O&S and Cabinet in July has been delayed due to the General Election, which will also delay the consultation period originally scheduled from late July to mid October. A vacancy in the team has also reduced capacity. However, draft documents are under political consideration by the Local Plan Advisory Group.	↓	A	<p>The public engagement phase will be amended to start in the third week of September, subject to Cabinet approval. This will actually be more convenient to many stakeholders, particularly Town and Parish Councils, as it overcomes the difficulties of engagement during August.</p> <p>It will give rise to a slight consequential delay in the Preferred Options engagement in 2025, which will be reflected in an updated Local Development Scheme. However, this could be beneficial in allowing additional time to better reflect anticipated changes to the national planning system.</p>



**Outcome: Forward-thinking economic growth**

**Activity type: Enable**

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
33. Work with intermediaries, professional service networks, investors and developers to understand the health of the economy, develop responses and attract investment.	Cllr Wakeford	The third networking meeting took place in April, with updates on the economic outlook and the Made in Huntingdonshire campaign.	↔	G	Intelligence gathering from the market is a vital part of understanding trading conditions and business sentiment.



**Outcome: Forward-thinking economic growth**

**Activity type: Influence**

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
34. Work with the CPCA and partners to complete a review of the future demand for Further Education (FE) provision in the St Neots area and development of the Local Skills Implementation Plan, prioritising connections between FE provision and local employers aligned to core growth sectors.	Cllr Wakeford	A business roundtable was held in April to gather feedback on future recruitment and talent pipeline needs. This will form part of the final recommendations that CPCA have commissioned. The initial report presentation is scheduled for July.	↑	G	A set of recommendations for Further Education provision and skills needs will support our corporate priorities and the Inclusive Economy workstream within the Huntingdonshire Futures project.

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
35. Influence and contribute to the creation of a Devolution2 deal for Cambridgeshire & Peterborough; the State of the Region and Place Strategy Vision work and the commissioning of all future business support and grant funding provision.	Cllr Wakeford	Monthly attendance at Technical and State of the Region updates. Attendance at in-person workshop with stakeholders to review progress, positioning and feedback on priorities, dashboard and themes emerging.	↔	G	Work still ongoing.
36. Influence delivery of infrastructure including East West Rail (EWR), A428, A141 Strategic Outline Business Case and future Transport Strategies.	Cllr Wakeford	A428: in construction and on target as per published timetable. EWR: limited activity in Q1 given announcement of July general election. A141: Strategic Outline Business Case ongoing and expected to be reported to CPCA Transport Infrastructure Committee in July.	↔	G	Given strategic nature of work, work is ongoing.



**Outcome: Lowering carbon emissions**

**Activity type: Do**

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
37. Complete Hydrotreated Vegetable Oil (HVO) Fuel Trial and present a business case for decision.	Cllr Taylor	Trial complete including teaming up with Fire and Police services. Write up of lessons learned underway to come to Scrutiny in the autumn.	N/a	G	Reduction in carbon emissions.

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
38. Deliver a Fleet Decarbonisation Plan.	Cllr Taylor	Work is underway to secure appropriate technical support and to deliver the plan by the end of the municipal year.	N/a	G	Reduction in carbon emissions.
39. Deliver our Energy Strategy.	Cllr Pitt	Scope agreed with Local Partnerships. This work will be progressed in Q2.	↔	G	Lowering the carbon footprint of Council buildings through reduced energy use and changing energy sources.
40. Deliver the Climate Conversation in 2024, showcasing community action and listening to local people in their communities.	Cllr Davenport-Ray	Community Hub launched following success of Climate Conversation 2023. The 2024 event is being planned.	↔	G	Strong and established way to connect with communities and encourage residents to discuss climate interventions.
41. Identify emissions from HDC IT data centres to include in reporting and establish disposal methods for IT equipment to reduce environmental impact.	Cllr Davenport-Ray	Facilities Management team are still looking at ways of providing electricity usage data for the data centre so we can calculate emissions. Data is being collected manually on a daily basis at the moment (two weeks so far) and this will be analysed after four weeks' data is available. Disposal methods for ICT equipment is via Waste Electrical and Electronic Equipment (WEEE) compliant processes with certificates of disposal provided by the supplier.	N/a	A	No immediate impact as data is still being collected.



2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
42. Establish climate and carbon emissions learning and development plan for Council employees.	Cllr Davenport-Ray	Following several managers and staff obtaining a Carbon Literacy award, we have created an iLearning module to deliver learning and development. It is intended that the module will be added to the new iLearning system.	N/a	G	A greater awareness of climate impacts and adaptation for all staff so that the subject can be embedded in all decision making and guidance.
43. Accelerate Solar Power Adoption on Council Buildings.	Cllr Pitt	The proposal has passed stage two of the New Ideas process and a Project Initiation Document will now go to the Delivery Board for approval. The level of potential investment is £420k.	N/a	G	Self-generated electricity on Council operational sites in place by 2026, with reduced energy spend on electricity and improved energy security. The capital payback period is 7.5 years, with a 25 year equipment life.



### Outcome: Lowering carbon emissions

### Activity type: Enable

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
44. Support community projects and plans that reduce carbon emissions.	Cllr Davenport-Ray	We have linked up current community fridges, food waste redistribution services, community allotments, excess farm food waste and other current areas of practice to create a more unified approach in moving towards a more sustainable and climate friendly food system.	N/a	A	This will enable HDC to engage in stakeholder consultations and community outreach to gather insights, concerns and recommendations from residents, businesses and organisations.

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
45. Deliver Biodiversity for All (2023-2025) to enable community action and support green skills development (PROJECT).	Cllr Taylor	The grant agreements for the pilot round have been progressed and there is only one site that needs to be progressed to this stage now. The Graduate Ecologists are currently working through the audits for the second round and major hurdles/issues, such as risk assessments for working in water, have now been resolved.	↑	G	Demonstrating our progress, engaging with our communities across Huntingdonshire will inform/influence decisions that increase biodiversity across the district.
46. Commission Active Travel Studies (UKSPF) to influence/inform future investment priorities (PROJECT).	Cllr Wakeford	The commissioning of the Active Travel Feasibility Studies is underway. The project has had a delayed start due to issues with the initial quote against the specification. An alternative supplier has been briefed, with a quote due in July. Project remains recoverable within 2024/25 if the contract is agreed in July.	↔	A	Improvement to the local economy of the four market towns in the district and creating increased high-quality jobs and skills prospects for local residents.
47. Deliver the Phase 1 Rural Pilot HDC Electric Vehicle (EV) Charging Strategy Actions.	Cllr Taylor	Rural pilot progressing, with land ownership research underway to support site investment.	N/a	G	Enabling access to EV charging in rural areas where onstreet and household charging is less feasible - delivering HDC's EV Charging Strategy.



**Outcome: Lowering carbon emissions**

**Activity type: Influence**

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
48. Develop the Council's procurement rules to further embed social and environmental value.	Cllr Davenport-Ray	Looking to resource a new post for Social Value/Progressive Procurement. This post will be a data analyst role and will continue to work with the Procurement Lead on Social Value elements of procurement.	↑	G	Further enhancing support for local businesses and enabling reporting on local economy spend.
49. Expand positive climate action support for local businesses, celebrating best practice and sharing knowledge.	Cllr Davenport-Ray	Resources for Local Businesses section launched on Climate Hub website. We have linked the free consultancy and diagnostic of priorities and efficiencies launched by the Economic Development Team to the Climate Hub resource.	N/a	G	Further enhancing support to the business community to help deliver their net zero ambitions.
50. Adopt the Huntingdonshire Plan for Nature and influence the Cambridgeshire & Peterborough Local Nature Recovery Strategy (LNRS) with our priorities.	Cllr Taylor	The Wildlife Trust have completed the Hunts Nature Network document, which details Huntingdonshire's priority landscapes. In collaboration with Development Management teams, this work will follow a full policy pathway to be agreed by Cabinet in September.	↔	G	The impact of this action has strengthened the council's ability to contribute to the LNRS and comply with the Biodiversity Net Gain (BNG) requirements set out in the Environment Act. This will have a positive benefit to nature in the district.



**Outcome: Delivering good quality, high value-for-money services**

**Activity type: Do**

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
51. Refresh our Commercial Investment Strategy to develop proposals for future strategic investments.	Cllr Mickelburgh	The current strategy continues to be appropriate in the current economic conditions. Economic changes, and a change of S151 Officer, have impacted on the resource and expertise to deliver this work. A delay in the CIS review does not cause any notable risk or negative overall effect. Initial work on commencing the review is due over the summer, with a view to the refresh being brought forward alongside the budget setting for 2025/26.	↔	A	Applicable reserves continue to be invested with the Debt Management Office (DMO), achieving a return similar to the aims of the existing CIS with a lower level of risk.

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
52. Complete the remaining elements of the Workforce Strategy to prepare the Council for the changing skills needed in our future workforce and ensure we can continue to attract, retain and nurture talent (PROJECT).	Cllr Davenport-Ray	The project has remained on track against the plan. Further to the April 2024 Employment Committee, where we shared the second Pillar of the Workforce Strategy 'Engagement', the output from Pillar Three 'Well-being' was submitted to the Project Board on 13 May and presented at Employment Committee on 26 June with the full Workforce Strategy and Action Plan. The Committee endorsed the overall strategic direction and supported the proposed actions. The Committee has recommend that Council approve the Strategy when it meets on 17 July 2024.	↔	G	Adoption of the strategy will ensure we are working towards what our employees need now and what they will need in the future. Central to this plan is projecting our future workforce needs, based on service delivery plans and budget forecasts. By thoroughly assessing our current workforce, demographics, skills and gaps, we can then develop targeted recruitment, retention and reskilling strategies. Underpinning the entire plan is a commitment to fostering an engaged, high-performing and inclusive organisational culture.
53. Continue our Customer Services improvement programme to ensure that our customers are always at the heart of what we do (PROJECT).	Cllr Ferguson	The post to lead this work was advertised and a number of strong candidates came forward. Interviews have happened and at the time of writing an offer is being made.	↑	G	This post will lead the work to look at our customer service provision and will improve services and lower costs.



2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
54. Continue the Development Management Improvement programme to improve the performance of the planning service (PROJECT).	Cllr Sanderson	The Project Manager left the authority in December 2023. Work remains ongoing on individual projects while balanced against maintaining performance with a number of vacancies within the department.	↔	A	Limited impact in Q1. However, the programme will need to be revisited upon outcomes of the General Election and any regulatory changes that may be made to the planning system. Any significant changes will need to be included in the priority programming of ongoing improvements, including any opportunities offered by government by way of transitional arrangements.
55. Progress delivery of Civil Parking Enforcement (CPE) across the District to enforce on-street parking activity (PROJECT).	Cllr Taylor	HDC have undertaken the signing/sealing of the Agency Agreement with CCC, with other works progressing. An update presentation is scheduled for Overview & Scrutiny on 11 July 2024.	↔	G	Progression on track towards the delivery of CPE.

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
56. Deliver the enhancement of visitor facilities at Hinchbrook Country Park (PROJECT).	Cllr Taylor	<ul style="list-style-type: none"> <li>- Biodiversity Net Gain Ecological Reports</li> <li>- Archaeological Surveys given permission to proceed</li> <li>- UK Power Networks permission to proceed</li> <li>- Mitigations and adaptations to plan based on Ecological feedback ongoing</li> <li>- Engaged with Keystone communications</li> <li>- Data Reports from HUQ finalised</li> </ul>	↔	G	<p>Actions on track and designed to achieve the critical pathway of planning application submission in October 2024.</p> <p>Outstanding action of National Vegetation Classification survey feedback is all that remains to affect the finalised plan. This will then result in amendments and a design freeze for planning.</p> <p>Other elements have been given the go ahead to achieve iterative project outcomes through concurrent activity.</p>
57. Upgrade path and cycleways at Riverside Park St Neots (PROJECT).	Cllr Taylor	Work has started onsite in June. Contractor working to complete late July to enable events to continue to take place on site.	↔	G	Improvement to aesthetics and access to Riverside Park.

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
58. Deliver an independent Corporate Peer Challenge of the Council that will assess, challenge and improve what we do.	Cllr Conboy	We have received a draft report from the Peer Challenge team and now have the opportunity to make corrections to inaccuracies and will then receive the final version. It will then go through the key decision pathway before being published by 16th August. The Action Plan will be developed alongside the approval process.	N/a	G	Findings will be reviewed and inform the Action Plan. The assessment and challenge we've received will help us to improve what we do.
59. Assess, and where prudent, use the emerging national benchmarking data from the Office of Local Government (Oflog) to improve our performance.	Cllr Ferguson	Our new suite of Performance Metrics has been approved and new targets are in place. Some of these are the same metrics as Oflog uses - enabling comparison. There are some caveats - while HDC captures and uses data monthly, Oflog data is only updated annually. The future of Oflog is also subject to change post-election.	N/a	G	Benchmarking allows comparisons to be made and for best practice to be shared - thereby improving customer service.
60. Bring forward and expand our use of unit costs to demonstrate productivity within priority service areas.	Cllr Ferguson / Cllr Mickelburgh	There are unit costs already used within service areas. However, two key resources who lead our performance management workload have progressed to other roles outside HDC and, while recruitment is underway, this has slowed further progress.	N/a	A	Other elements have been given the go ahead to achieve iterative project outcomes through concurrent activity.

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
61. Pilot the use of Artificial Intelligence within the Council, seeking to create efficiencies and service improvement whilst ensuring we comply with all relevant legislation.	Cllr Ferguson	HDC has approved an Artificial Intelligence (AI) policy to promote fair and safe use of AI products. This includes a number of controls.  In addition, a pilot is underway using Microsoft's Copilot product with users drawn from across the Council and from a number of roles.	N/a	G	Automation of tasks and activities is likely to increase productivity and doing this with controls will manage the risks of using this technology.
62. Listen to local residents and respond to their input on service delivery.	Cllr Conboy	The Police and Crime Commissioner elections in May and the General Election in July meant that the Council was in the pre-election period for much of Quarter 1.	↓	A	Greater understanding of residents' needs and how they can be taken into consideration in policy development and service delivery.



**Outcome: Delivering good quality, high value-for-money services**

**Activity type: Enable**

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
63. Enable our outstanding volunteers in our parks, nature reserves and elsewhere to continue to improve the quality of those spaces.	Cllr Taylor	Volunteers continued to support the work of Countryside Services in Q1. There were 800 practical volunteers sessions and 300 administrative/events volunteers sessions.	↔	G	The volunteer sessions equated to approximately 2,200 hours, or 60 weeks, of work.



**Outcome: Delivering good quality, high value-for-money services**

**Activity type: Influence**

2024/25 Actions/Projects	Portfolio Holder	Progress Update at Quarter 1	Direction of Travel	Latest Status	Impact as a Result of Action
64. Our well-run council will act as a model for our peers.	Cllr Conboy	The Peer Review has been undertaken in Q1. This important step used external resources to examine every aspect of what we do. An action plan, including areas of best practice, will be presented to Council in Q2.	↔	G	A well-run council meets customer needs. By sharing what we do with others, we seek to share good practice and enhance Huntingdonshire's reputation.



# Appendix B: Operational Performance Measure Graphs, Quarter 1, 2024/25



Improving the happiness and wellbeing of residents	Latest Status	Outturn Status
PI1 Number of attendances at One Leisure Active Lifestyles programmes	G	G
PI2 Number of attendances at Sports Development activities and programmes	G	G
PI3 Number of One Leisure Facilities admissions – swimming, Impressions, fitness classes, sports hall and pitches (excluding Burgess Hall and school admissions)	A	A
Keeping people out of crisis	Latest Status	Outturn Status
PI4 The number of residents enabled to live safely at home and prevented from requiring care or a prolonged stay at hospital due to a Disabled Facilities Grant (DFG)	A	G
PI5 Average time (in weeks) between date of referral and practical completion of jobs funded through Disabled Facilities Grants	R	A
PI6 Average number of days to process new claims for Housing Benefit and Council Tax Support	G	G
PI7 Average number of days to process changes of circumstances for Housing Benefit and Council Tax Support	G	G
PI8 Number of homelessness preventions achieved	G	G
PI9 Number of households housed through the housing register and Home-Link scheme	G	G
Helping people in crisis	Latest Status	Outturn Status
PI10 Number of households in Temporary Accommodation (snapshot at end of each period)	G	G

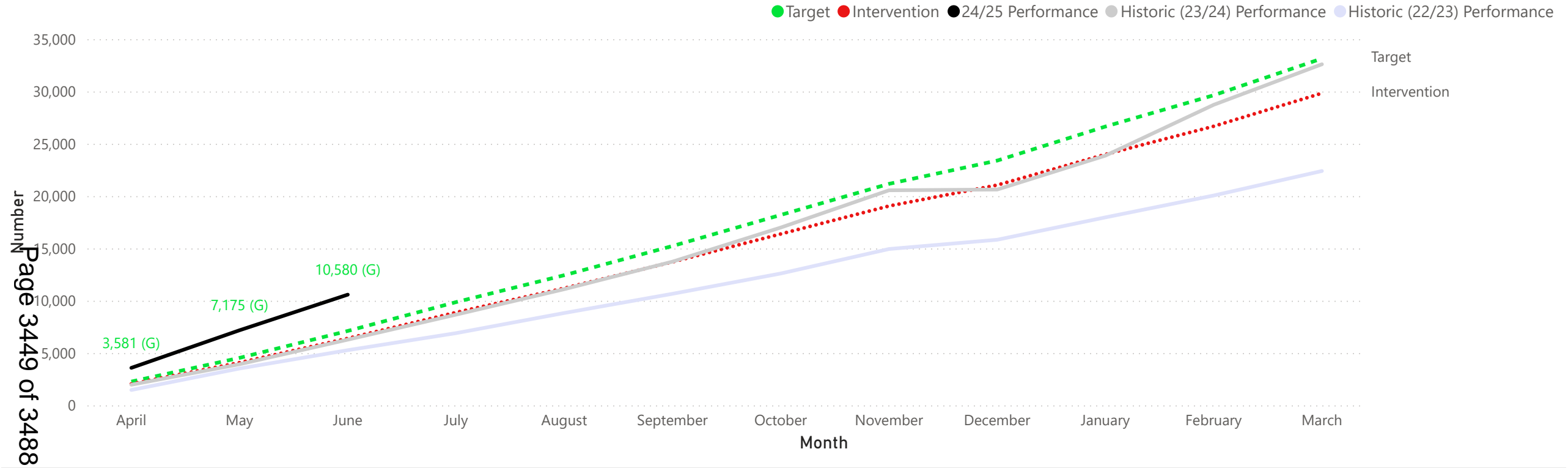
Improving Housing	Latest Status	Outturn Status
PI11 Net change in number of homes with a Council Tax banding	A	G
PI12 Number of new affordable homes delivered (reported quarterly only)	G	A
PI13 Percentage of planning applications processed on target – major (within 13 weeks or agreed extended period)	G	G
PI14 Percentage of planning applications processed on target – minor or other (within 8 weeks or agreed extended period)	G	G
PI15 Percentage of planning applications processed on target – household extensions (within 8 weeks or agreed extended period)	G	G
PI16 Number of planning applications over 16 weeks old where there is no current extension of time in place (total at end of each month)	G	G

Lowering carbon emissions	Latest Status	Outturn Status
PI17 Efficiency of vehicle fleet driving – Energy Efficient Driving Index score for the Waste service	G	G

Delivering good quality, high value-for-money services	Latest Status	Outturn Status
PI18 Percentage of household waste reused/recycled/composted	A	G
PI19 Collected household waste per person (kilograms)	G	R
PI20 Residual waste collected per household (kilograms)	A	G
PI21 Number of missed bins	R	G
PI22 Percentage of sampled areas which are clean or predominantly clean of litter, detritus, graffiti, flyposting, or weed accumulations	G	G
PI23 Number of fly tips recorded	G	A
PI24 Number of enforcement actions taken on fly tips (fines/court summons)	G	G
PI25 The number of programmed food safety inspections undertaken	G	G
PI26 Percentage of calls to Call Centre answered	G	G
PI27 Average wait time for customers calling the Call Centre	G	G
PI28 Council Tax collection rate	A	G
PI29 Business Rates collection rate	A	G
PI30 Staff short-term sickness days lost per full time equivalent (FTE) (Rolling 12 month total)	G	G
PI31 Staff long-term sickness days lost per full time equivalent (FTE) (Rolling 12 month total)	R	A
PI32 Staff turnover (per individual month)	A	G

# Outcome: Improving the happiness and wellbeing of residents

## PI 1. Number of attendances at One Leisure Active Lifestyles programmes



### Latest commentary from service:

Overall year to date attendances are up by over two-thirds (68.6%) compared to the previous year, with attendances at organised sessions up by 82% and Wellbeing Walks up 12% (best Q1 since Covid). Active Lifestyles staff have delivered 874 sessions (up 60% compared to Q1 2023/24) and there has been a 53% increase in the number of individual participants (1,834). Income received is up for all categories (Pay As You Go, commissioned services and membership income) and slightly up overall on the same period last year (2% increase), with the Healthy Weight Grant (£49k) still to be received.

### Latest year-end forecast:

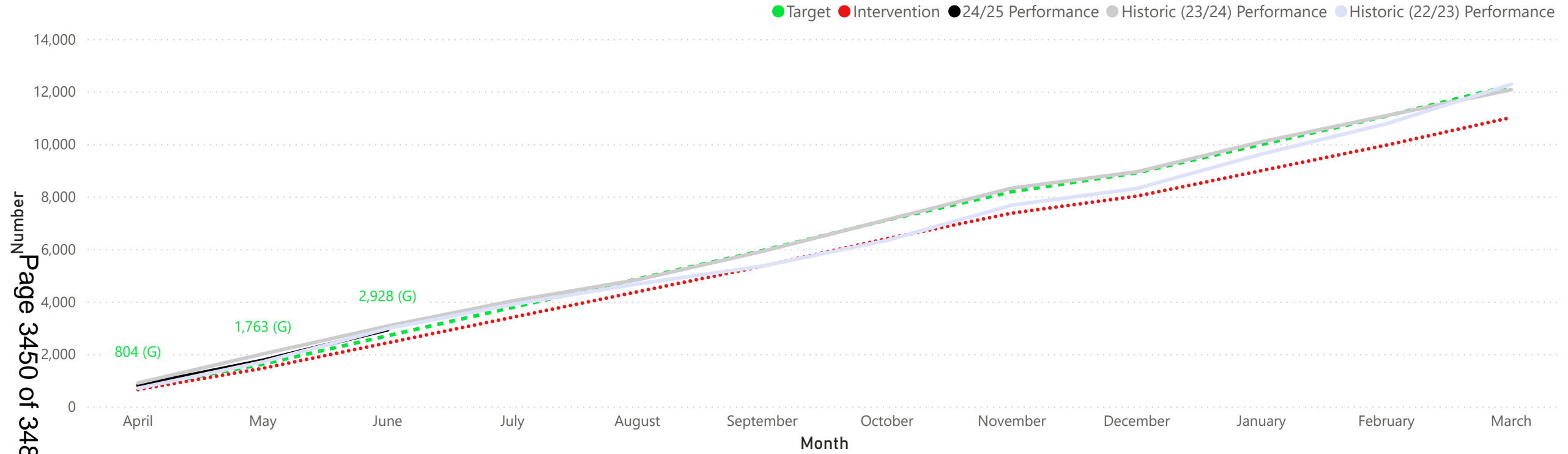
35,000

### Latest projected outturn status:

G

# Outcome: Improving the happiness and wellbeing of residents

## PI 2. Number of attendances at Sports Development activities and programmes



### Latest commentary from service:

Year to date attendances are 5% down on 2023-24 (2,928 v 3,069) but above year to date target. This is largely due to the loss of a single contract at Eastfield School in St Ives. However, the sessions being delivered now are wider in range and diversity and more aligned to corporate HDC priorities. These include Brampton Over 60's (older people and frailty), Oxmoor Schools (young people and healthy weight) and Yaxley Multi Sports (young people and positive behaviour). The number of sessions delivered is 14% up on the same period last year (280 v 246) and are more targeted and linked to keeping people healthy and improving the quality of life for local people.

### Latest year-end forecast:

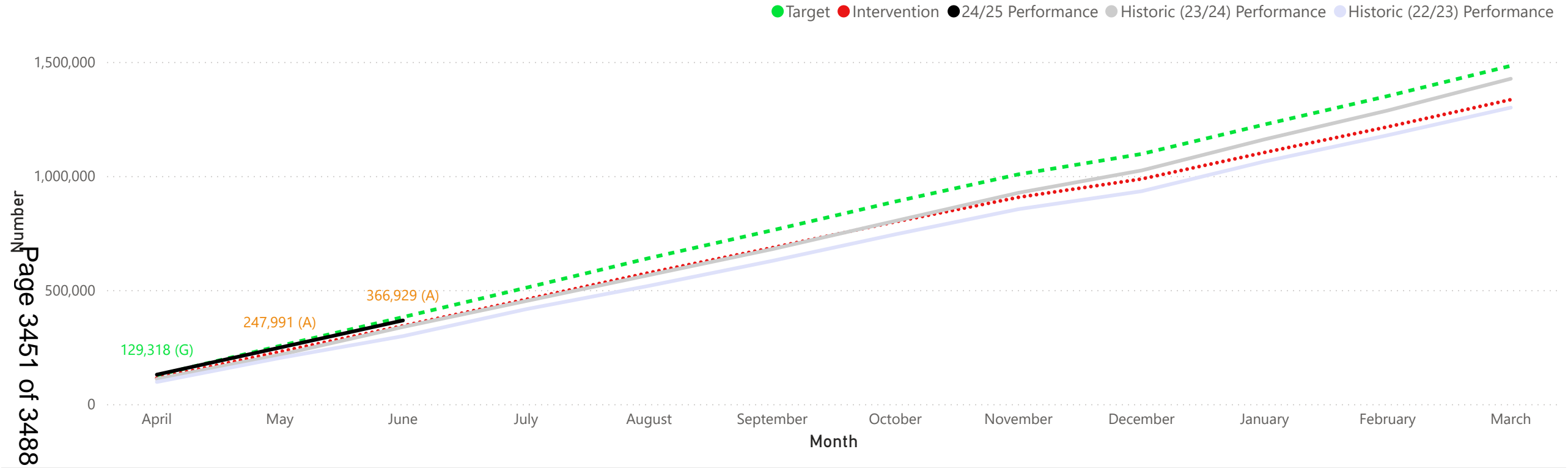
12,600

### Latest projected outturn status:

G

## Outcome: Improving the happiness and wellbeing of residents

PI 3. Number of One Leisure Facilities admissions - swimming, Impressions, fitness classes, sports hall and pitches (exc Burgess Hall & school admissions)



Latest commentary from service:

The year to date attendances are 28.6k (8.5%) higher compared to June 2023 but are 14.6k below the more challenging higher target for this year. Leisure attendances are seasonal and can fluctuate but the expectation is that attendances will overperform from October to January as these are the peak attendance months for the service. It is therefore possible that performance will exceed the forecast and recover towards achieving the target by the year end. A reduction in public swim attendances at One Leisure St Neots accounts for some of the increase in the gap in performance from May to June.

Latest year-end forecast:

1,468,505

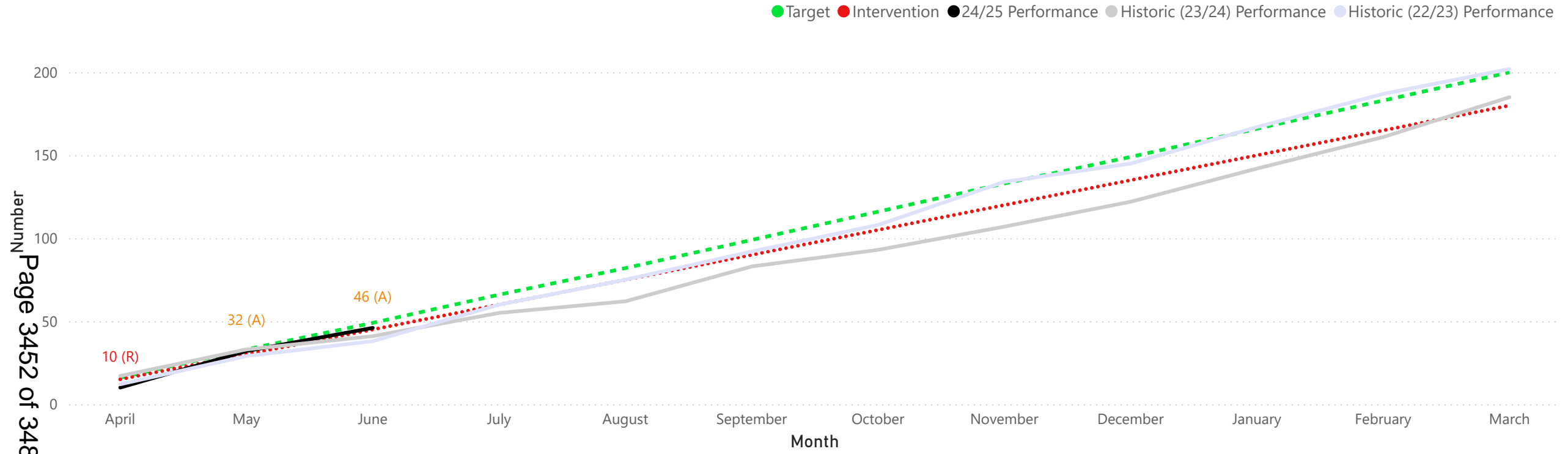
Latest projected outturn status:

A



## Outcome: Keeping people out of crisis

PI 4. The number of residents enabled to live safely at home and prevented from requiring care or a prolonged stay in hospital due to a Disabled Facilities Grant (DFG)



Latest commentary from service:

The number of residents helped via a DFG is slightly up on the 41 cases reported from April to June 2023. Delays with Places For People approving works and lack of a Service Level Agreement to speed up the process continue to impact the number of people helped.

Latest year-end forecast:

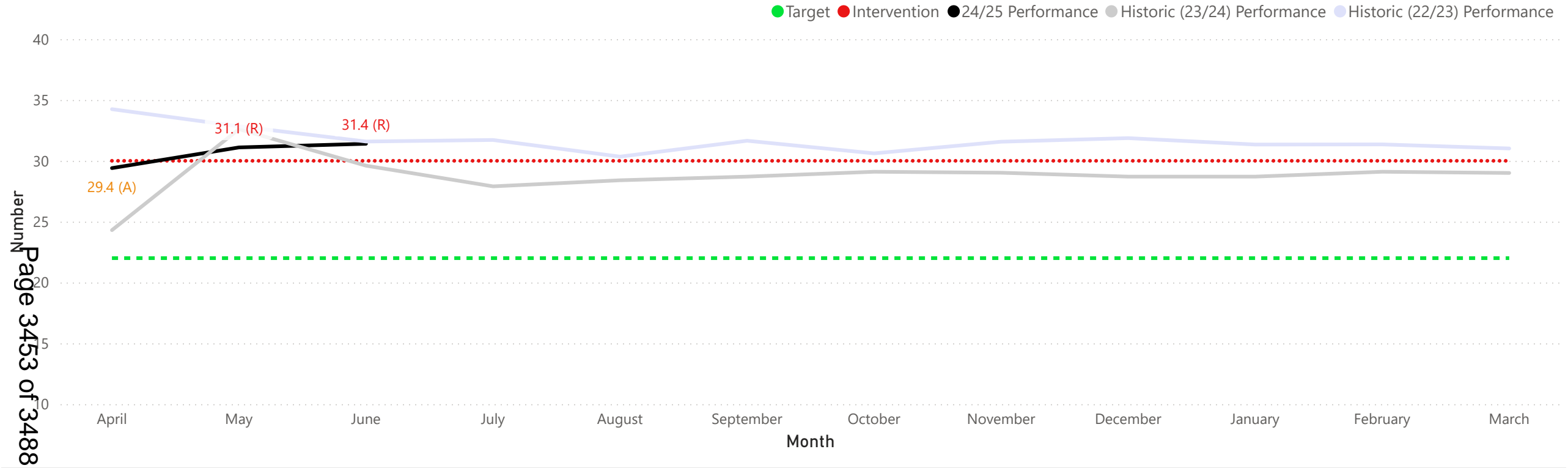
200

Latest projected outturn status:

G

## Outcome: Keeping people out of crisis

PI 5. Average time (in weeks) between date of referral and practical completion of jobs funded through Disabled Facilities Grants



Latest commentary from service:

The average number of weeks taken continues to be impacted by the time taken for Places For People to approve works, with a Service Level Agreement still not in place. The average number of weeks taken at June 2023 was 29.6 which means performance as at June 2024 has worsened slightly compared with the same period last year. Our refreshed Corporate Plan contains an action to work with partners to review the provision of Disabled Facilities Grants and we have also invited Councillors to express their interest in getting involved with a Disabled Facilities Grants working group.

Latest year-end forecast:

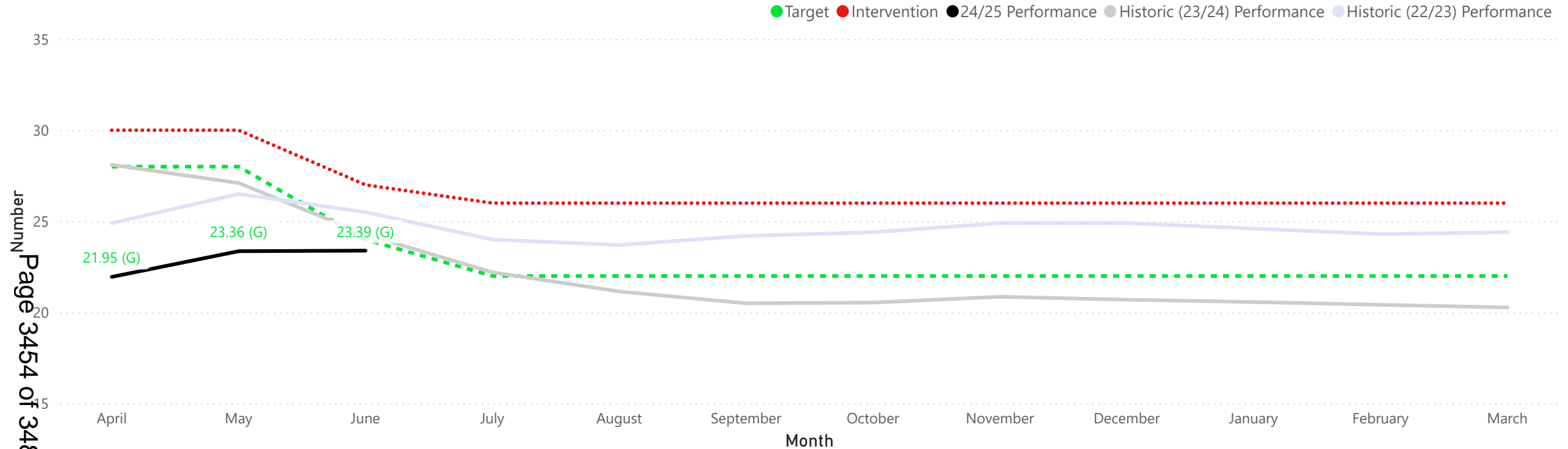
30

Latest projected outturn status:

A

## Outcome: Keeping people out of crisis

### PI 6. Average number of days to process new claims for Housing Benefit and Council Tax Support



Latest commentary from service:

Latest year-end forecast:

22

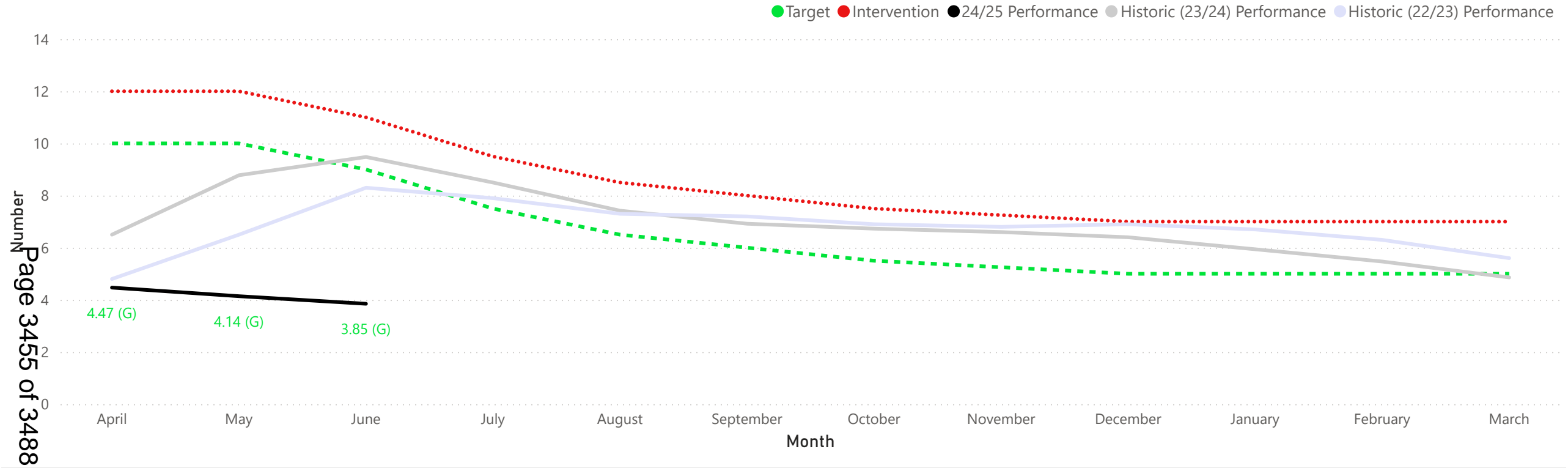
The average number of days taken to the end of June was nearly 1 day quicker than at the same point last year, showing strong performance from the team. Careful monitoring of impacts from the new Council Tax Support Scheme continues to ensure that performance remains on track despite an increase in new claims.

Latest projected outturn status:

G

## Outcome: Keeping people out of crisis

PI 7. Average number of days to process changes of circumstances for Housing Benefit and Council Tax Support



Latest commentary from service:

The average number of days taken to the end of June was over 5.5 days quicker than at the same point last year, largely due to improvements in automation brought about by the implementation of the new Council Tax Support Scheme. Careful monitoring continues to ensure that performance remains on track.

Latest year-end forecast:

5

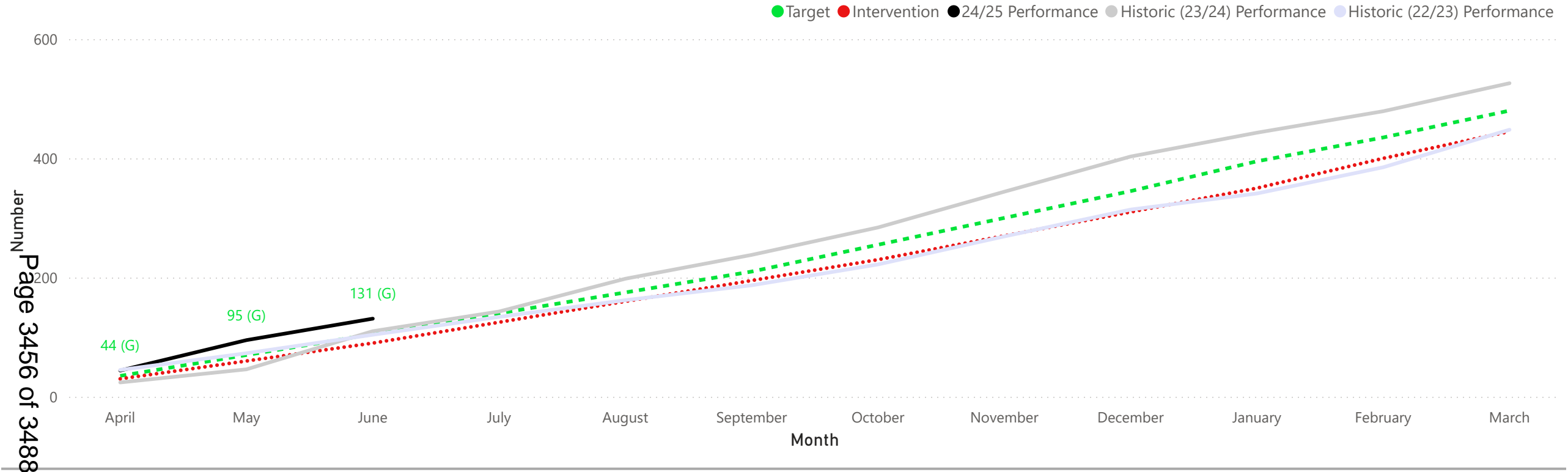
Latest projected outturn status:

G

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## Outcome: Keeping people out of crisis

### PI 8. Number of homelessness preventions achieved



Latest commentary from service:

The number of successful homelessness preventions fluctuates throughout the year depending on the rate of homelessness presentations and the opportunity to intervene in a timely way. We have achieved a total of 35 successful preventions in June, giving a cumulative total of 131 in the year. This compares to the 110 preventions in the same period last year, a 19% increase. This figure should be considered in combination with PI 10 showing the number of households in temporary accommodation (TA), which indicates that preventions are contributing to help keep the numbers in TA below target.

Latest year-end forecast:

500

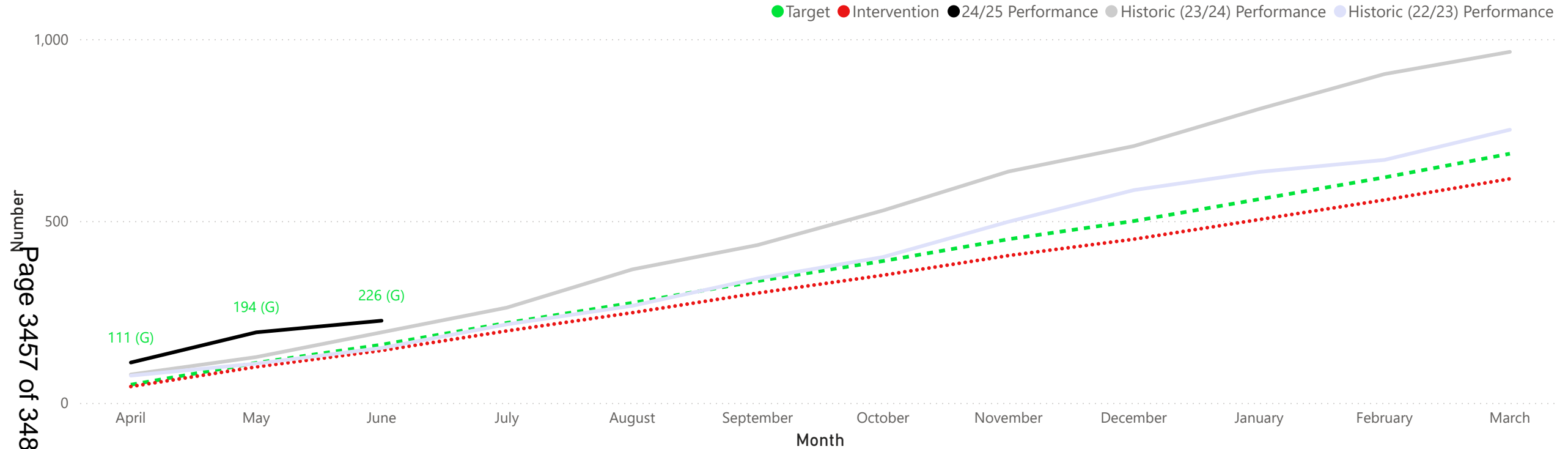
Latest projected outturn status:

G



## Outcome: Keeping people out of crisis

### PI 9. Number of households housed through the housing register and Home-Link scheme



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#### Latest commentary from service:

The number of households housed will vary from month to month depending on the number of vacancies arising existing social rented stock, plus the additional units delivered through the new build programme. There were 226 households housed between April & June. This compares to the 194 households in the same period last year, a 16% increase mainly as a result of the completion of a high number of units in April this year.

#### Latest year-end forecast:

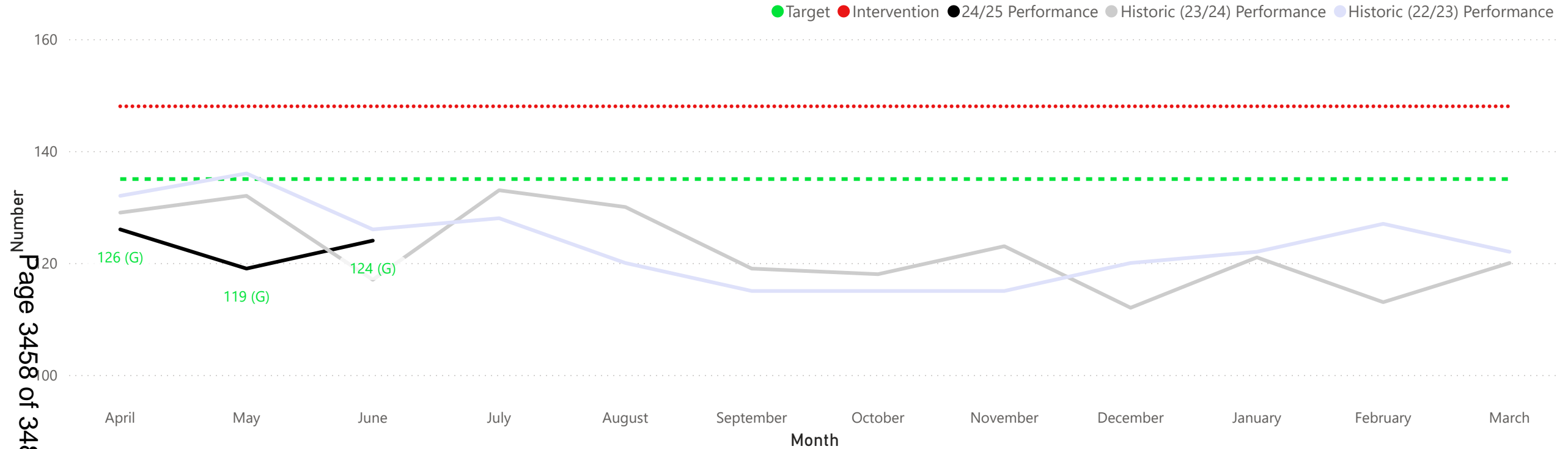
685

#### Latest projected outturn status:

G

## Outcome: Helping people in crisis

### PI 10. Number of households in Temporary Accommodation



Latest commentary from service:

The number of households in temporary accommodation (TA) at any one time will depend upon the number of homelessness preventions to the council, how successful we are at preventing homelessness wherever possible and our ability to move households through TA into settled housing as quickly as possible. Considering each of these, we are aiming to hold the maximum number of households in TA at anyone time below 135. The number at the end of June was 124, compared to the 117 households in TA at the same point as last year.

Latest year-end forecast:

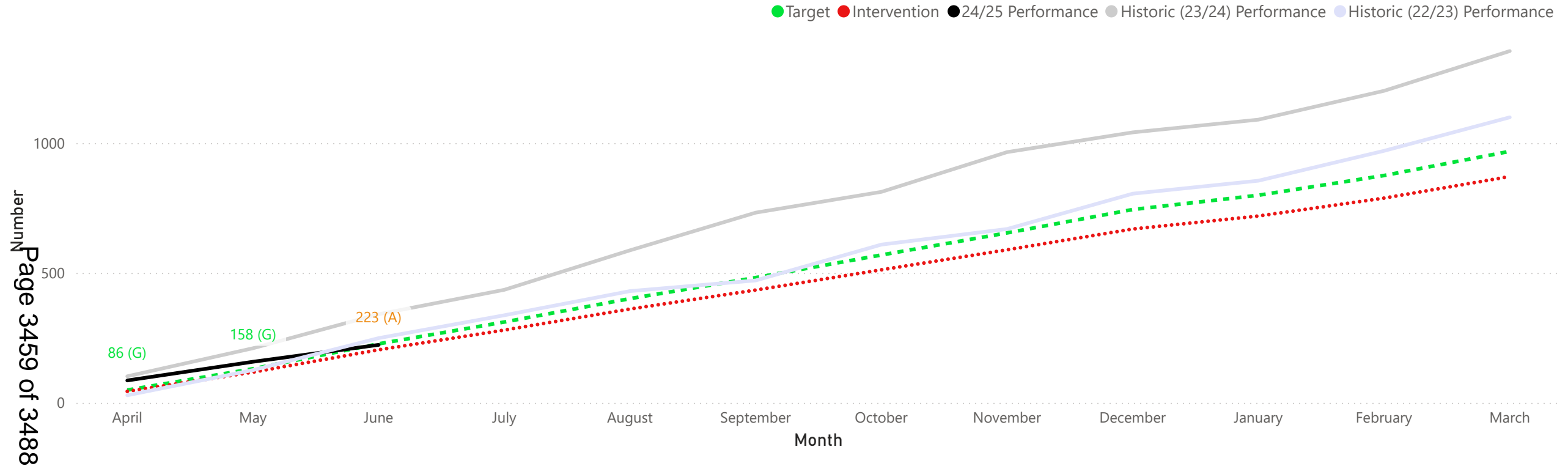
135

Latest projected outturn status:

G

## Outcome: Improving housing

### PI 11. Net change in number of homes with a Council Tax banding



#### Latest commentary from service:

The number of homes with a Council Tax banding at 30 June was 223 higher than at 31 March 2024, which is slightly below target. The target is linked to the trajectory in the latest Annual Monitoring Report, with monthly targets modelled based on how the annual total was split on average each month over the last three years. However, delivery can be affected by a range of factors, with monthly or quarterly delivery varying considerably.

The Annual Monitoring Report shows that the number of dwellings built since April 2011 was already ahead of the cumulative Local Plan requirement before the high number of dwellings completed in 2023/24 was known.

#### Latest year-end forecast:

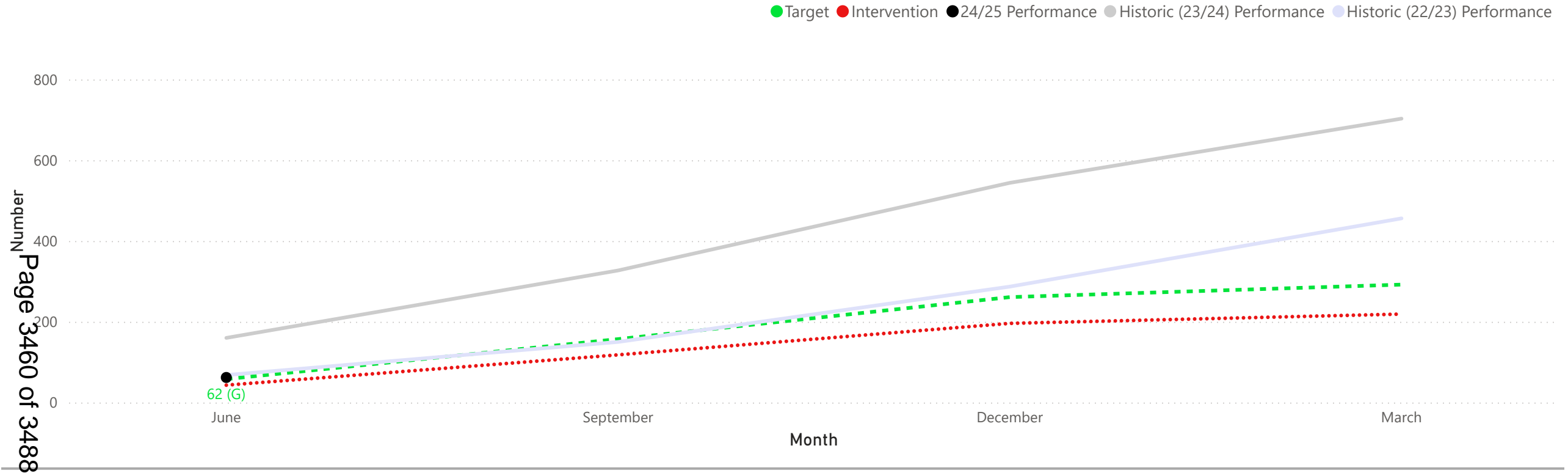
968

#### Latest projected outturn status:

G

## Outcome: Improving housing

PI 12. Number of new affordable homes delivered (updated quarterly only)



Latest commentary from service:

There is potential slippage in the programme from this year due to the need to re-design the road on one of our developments. There may still be time to recover some back to this year but for now we are reporting cautiously. However, we have at this stage completed slightly more homes than anticipated at the end of the first quarter.

Latest year-end forecast:

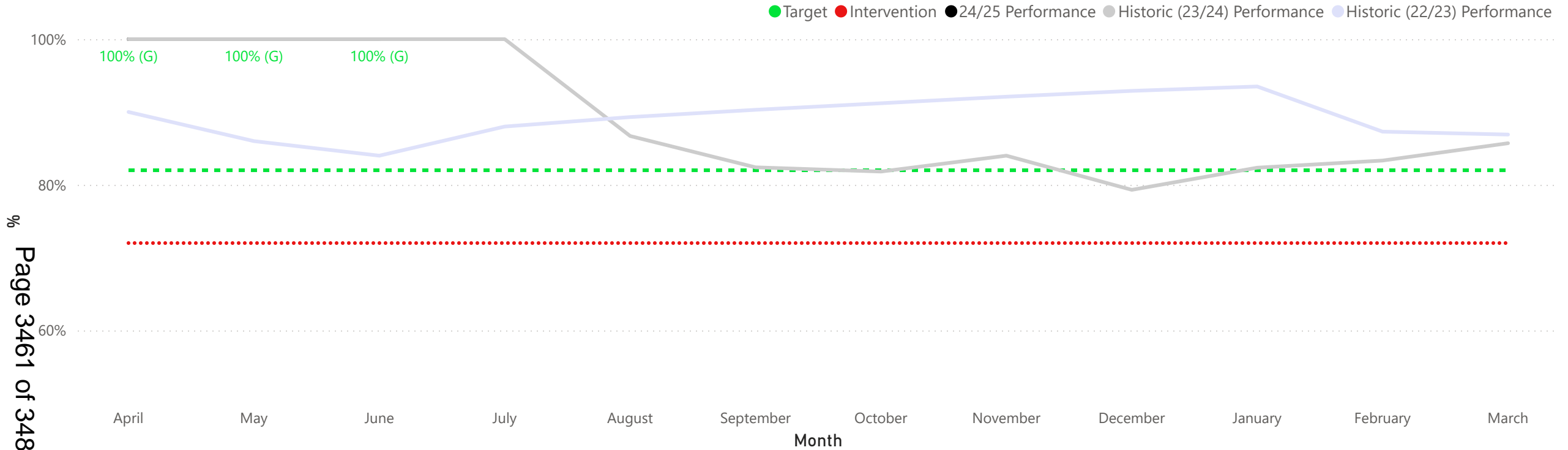
264

Latest projected outturn status:

A

## Outcome: Improving housing

PI 13. Percentage of planning applications processed on target – major (within 13 weeks or agreed extended period)



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Latest commentary from service:

Latest year-end forecast:

82.0%

All Major applications determined to the end of June were issued on time or with an approved extension of time. This includes four Major applications determined in June.

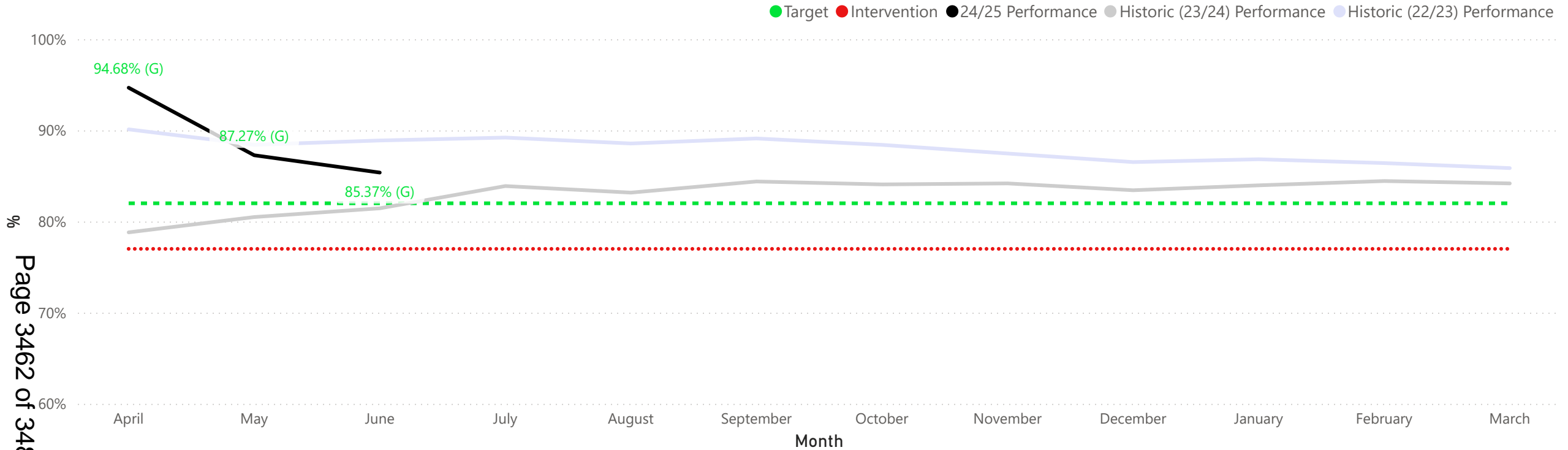
Latest projected outturn status:

G



## Outcome: Improving housing

PI 14. Percentage of planning applications processed on target – minor or other (within 8 weeks or agreed extended period)



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Latest commentary from service:

Out of nearly 250 Minor or Other applications determined to the end of June, 36 were not issued on time or with an approved extension of time. 15 of the 81 applications determined in June were late, with Minor application performance declining in the latest month due to the clearing of several backlog cases affecting performance statistics. Performance at the end of Q1 was higher than achieved at the end of Q1 last year.

Latest year-end forecast:

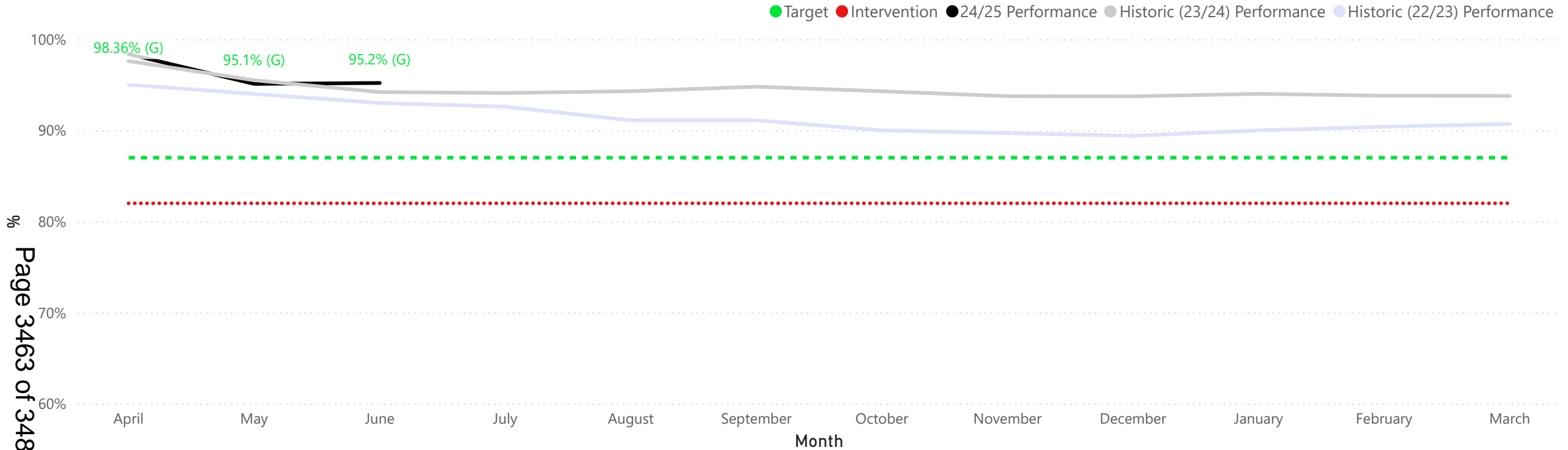
82.0%

Latest projected outturn status:

G

## Outcome: Improving housing

PI 15. Percentage of planning applications processed on target – household extensions



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Latest commentary from service:

Out of over 140 householder applications determined to the end of June, only seven were not issued on time or with an approved extension of time. We determined 42 householder applications in June, with 40 on time or with an approved extension of time. Performance at the end of Q1 was slightly higher than achieved at the end of Q1 last year.

Latest year-end forecast:

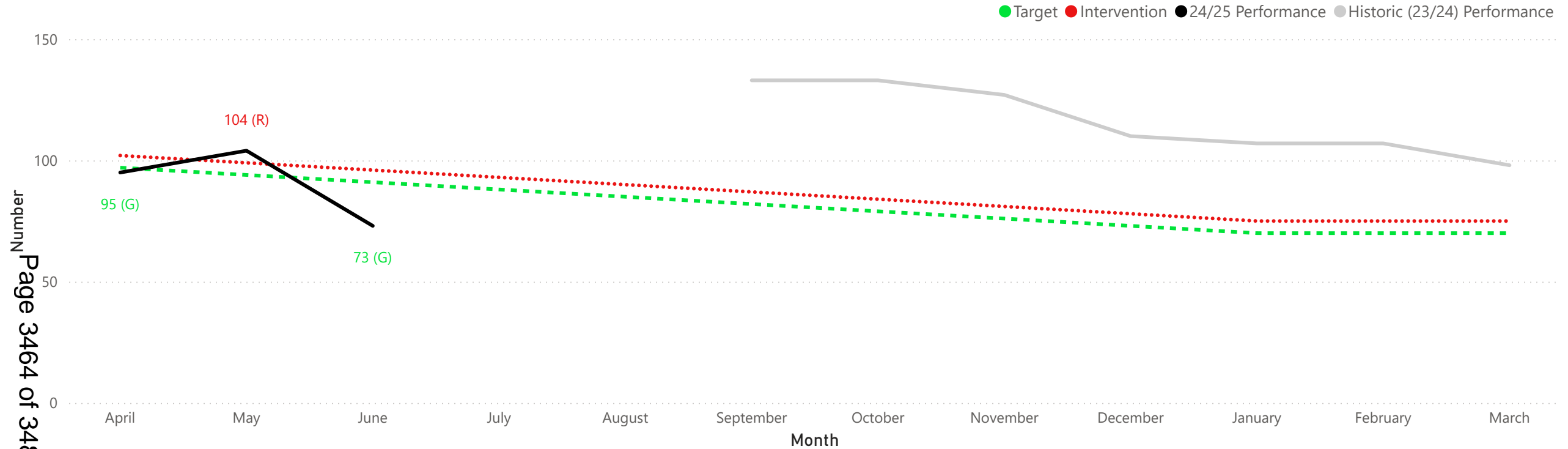
87.0%

Latest projected outturn status:

G

## Outcome: Improving housing

PI 16. Number of planning applications over 16 weeks old where there is no current extension of time in place



Latest commentary from service:

The service has reviewed older applications over 16 weeks and has targeted these applications proactively over the last month. This has significantly reduced the number of applications in this category. This has placed the service in a more sustainable place and it is hoped this can be maintained. However, this relies on applicants working with the LPA to deliver decisions. This targeting of older applications has impacted on performance of our Minor applications in the latest month and the service will continue to monitor this going forward.

Latest year-end forecast:

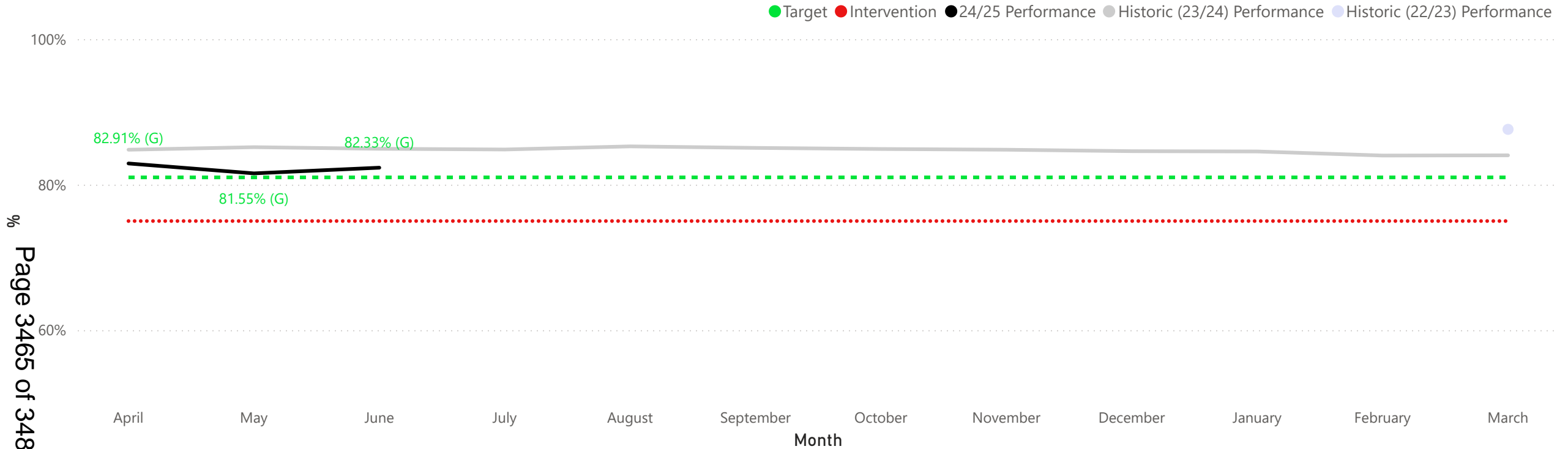
70

Latest projected outturn status:

G

## Outcome: Lowering our carbon emissions

### PI 17. Efficiency of vehicle fleet driving – Energy Efficient Driving Index score for the Waste service



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Latest commentary from service:

While the EEDI score is above target, the year to date result is over 2.5 percentage points lower than at the same point last year. The score for May alone was below target at 80.2% but the result for June alone improved to 83.9%.

Latest year-end forecast:

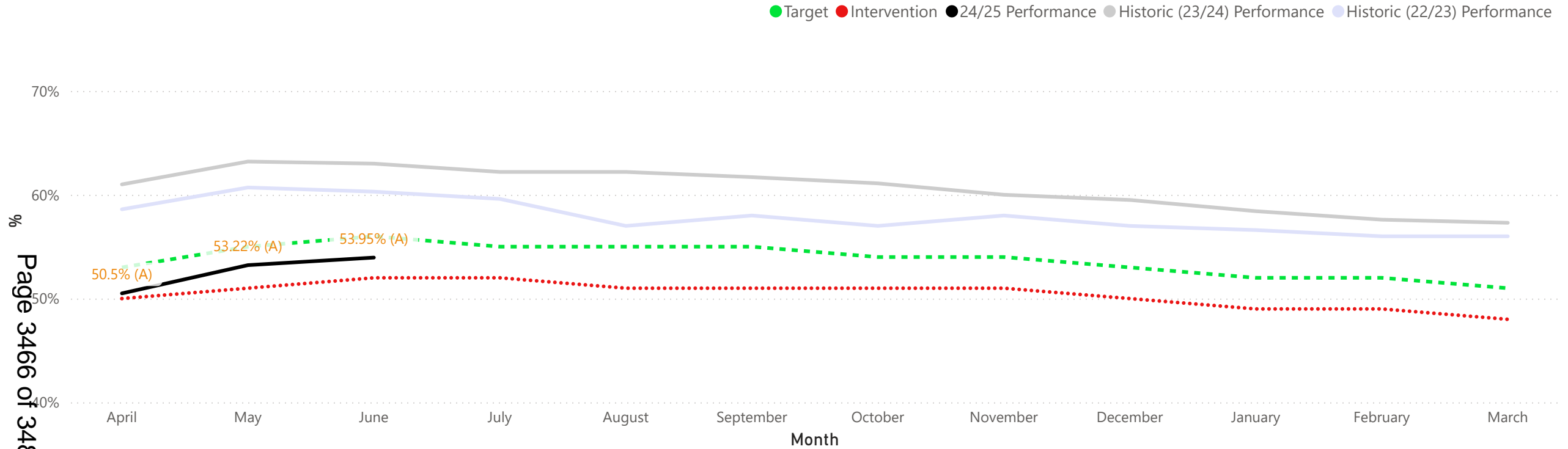
81.0%

Latest projected outturn status:

G

## Outcome: Delivering good quality, high value-for-money services

### PI 18. Percentage of household waste reused/recycled/composted



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#### Latest commentary from service:

Performance at the end of June was just under 54%, more than two percentage points below the target for Q1. This result was more than nine percentage points lower than reported at the same point last year, following the introduction of the garden waste subscription service. The tonnage of organic waste collected has fallen by over 2,600 tonnes compared to last year, with the tonnage for recycling falling slightly (-80 tonnes) and the residual waste tonnage increasing by nearly 950 tonnes. This measure can be impacted by seasonality and weather conditions.

#### Latest year-end forecast:

**54.0%**

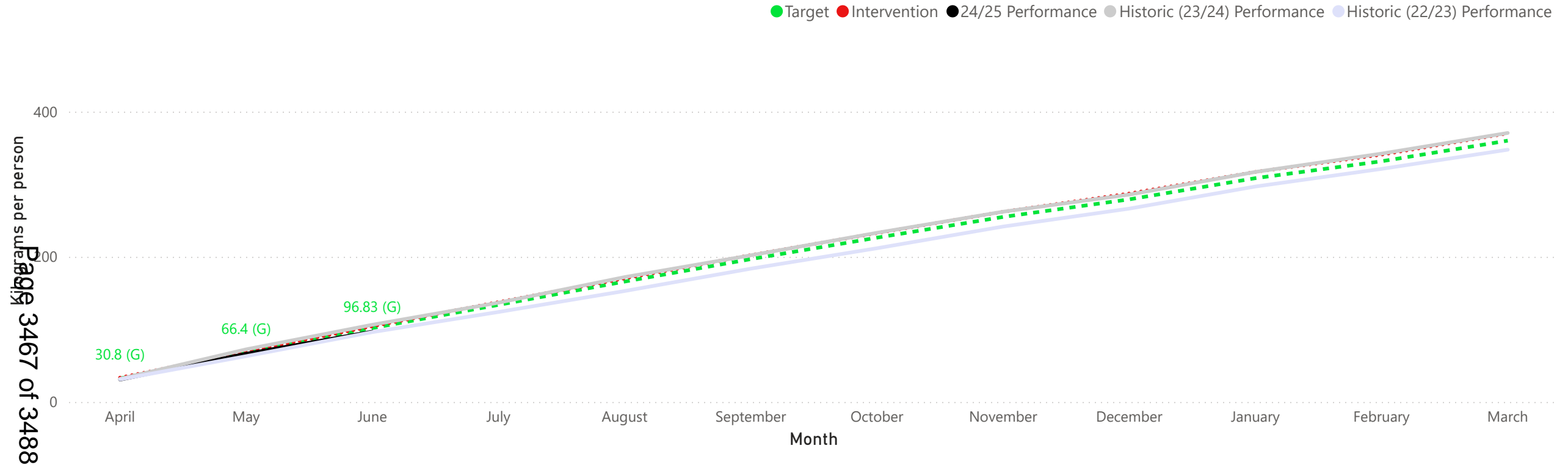
#### Latest projected outturn status:

**G**



## Outcome: Delivering good quality, high value-for-money services

### PI 19. Collected household waste per person (kilograms)



Latest commentary from service:

The total waste collected per person has fallen in Q1 compared to last year, from 106.35 kg to 96.83 kg (a 9% reduction). This follows the introduction of the garden waste subscription service, with the amount of organic waste collected per person falling by a third (down 33%), a small reduction in recycling waste collected (down 2%) and a rise in residual waste collected (up by 13%).

Latest year-end forecast:

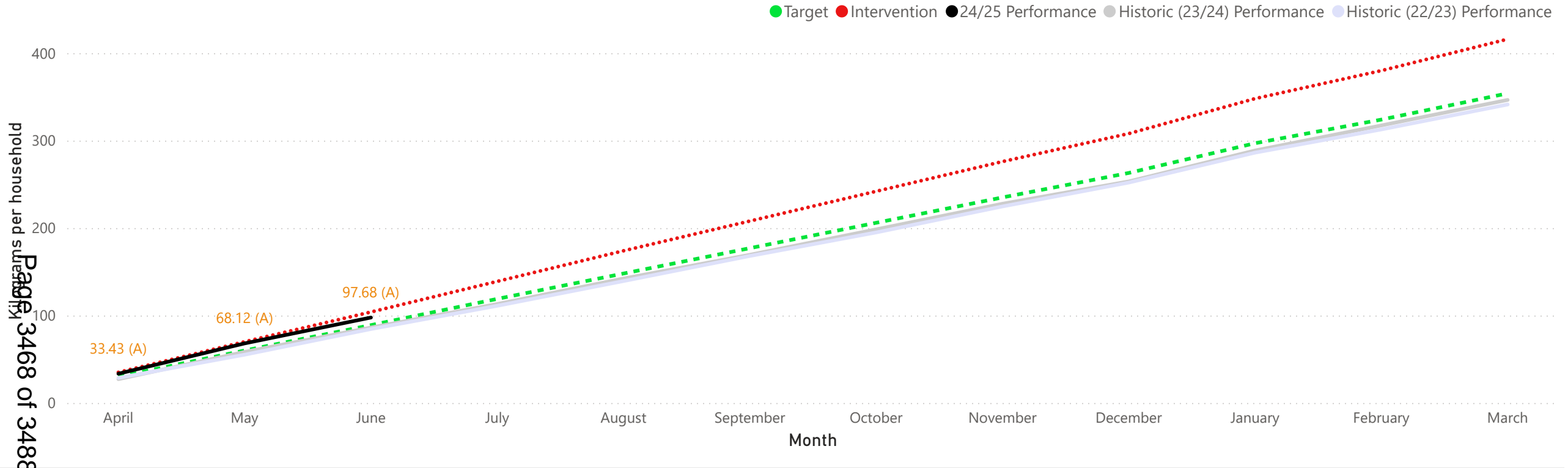
373.00

Latest projected outturn status:

R

# Outcome: Delivering good quality, high value-for-money services

PI 20. Residual waste collected per household (kilograms)



Latest commentary from service:

The amount of residual waste collected per household has increased by 11.44 kg compared to April-June last year, an increase of over 13%. This year's result is also 13.15 kg higher than the amount collected in the same period in 2022/23.

Latest year-end forecast:

354.00

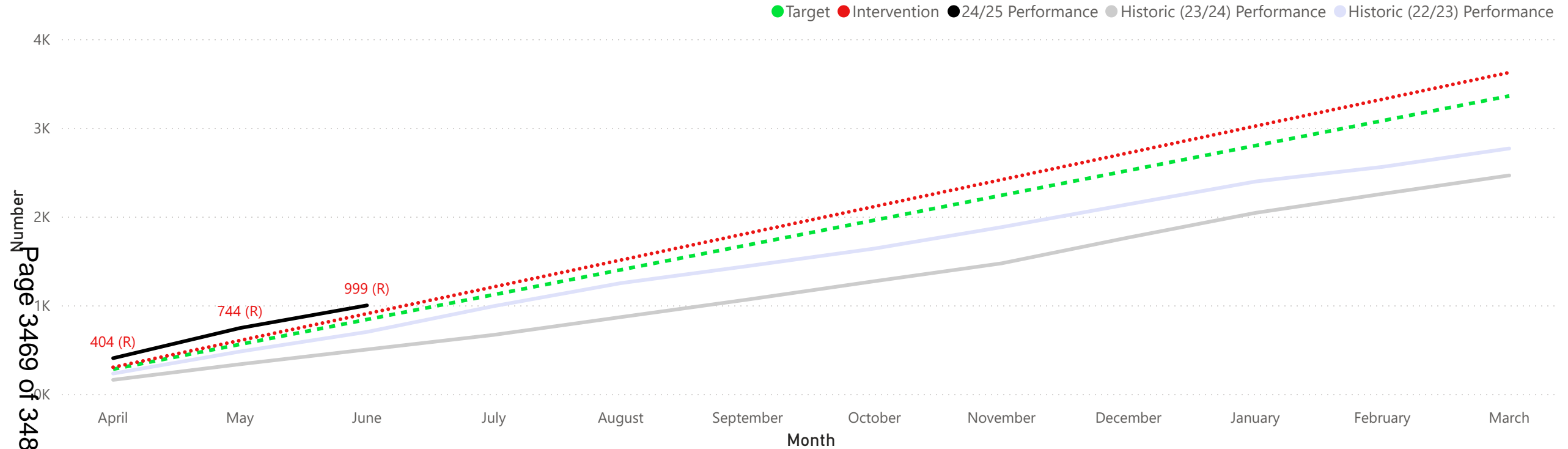
Latest projected outturn status:

G

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## Outcome: Delivering good quality, high value-for-money services

### PI 21. Number of missed bins



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#### Latest commentary from service:

Overall, just under 1,000 bins have been missed in Q1. This is a 99% increase on the 502 bins missed in the same period last year. There was a reduction in the number of bins missed in June 2024, with 255 bins missed this month, although this was 54% higher than the 166 bins missed in June 2023. There were 415,504 scheduled collections in June and the number of bins missed equates to just 0.06%. Crews continue to be provided with weekly reports to highlight previous missed collections and the service is currently forecasting that they will achieve the target by year-end. This would require an average of under 262 bins missed each month for the rest of the year.

#### Latest year-end forecast:

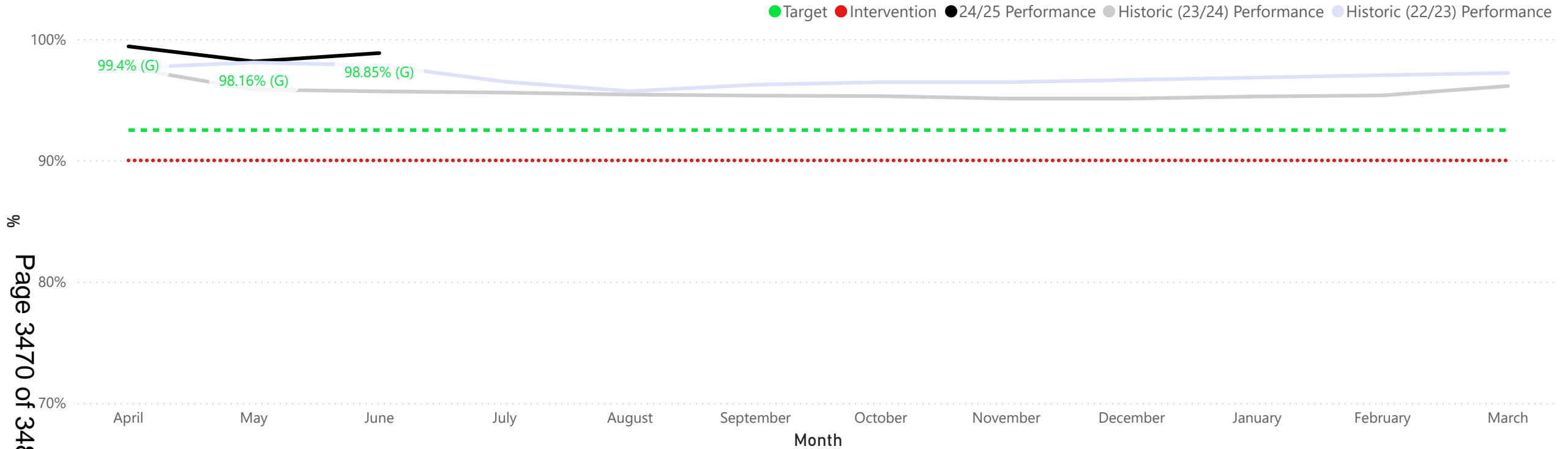
3,360

#### Latest projected outturn status:

G

## Outcome: Delivering good quality, high value-for-money services

PI 22. Percentage of sampled areas which are clean or predominantly clean of litter, detritus, graffiti, flyposting, or weed accumulations



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Latest commentary from service:

The pass rate at the end of the quarter is high despite a small dip in May. Performance at the end of June is over three percentage points higher than reported at the same stage last year.

Latest year-end forecast:

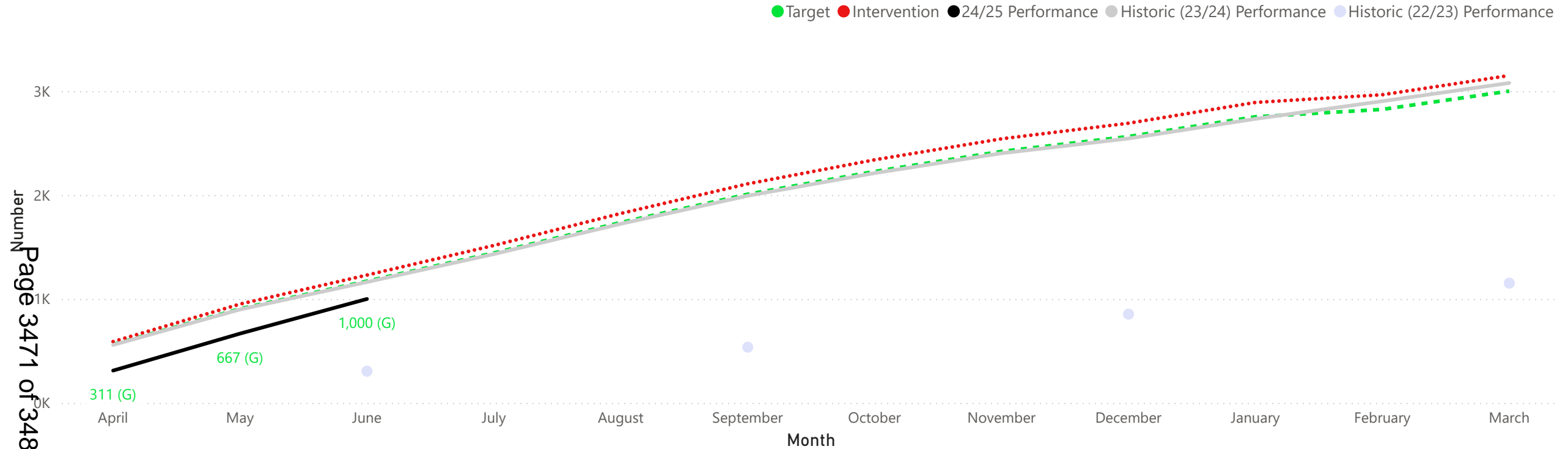
95.0%

Latest projected outturn status:

G

## Outcome: Delivering good quality, high value-for-money services

PI 23. Number of fly tips recorded



Latest commentary from service:

This is the first quarter reporting on this new Corporate Plan metric. Numbers have been fairly consistent so far and the total number recorded is down by 163 compared to last year but seasonal variation can occur. Previous years show a reduction in numbers through the summer so there may be fewer flytips reported in the next quarter but the service is being cautious with the year-end forecast at this stage.

Latest year-end forecast:

3,150

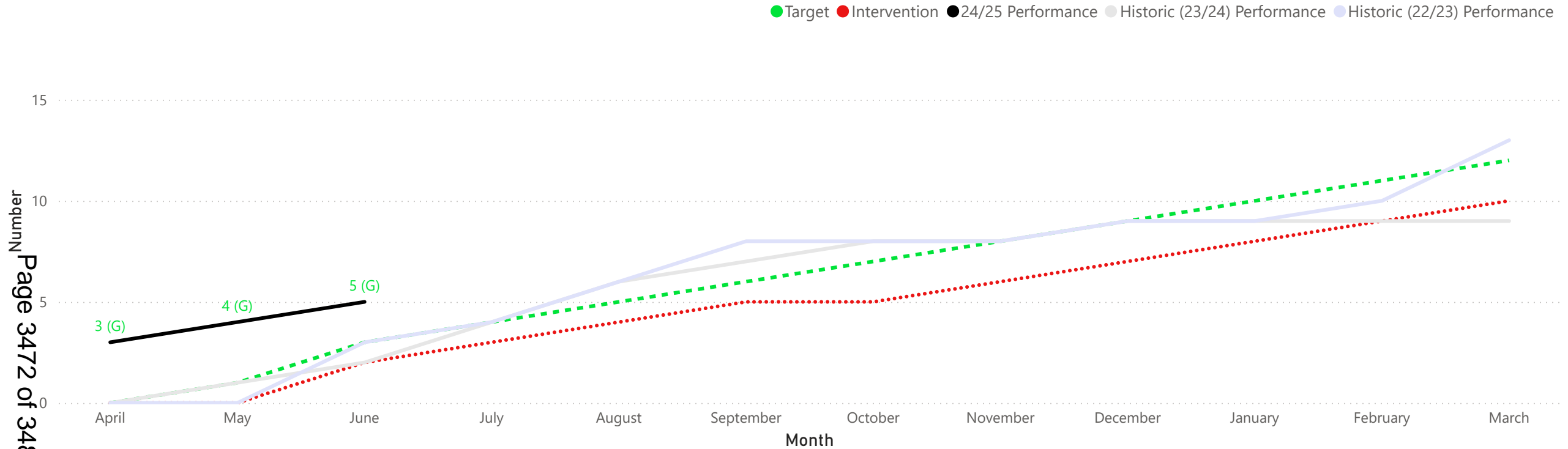
Latest projected outturn status:

A



## Outcome: Delivering good quality, high value-for-money services

PI 24. Number of enforcement actions taken on fly tips (fines/court summons)



Latest commentary from service:

To the end of Q1, three Fixed Penalty Notices (FPNs) have been issued: one for Fly Tipping, two for Duty of Care. There have been two prosecutions, one for Duty of Care (£200 fine, £775.31 costs and £80 victim surcharge) plus a joint prosecution for fly tipping with Fenland District Council. There are also three pending prosecutions for fly tipping with 3C Legal services.

While this performance indicator is focused on fines and court summons, the team also takes a range of other enforcement actions also aimed at reducing fly tipping. Activities during the last quarter have included 12 Anti-Social Behaviour Community Protection Warnings (waste) and 6 Domestic Bin Warnings.

Latest year-end forecast:

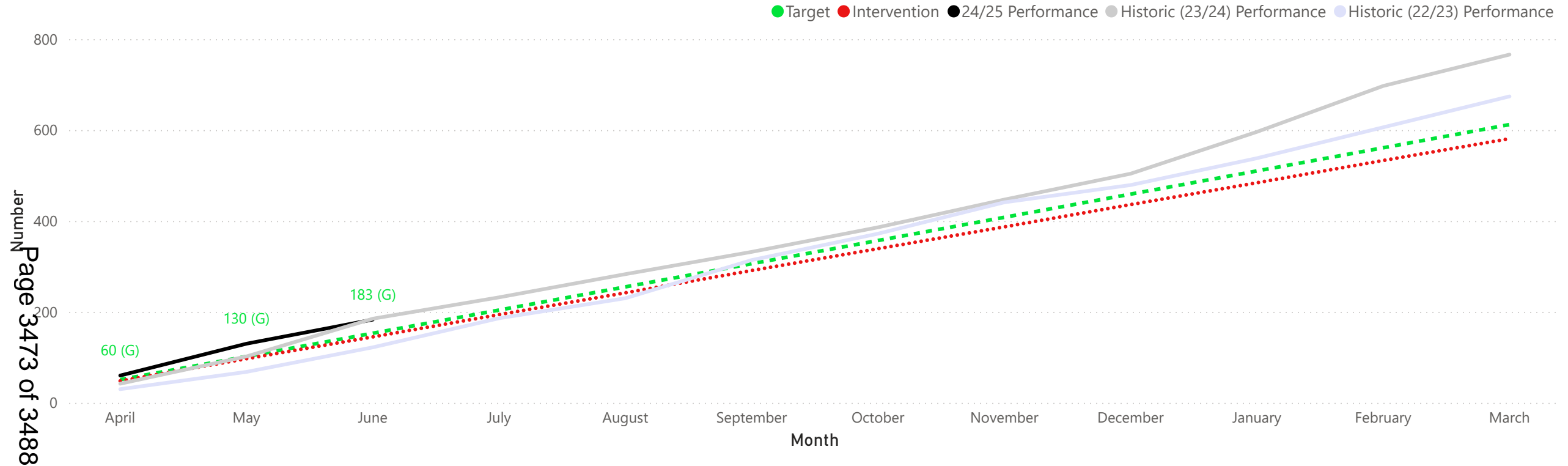
12

Latest projected outturn status:

G

## Outcome: Delivering good quality, high value-for-money services

PI 25. The number of programmed food safety inspections undertaken



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Latest commentary from service:

The number of food hygiene inspections undertaken continue to exceed the target set. Unfortunately, it is anticipated that sickness absence may have an impact in Q2. The team will also be carrying out public reassurance visits to funeral directors in Q2 which will also impact our capacity to undertake food hygiene inspections and the Food Standards Agency has been made aware of this.

Latest year-end forecast:

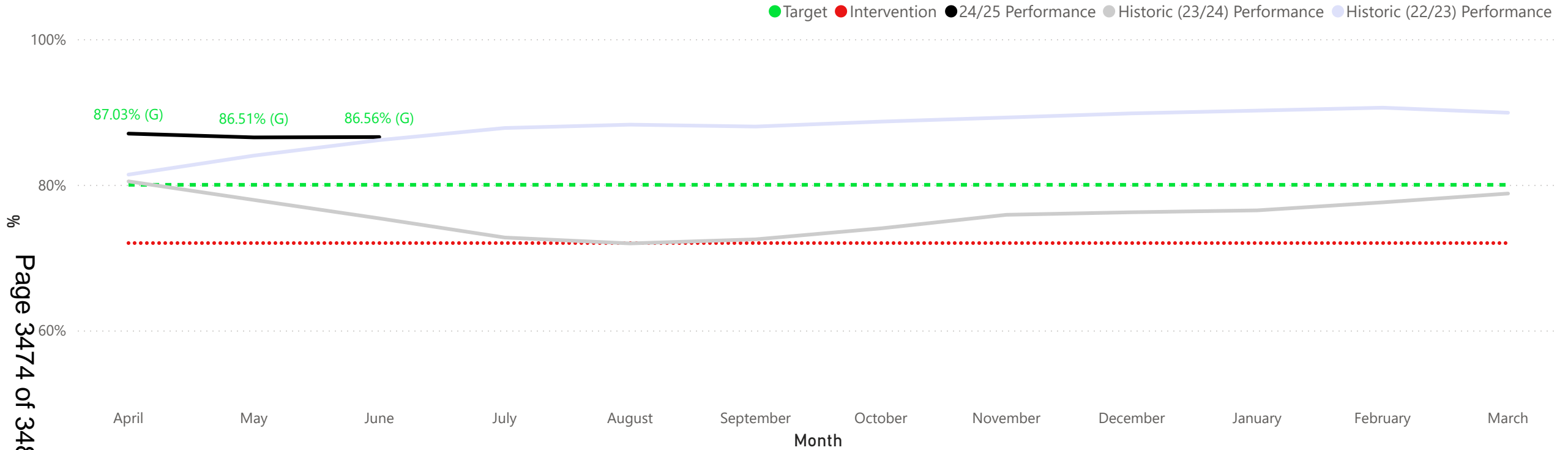
732

Latest projected outturn status:

G

## Outcome: Delivering good quality, high value-for-money services

### PI 26. Percentage of calls to Call Centre answered



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#### Latest commentary from service:

There are currently no vacancies within the Call Centre team, which has a positive impact on the number of calls answered. We also had additional resource in place to support the transition to green bin collections for those who have paid for it, which has had a positive impact on this key performance indicator. As a result, the performance reported is over 11 percentage points higher than reported for the same period last year.

#### Latest year-end forecast:

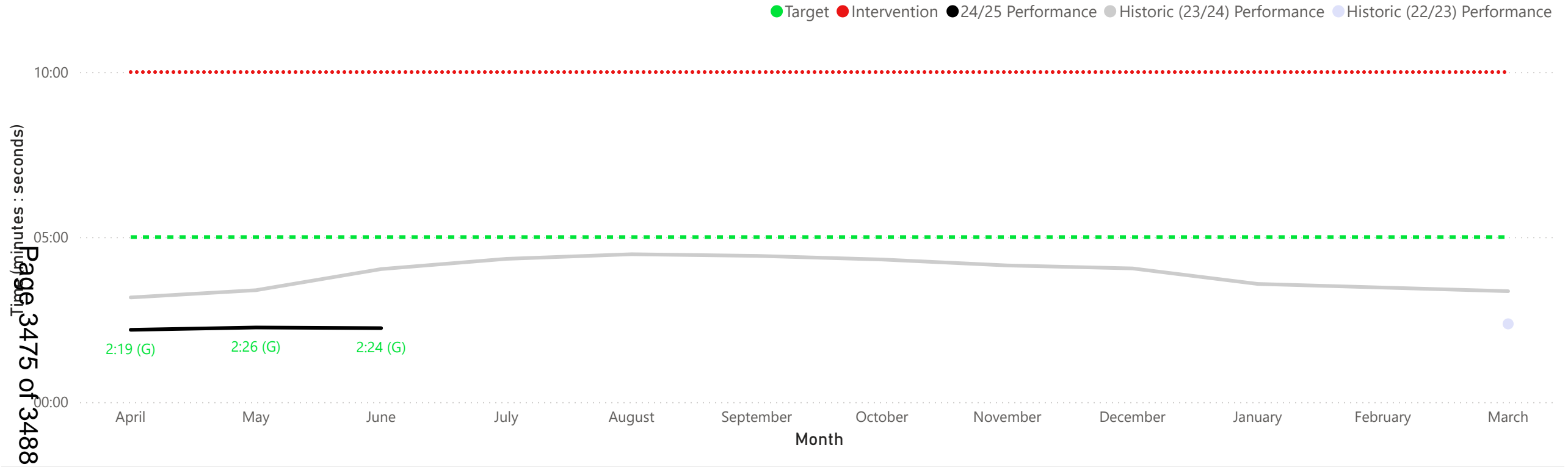
80.0%

#### Latest projected outturn status:

G

## Outcome: Delivering good quality, high value-for-money services

### PI 27. Average wait time for customers calling the Call Centre



Latest commentary from service:

There are currently no vacancies within the Call Centre team, which has a positive impact on the wait time. We also had additional resource in place to support the transition to green bin collections for those who have paid for it, which has had a positive impact on this key performance indicator. As a result, the average wait time is down by over 1.5 minutes compared to the same period last year.

Latest year-end forecast:

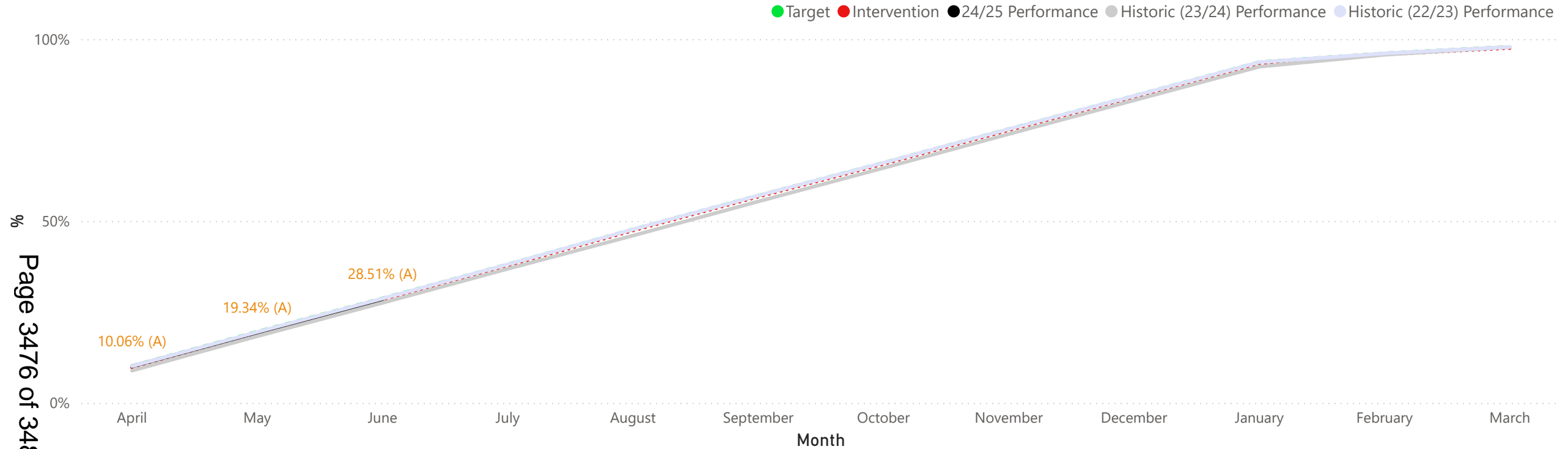
02:50

Latest projected outturn status:

G

## Outcome: Delivering good quality, high value-for-money services

### PI 28. Council Tax collection rate



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#### Latest commentary from service:

While the June collection rate is slightly below target (0.22%), we continue to see an increase in the number of customers making use of the option to pay over 12 months instead of 10. This has the effect of pushing back payment due dates, with the amount now due to be paid in February and March 2025 increasing by £850k since the start of the year. As such, while performance in June shows as Amber, the final outturn forecast remains unchanged and performance is 1 percentage point ahead of the same point last year.

#### Latest year-end forecast:

**97.86%**

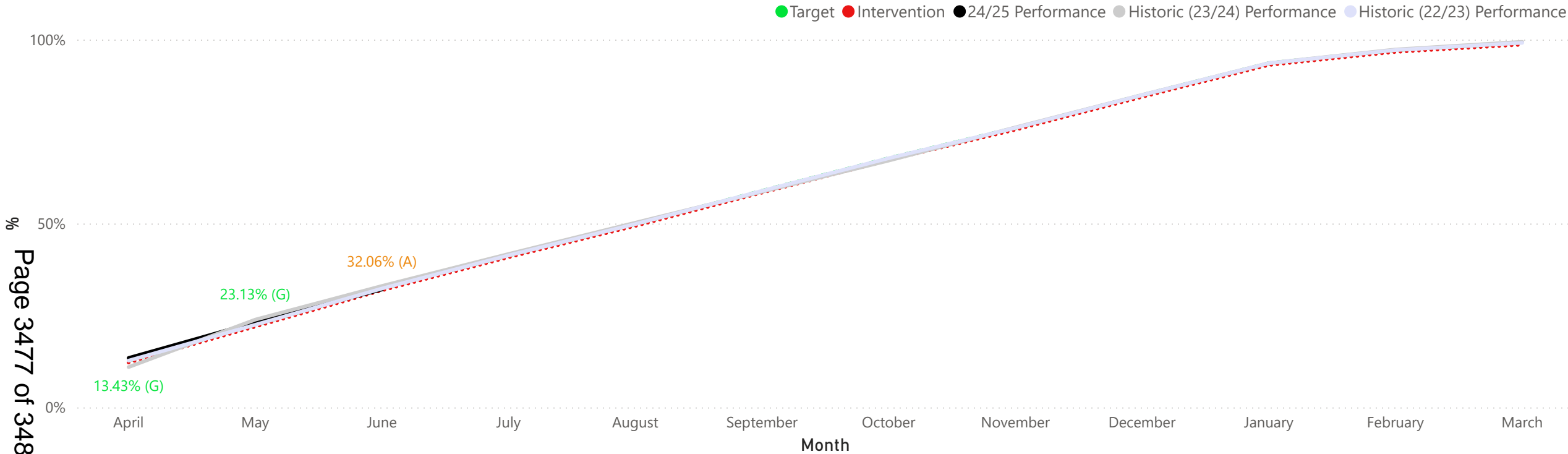
#### Latest projected outturn status:

**G**



Outcome: Delivering good quality, high value-for-money services

PI 29. Business Rates collection rate



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Latest commentary from service:

Latest year-end forecast:

99.12%

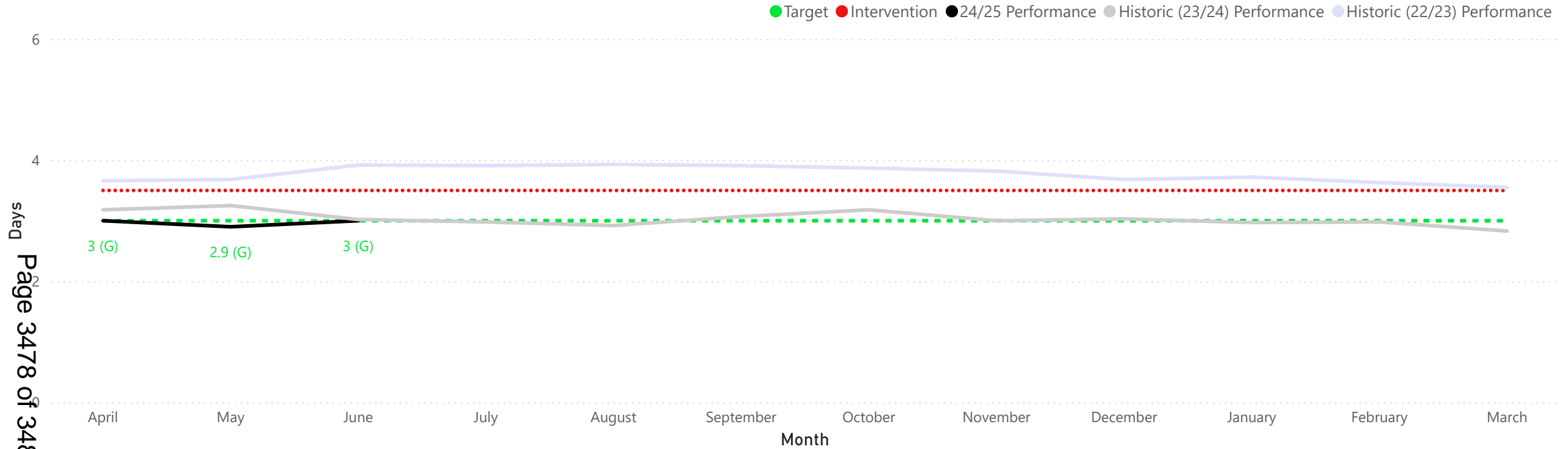
June collection is 0.25% below target. This is due to timing of payments, as a large receipt (£1.2m) was received at the beginning of July and so is not included in these figures. The final outturn forecast remains unchanged.

Latest projected outturn status:

G

Outcome: Delivering good quality, high value-for-money services

PI 30. Staff short-term sickness days lost per full time equivalent (rolling 12 month total)



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Latest commentary from service:

Short-term sickness has increased slightly but this is in line with the national picture, where higher rates of COVID are being seen again and an unusually high pollen season has caused higher absences. Further information on sickness absence will be included in the Workforce Report due to be discussed at Employment Committee in September.

Latest year-end forecast:

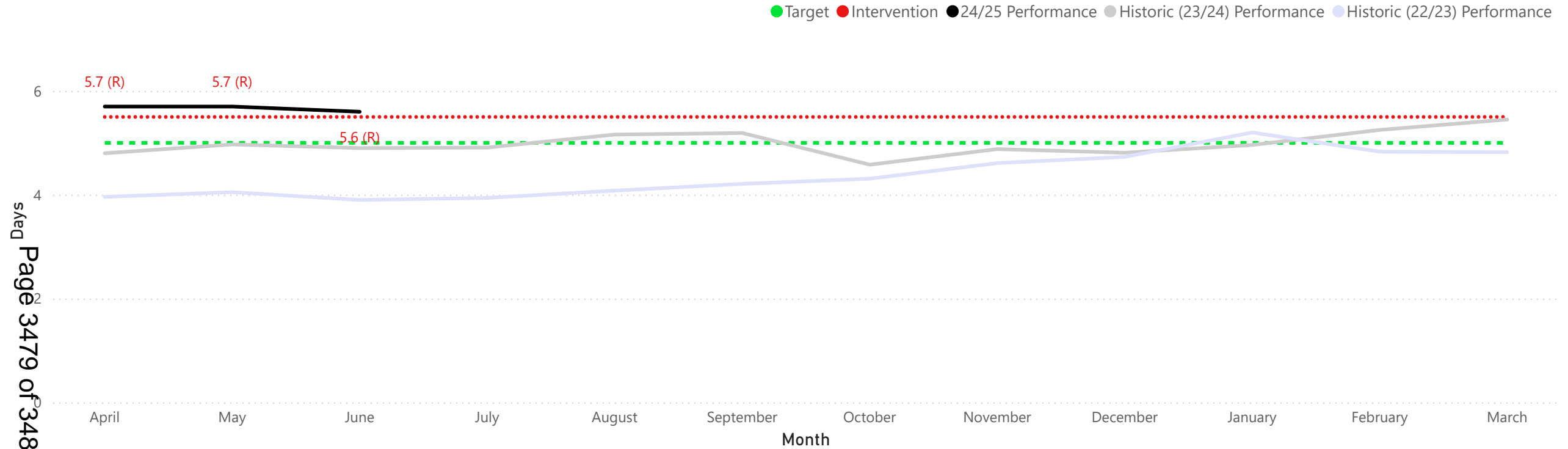
3.0

Latest projected outturn status:

G

## Outcome: Delivering good quality, high value-for-money services

PI 31. Staff long-term sickness days lost per full time equivalent (rolling 12 month total)



Latest commentary from service:

Latest year-end forecast:

5.5

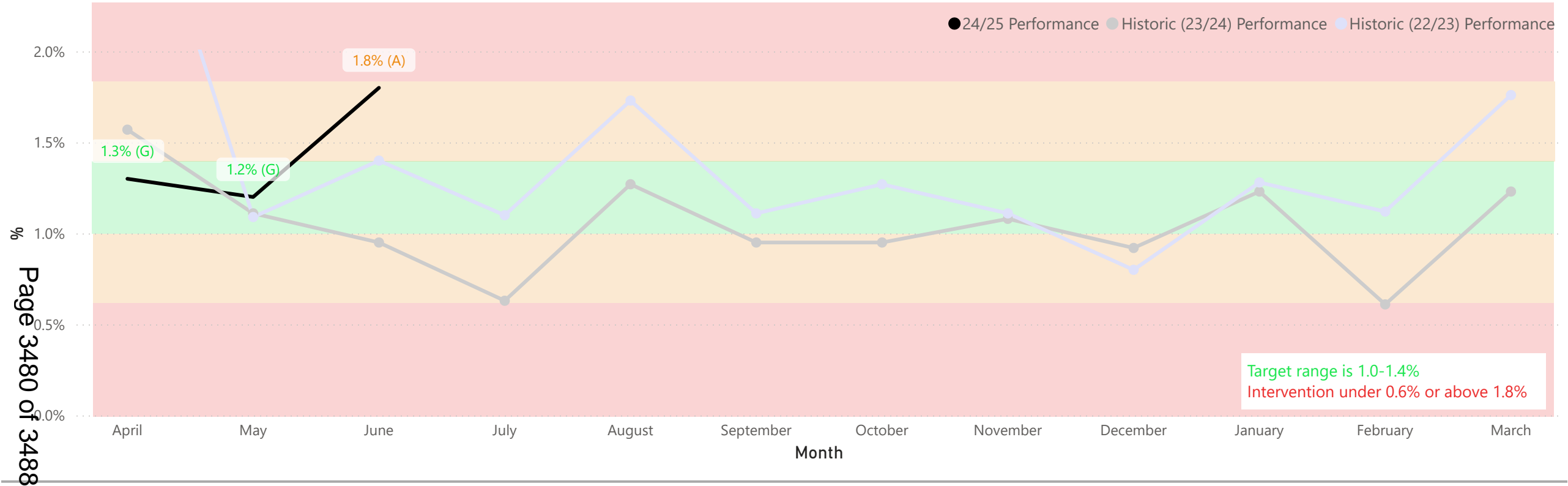
While the level of long-term sickness remains high, it has decreased slightly in the last month and over the quarter. This is due to some previous longer-term absences dropping from the statistics and current long-term sickness cases being actively managed to support our staff in the right way. Further information on sickness absence will be included in the Workforce Report due to be discussed at Employment Committee in September.

Latest projected outturn status:

A

## Outcome: Delivering good quality, high value-for-money services

PI 32. Staff turnover (per individual month)



### Latest commentary from service:

The number of leavers over the whole quarter has been relatively low, with a healthy turnover being seen. In the last month, the number of leavers increased slightly. For context, there have been four more leavers in June than in May, and three of those leaving were employees on fixed term contracts who came to the end of their contract with us. As we continue to see more funded projects, we will see a continuance of leavers relating to this.

### Latest year-end forecast:

1.20%

### Latest projected outturn status:

G